



MUNICIPALITY OF STRATHROY-CARADOC

Committee of Adjustment

Meeting Minutes

Thursday, February 5, 2026

5:30 pm

Hybrid Meeting (Council Chamber and Virtual)

Strathroy-Caradoc Municipal Office

52 Frank Street, Strathroy, Ontario

- Present: Member Jesse Terpstra, Chair
Deputy Mayor Mike McGuire
Councillor Steve Pelkman
Member Dale Viaene
Member Randeep Kumar
- Absent with Notice: Councillor Frank Kennes, Vice Chair
Councillor Brian Derbyshire
- Also Present: Jake DeRidder, Secretary-Treasurer/Manager of Growth and Development
Saja Alasmar, Acting Secretary-Treasurer/Development Services Coordinator
Alyssa Soldo, Planner, County of Middlesex
Melonie Carson, Deputy Clerk/Records Management Coordinator (Recorder)
- Others Present: Kiran Bains
Olivia Papple
Peter Hoytema

1. Roll Call

Saja Alasmar, Acting Secretary-Treasurer, confirmed committee attendance noting that Councillor Kennes and Councillor Derbyshire were absent.

2. Approval of Agenda

Moved By Councillor Pelkman
Seconded By Member Viaene

THAT: the February 5, 2026 Committee of Adjustment agenda be approved as circulated.

Carried

3. Declaration of Pecuniary Interest

None.

4. Approval of Minutes

4.1 Committee of Adjustment Meeting Minutes of December 4, 2025

Moved By Member Kumar
Seconded By Member Viaene

THAT: the Committee of Adjustment meeting minutes of December 4, 2025 be approved as written.

Carried

5. Submissions for Consideration

5.1 Application for Minor Variance (A23-2025) 22164 Troops Road (Report: BBP-2026-07)

Alyssa Soldo, Planner, County of Middlesex, was present to speak to the report and answer questions from members.

Owner: Kiran Bains

Request: to provide relief from the following sections of the Strathroy-Caradoc Zoning By-law:

1. Section 4.2(1)(c) to permit an accessory building to be located 11.582 m (38 ft) into the front yard, whereas accessory buildings shall not be erected in the front yard.
2. Section 4.6(5)(b) to permit a secondary suite size of 86m² (925.7 ft²) or 93.5% of the gross floor area of the main dwelling, whereas secondary suites are permitted no greater than 40% of the gross floor area of the main dwelling or greater than 75m².

3. Section 4.2(2) to permit a maximum accessory building coverage of 106.5%, whereas the Zoning By-law permits a maximum accessory building coverage not exceeding 80% of the ground floor area of the dwelling.

The variances will facilitate the construction of an 86 m² (925.7 ft²) detached garage with an 86m² secondary suite above, in the front yard of a rural residential property.

Interested Parties Present: Kiran Bains

The following members of the public spoke: Kiran Bains

The following committee members spoke: Councillor Pelkman, Deputy Mayor McGuire

Moved By Deputy Mayor McGuire

Seconded By Member Viaene

THAT: Application for Minor Variance A23-2025 be approved.

Carried

5.2 Application for Minor Variance (A1-2026) – 23059 Adelaide Road (Report: BBP-2026-08)

Alyssa Soldo, Planner, County of Middlesex, was present to speak to the report and answer questions from members.

Owner: 2465460 ONTARIO INC (LiveRoof Ontario)

Request: to seek relief from Section 4.29(3) of the Strathroy-Caradoc Zoning By-law to permit a County Road setback (from centre line of road) of 35.5 m (116.5 ft), whereas a minimum of 38 m (124.7 ft) is required for lots that have frontage onto a County Road. The application will facilitate the construction of a front entrance decorative canopy that extends 2.5 metres into the County Road setback. The decorative canopy is to be connected onto the front entrance of a 2,898.58 m² (31,200 ft²) warehouse/office building.

Interested Parties Present: N/A

The following members of the public spoke: N/A

The following committee members spoke: Councillor Pelkman, Deputy Mayor McGuire

Moved By Deputy Mayor McGuire
Seconded By Councillor Pelkman

THAT: Application for Minor Variance A1-2026 be approved.

Reasons: Satisfies the requirements of the *Planning Act*; is consistent with the Provincial Policy Statement; and conforms to the Official Plans of both the Municipality and the County of Middlesex. The Committee considered all written and oral submissions received on this application, the effect of which helped the Committee make an informed decision.

Carried

**5.3 Application for Minor Variance (A3-2026) – Buchanan Crossings
(Report: BBP-2026-09)**

Alyssa Soldo, Planner, County of Middlesex, was present to speak to the report and answer questions from members.

Owner: SLD Group Inc.

Agent: B.M. Ross and Associates Limited

Request: to seek relief from Section 7.5(21)(c)vi for rear lane townhouse dwellings and 7.5(21)(d)iii for townhouse dwellings to permit a maximum lot coverage of 58%, whereas a maximum lot coverage of 50% is permitted. The application will facilitate the construction of the proposed interior townhouse dwelling units as part of the Buchanan Crossings Subdivision.

Interested Parties Present: N/A

The following members of the public spoke: N/A

The following committee members spoke: Councillor Pelkman, Deputy Mayor McGuire

Moved By Councillor Pelkman

Seconded By Deputy Mayor McGuire

THAT: Application for Minor Variance A3-2026 be approved.

Reasons: Satisfies the requirements of the *Planning Act*; is consistent with the Provincial Policy Statement; and conforms to the Official Plans of both the Municipality and the County of Middlesex. The Committee considered all written and oral submissions received on this application, the effect of which helped the Committee make an informed decision.

Carried

5.4 Application for Minor Variance (A4-2026) – 450 Head Street (Report: BBP-2026-10)

Alyssa Soldo, Planner, County of Middlesex, was present to speak to the report and answer questions from members.

Owner: Tyler Damen

Agent: Strik Baldinelli Moniz Ltd. (Kyle Kane)

Request: to seek relief from Section 6.3(3) to permit a front yard depth of 4 m (13.1 ft), whereas a minimum front yard depth of 5 m (16.4 ft) is required. The applicant is also seeking relief from Section 6.3(5) to permit a rear yard depth of 6 m (19.7 ft), whereas a minimum rear yard depth of 8 m (26.2 ft) is required. Lastly, the applicant is also seeking relief from Section 6.4(1)c) to permit a parking lot coverage of 28.6%, whereas a maximum parking lot coverage of 20% is permitted. The application will facilitate the construction of eight (8) multi-unit dwellings on the property.

Interested Parties Present: Olivia Papple, Peter Hoytema

The following members of the public spoke: Peter Hoytema

The following committee members spoke: Deputy Mayor McGuire, Councillor Pelkman

Moved By Councillor Pelkman

Seconded By Deputy Mayor McGuire

THAT: Application for Minor Variance A4-2026 be approved.

Reasons: Satisfies the requirements of the *Planning Act*; is consistent with the Provincial Policy Statement; and conforms to the Official Plans of both the Municipality and the County of Middlesex. The Committee considered all written and oral submissions received on this application, the effect of which helped the Committee make an informed decision.

Carried

6. Announcements and Inquiries by Members

None.

7. Schedule of Meetings

- Thursday, March 5, 2026 @ 5:30 p.m. (Council Chamber/Hybrid)

- Thursday, April 2, 2026 @ 5:30 p.m. (Council Chamber/Hybrid)
- Thursday, May 7, 2026 @ 5:30 p.m. (Council Chamber/Hybrid)

8. Adjournment

Moved By Member Viaene

Seconded By Member Kumar

THAT: the February 5, 2026 Committee of Adjustment meeting adjourn at 6:04 p.m.

Carried

Chair

Secretary Treasurer