



COMMITTEE OF ADJUSTMENT Planning Staff Report

Meeting date: May 1, 2025
Department: Building, By-law & Planning
Report No.: BBP-2025-36
Submitted by: Alyssa Soldo, Planner
Reviewed by: Erin Besch, Planner
Approved by: Jake DeRidder, Senior Development Coordinator
SUBJECT: **Application for Minor Variance (A8-2025) 24 Front Street East
Owner: Derek Bezaire**

RECOMMENDATION: THAT: Application for Minor Variance A8-2025 be deferred.

PURPOSE:

The purpose of the application is to provide relief from Section 4.6(1)(b) of the Strathroy-Caradoc Zoning By-law to permit a dwelling unit on the main floor of a non-residential building, whereas the Zoning By-law states that dwelling units of a non-residential building are not to be located in a basement, cellar or first storey. The applicant is also seeking relief from Section 10.4(3)(a) to permit a dwelling unit on the main floor, whereas the By-law states that it shall be located on a floor above the commercial use. Lastly, the applicant is also seeking relief from Section 4.6(3)(b) to permit a dwelling unit minimum floor area of 15.8 m² (170 ft²), whereas the By-law requires the minimum floor area of a dwelling unit be 40 m² (430.5 ft²).

The variance will facilitate the construction of a 15.8 m² (170 ft²) dwelling unit on the ground floor of a commercial building, behind an existing commercial use in the same structure.

BACKGROUND:

The subject property is located south of Front Street East, east of Caradoc St North (County Road 81). The property is approximately 246 m² (2,648 ft²) in size with approximately 7 m (23 ft) of frontage along Front Street East, which is classified as a 'local road' under the jurisdiction of the Municipality of Strathroy Caradoc. The lands contain a commercial building, with a commercial use (barbershop) on the main floor at the front of the structure, and an existing dwelling unit on the second floor. The lands

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are municipally serviced with sewer and sanitary. The property provides 1 parking space on the property at the rear which is accessed through an informal driveway access off Colborne Street. No off-street parking is currently provided for the commercial use (See location map).

The proposed variance will permit a second dwelling unit in the building, on the ground floor behind the existing commercial use. No change to the commercial barbershop use is proposed. The commercial unit is accessed by the public through an entrance fronting onto Front Street East. The ground floor residential unit will be accessed through a rear door to the back of the property, as well as an individual unit door through the side of the building via a shared common area space.

Surrounding land uses are primarily commercial in nature, located in the downtown core of Strathroy.

POLICY AND REGULATION BACKGROUND:

The subject lands are located within the 'Downtown Core' designation of the Strathroy-Caradoc Official Plan. The lands are located within the Settlement Area of Strathroy. The lands are located within the 'General Commercial (C1) Zone' of the Strathroy-Caradoc Zoning By-law.

County of Middlesex Official Plan

Section 2.3 of the County Official Plan contains the County's growth management framework which directs that the majority of growth is to occur in designated settlement areas. The intent of the growth management framework is to make efficient use of existing infrastructure and to establish future development within settlement areas on full municipal services. The County Official Plan also encourages a wide variety of housing by type, size, and tenure achieved in part by way of intensification and redevelopment of vacant or otherwise underutilized lands.

Strathroy-Caradoc Official Plan

The Strathroy-Caradoc Official Plan provides relevant Goals and Objectives for the 'Strathroy Area' including:

- a) To accommodate the majority of population growth and the majority of residential and industrial development in the Municipality;
- b) To ensure development and redevelopment in Strathroy does not have a detrimental effect on the ability of the Municipality to provide the necessary infrastructure to accommodate it;
- c) To maintain at all times an adequate supply of housing in terms of dwelling types, tenure and affordability;
- d) To create a vibrant and diverse downtown core based on its own unique sense of identity, character and attraction;
- j) To maintain the essential qualities of privacy, quiet enjoyment, public health and safety, and land use compatibility in residential areas.

Section 3.3.1.1 states that lands designated 'Downtown Core' shall be primarily used for establishments engaged in the buying and selling of goods and the offering of services. Section 3.3.1.2 states that secondary uses include residential uses catering to a wide variety of lifestyles and needs. Residential uses are encouraged in a variety of formats including mixed-use developments, apartments over ground

floor commercial uses, live-work space, multi-unit developments, apartment buildings, converted dwellings and non-residential buildings converted to residential use.

Section 1.7(h) within the Strathroy-Caradoc Official Plan has regard for orderly development of safe and healthy communities.

Section 1.7(j) within the Strathroy-Caradoc Official Plan has regard for the adequate provision of a full range of housing, including affordable housing.

Section 2.4.1(a) of the Strathroy-Caradoc Official Plan states that one of the goals and objectives regarding housing in the municipality is to encourage the provision of a wide variety of housing types to meet community needs.

It should be noted that the Strathroy-Caradoc Council adopted Amendment No. 14 to the Official Plan in 2022. The purpose of the Amendment was to update the Official Plan to ensure that the land use planning policies are current, reflect Provincial legislation and policy, have regard for matters of Provincial interest and any guideline documents, are consistent with the Provincial Planning Statement (PPS), and reflect changing community needs for the next 25-years. OPA 14 is currently under appeal and, while generally in line with the proposal, the updated policies are not determinative for this application.

Strathroy-Caradoc Zoning By-law

The subject property is zoned 'General Commercial (C1) Zone' according to the Strathroy-Caradoc Zoning By-law. The 'C1' zone permits personal care establishments and dwelling units.

Section 10.4(3) of the Zoning By-law requires dwelling units and apartment dwellings that form a part of the main building shall be located on the floor above the commercial use in the 'C1' zone, and that dwelling units and apartment dwellings shall be completely self-contained and have separate and direct access to a yard or street.

Section 4.6.1 of the Zoning By-law requires dwelling units located within a non-residential building to comply with the yard requirements which apply to the said non-residential building and to not be located in a basement, cellar or first storey.

Section 4.6.3(b) of the Zoning By-law states that no dwelling unit shall be erected unless the minimum floor area is 40m² plus 6.5 m² for each bedroom.

Section 4.23(20m) of the Zoning By-law states that dwelling units are required to provide 1 parking space per dwelling unit. Section 4.23(51) of the Zoning By-law states that personal care establishments (barber shop) are required to provide 1 parking space per 30m² of gross floor area.

CONSULTATION:

Notices have been circulated to agencies and the public in accordance with the requirements of the *Planning Act*. At the time this report was completed, the following comments were received:

No comments were received from the public or agencies on the application at the time of preparing this report.

CONCLUSION:

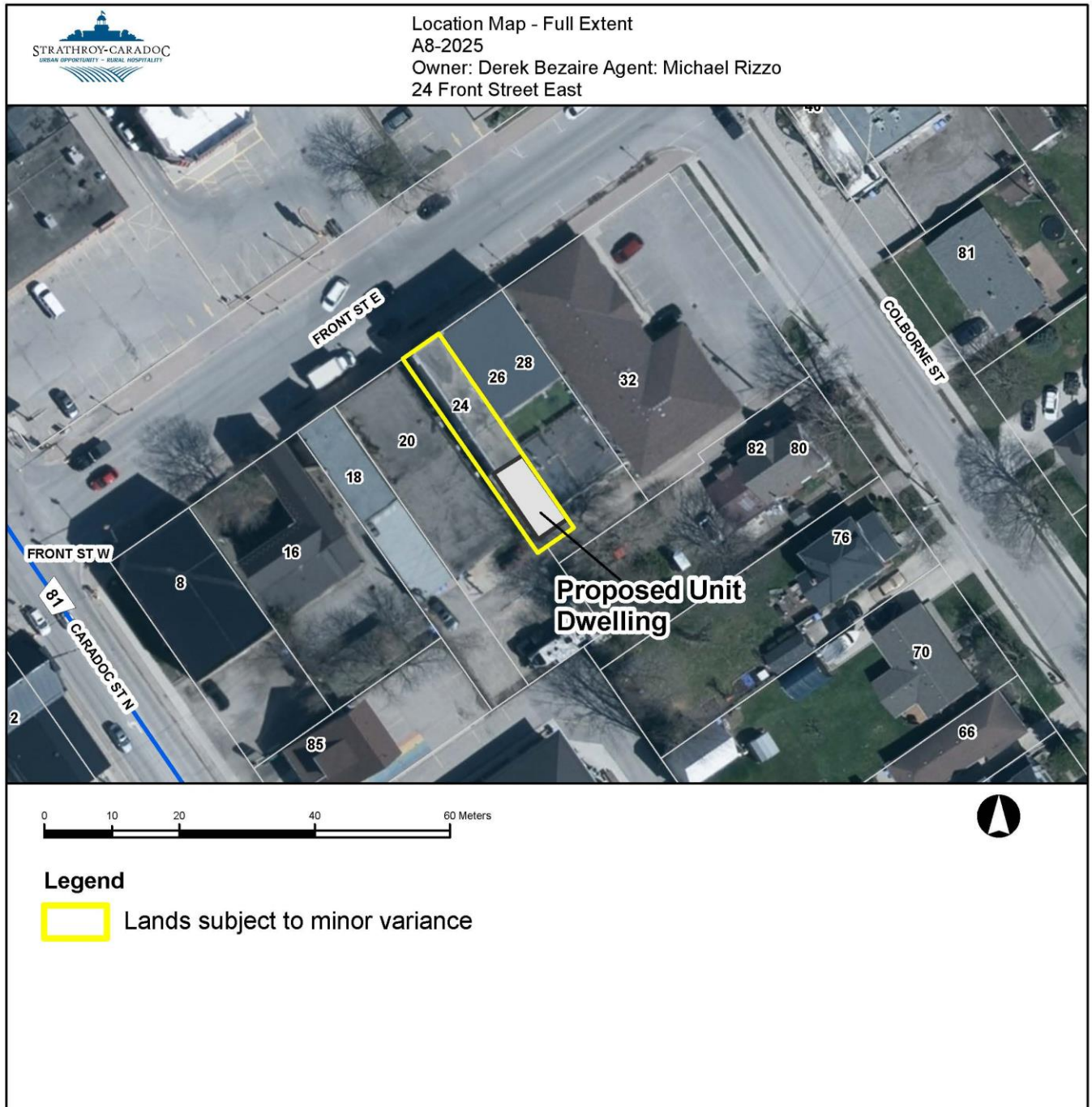
It is recommended that the application for relief from Section 4.6(1)(b), Section 10.4(3)(a), and Section 4.6(3)(b) of the Zoning By-law to permit a 15.8 m² (170 ft²) dwelling unit on the ground floor of a commercial building **be deferred** to allow planning staff to further investigate parking requirements and access.

ATTACHMENTS

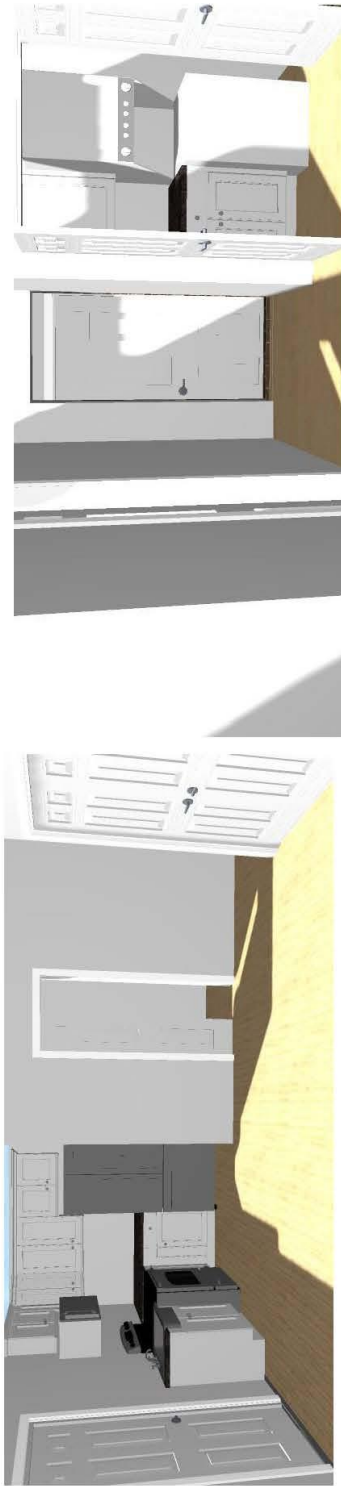
Location Map

Site Plan

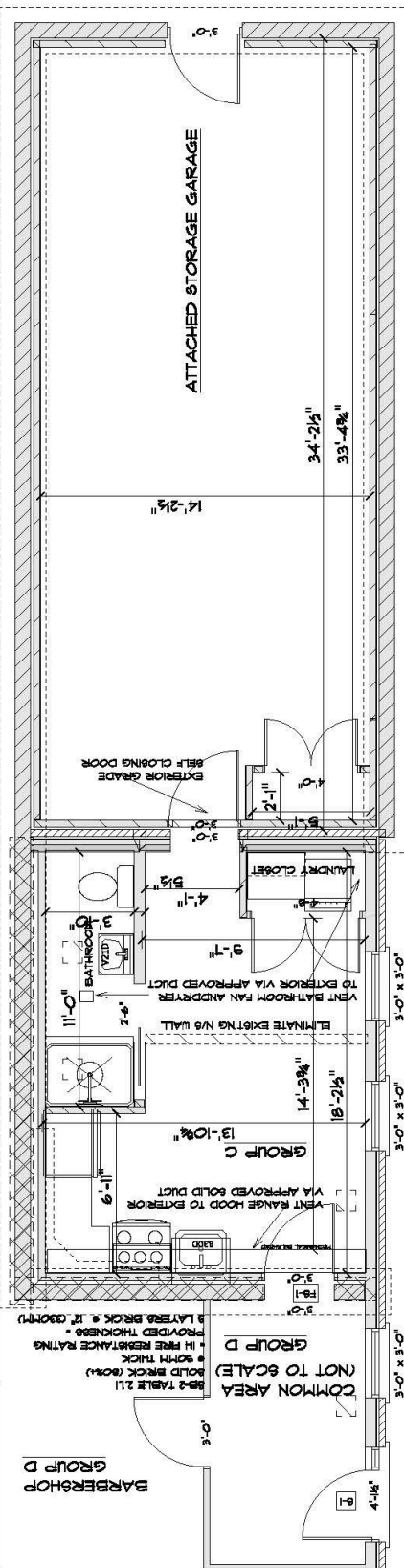
Location Map



A1



STRUCTURAL 6-1 WIDEN OPENING TO ACCOMMODATE 41 1/2" ENTRY DOOR INSTALL NEW 12X10 SFP2 HEADER INSTALL NEW BRICK LINTEL *SIZE TBD	NEW KITCHEN/DINING AREA COMPLETE WITH NEW CABINETS NEW GAS RANGE NEW OVER RANGE VENT/MICROWAVE NEW BRIDGE NEW SINK *PLUMBING IN PLACE FOR EXISTING SINK	RENOVATE BATHROOM COMPLETE WITH NEW TOILET NEW 31" VANITY NEW SHOWER NEW EXHAUST FAN *EXISTING PLUMBING TO TOILET AND VANITY *NEW PLUMBING REQUIRED TO SHOWER ONLY	NEW LAUNDRY CLOSET COMPLETE WITH NEW CABINETS NEW STACKABLE WASHER/DRYER COMBO UNIT WITH INTEGRATED LINT TRAP AND APPROVED VENT	ATTACHED STORAGE GARAGE 6/8" COMPROMISED ROOF RAFTERS WITH NEW 2" SFP 2X8 LUMBER FRAME NEW PERIMETER WALLS INSULATE EXTERIOR FACING WALLS WITH R-22 SFP2 FOAM INSULATION INSULATE CEILING WITH R-31 SFP2 FOAM INSULATION ALL FOAM INSULATION TO BE PROTECTED BY MIN 1/2 DRYWALL RE-LEVEL FLOORS WITH SELF-LEVELING COMPOUND FRAME NEW CLOSET C/W DOORS	NON-STRUCTURAL FRAMING ELIMINATE NON-LOAD BEARING WALL NOTED BY ARCHITECT EXTEND EXISTING BATHROOM TO ACCOMMODATE NEW SHOWER FRAME LAUNDRY CLOSET
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APPLICABLE CODE REFERENCES: 9.10.3.1 Combined Living, Dining, Bedroom and Kitchen Spaces Minimum Required Space: 13.5m ² (145 ft ²) Total provided area: 15.5m ² (171 ft ²) *Total area does not include bathroom or laundry closet	APPLICABLE CODE REFERENCES: 9.10.3.1 FIRE SEPARATIONS BETWEEN ROOMS/SPACES *MIN FIRE RESISTANCE RATING: 45M *CONSIDERING BUILDING OF 2 STOREY IN HEIGHT 9.13.1 MAJOR OCCUPANCY FIRE SEPARATIONS *FIRE RESISTANCE RATING OF FIRE SEPARATIONS BETWEEN GROUP D AND GROUP C OCCUPANCY: 1H
9.31.4.1 REQUIRED FIXTURES KITCHEN SINK, LAVATORY, SHOWER STALL, WATERCLOSET 9.31.4.1A. LAUNDRY FIXTURES LAUNDRY CLOSET CONVENIENTLY ACCESSIBLE	9.18.4 FIRE PROTECTION RATING OF CLOSURES *REQUIRED CLOSURE RATING AT OPENING 1H-1/2H

MAIN FLOOR
SCALE: 0.3125" = 1'-0"

A2