

**Municipality of Strathroy-Caradoc
Committee of Adjustment
Thursday, December 5, 2019**

**5:30 p.m.
In the Council Chamber**

52 Frank Street, Strathroy

MINUTES

1. Roll Call

Present: Rick McCracken, Chair
Larry Cowan
Mike McGuire
Steve Pelkman
Jesse Terpstra
John Brennan
Frank Kennes

Also Present: Eva Baker, Acting Secretary-Treasurer
Erin Besch, Planner
Jennifer Huff, Manager of Building & Planning
Brianna Hammer-Keidel, Deputy Clerk (Recorder)

2. Reading and Correction or Approval of Minutes

- Moved by Larry Cowan and John Brennan
THAT: the following minutes be approved as written:
 - Committee of Adjustment Minutes – November 4, 2019. **Carried.**
- Moved by Mike McGuire and Jesse Terpstra
THAT: the following minutes be approved as written:
 - Committee of Adjustment Minutes – November 7, 2019. **Carried.**

3. Declaration of Pecuniary Interest. None.

4. Submissions for Consideration

4.1. A31-2019 – Kathy Manness for Dave Dobson – 126 Deborah Drive, Strathroy

Request: to seek relief from Sections 4.2(1)(c), 4.2(2) and 5.5(9) of the Strathroy-Caradoc Zoning By-law to permit the location of an accessory structure in the exterior side yard,

whereas the by-law prohibits this; to permit a cumulative floor area of all accessory structures of 68.8 m² (740 ft²), whereas 64.8 m² (697 ft²) is permitted given the size of the main floor of the existing dwelling; and to permit an exterior side yard width of 2.2 m (7 ft), whereas a minimum width of 3 m (9.8 ft) is required in the R1-9 zone.

Present to support: none.

Present to oppose: none.

Written comments received:

- Erin Besch, Planner, recommended that the application be conditionally approved

The Planner explained the application, which intends to facilitate the construction of a 17.8 m² (192 ft²) detached accessory structure for personal storage purposes. The location of the proposed structure in the exterior side yard was chosen by the applicants to maximize the amount of amenity space in the rear yard.

Moved by Larry Cowan and Mike McGuire

THAT: Application A31/19 for relief from Section 4.2(2) of the Zoning-Bylaw to permit a maximum gross floor area of accessory buildings and structures of 68.8 m² (740ft²), Section 4.2(1)(c) of the Zoning By-law to permit the location of an accessory building in the exterior side yard, and Section 4.2(3)(a) of the Zoning By-law to permit a 2.2 m (7 ft) exterior side yard width to facilitate the construction of a 17.8 m² (192 ft²) detached accessory structure be **approved** subject to the following condition:

1. **THAT:** Eaves and trough be installed on the proposed accessory structures to manage stormwater to the satisfaction of the Municipality. **Carried.**

Reasons: The intent of the Official Plan is maintained; the intent of the Zoning By-law is maintained; the variance is considered minor given the circumstances; and the variance is desirable for the appropriate use and development of the subject lands. The Committee considered all written and oral submissions received on this application, the effect of which helped the Committee to make an informed decision.

4.2. A32-2019 – Kristi M. Sargeant-Kerr for Linda Trbizan – 22108 Troops Road

Request: to seek relief from Section 18.3(1) of the Strathroy-Caradoc Zoning By-law to permit a lot area of 5.482 ha (13.55 ac), whereas a minimum lot area of 40 ha (100 ac) is required in the 'A1' zone.

Present to support: none.

Present to oppose: none.

Written comments received:

- Erin Besch, Planner, recommended that the application be approved.

The Planner explained the report, noting that the application will satisfy a condition of Consent B30/19 approved by the Committee of Adjustment on August 1, 2019. The purpose of Consent B30-2019 was to convey a portion of the subject property containing a Bell cell tower to merge with the adjacent lands (known municipally as 21618 Adelaide Road), as the tower is currently accessed from this property by way of an easement.

Moved by Frank Kennes and Steve Pelkman

THAT: Application A32/19 for relief from Section 18.3(1) to permit a minimum lot area of 5.4 ha (13.3 ac) in order to satisfy condition #5 of Consent B30-2019 be approved. **Carried.**

Reasons: The intent of the Official Plan is maintained; the intent of the Zoning By-law is maintained; the variance is considered minor given the circumstances; and the variance is desirable for the appropriate use and development of the subject lands. The Committee considered all written and oral submissions received on this application, the effect of which helped the Committee to make an informed decision.

5. Unfinished Business

Jennifer Huff updated committee members regarding ongoing LPAT matters. The Pennell appeal has been adjourned another few weeks to discuss options for both parties. Staff are finalizing the servicing agreement for the Tupholme properties, therefore the consents will be finalized and further construction will proceed.

6. Enquiries by Members

Member Mike McGuire requested copies of all future LPAT decisions to be circulated to committee members.

7. Other Business – None.

8. Scheduling of Meetings

- Thursday, January 16, 2020 @ 5:30 p.m.

9. Adjournment

Moved by Frank Kennes and Mike McGuire

THAT: the meeting adjourn at 5:48 p.m. **Carried.**

Chair

Secretary-Treasurer