



## COMMITTEE OF ADJUSTMENT Conditions Memo

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**Meeting date:** March 6, 2025  
**Department:** Building, By-law and Planning  
**Report No.:** BBP-2025-22  
**Submitted by:** Alyssa Soldo, Planner  
**Reviewed by:** Tim Williams, Manager of Planning  
Erin Besch, Planner  
**Approved by:** Jake DeRidder, Senior Development Coordinator  
**SUBJECT:** Application for Consent (B22-2024) – 8040 Irish Drive  
Owners: Roger & Nancy Lefebvre Agent: Pete Gubbels (LCP  
Farms Inc.)

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**RECOMMENDATION: THAT:** Report BBP-2025-22 for Application for Consent B22-2024 be received for information.

**PURPOSE:**

The purpose of this application is to sever a surplus farm dwelling from a larger farm parcel as a result of farm consolidation.

**BACKGROUND:**

The subject property is located on the north side of Irish Drive, east of Christina Road (see Location Map). The lands are approximately 19.8 hectares (49 ac) in size, with approximately 245 metres (803.8 ft) of frontage along Irish Drive and 602 metres (1975 ft) of frontage along Christina Road.

The proposed lands to be severed are approximately 0.4 hectares (1 ac) in size, with approximately 61 metres of frontage along Irish Drive and is currently vacant of any buildings or structures. The applicant has advised that the land had a farm dwelling at this location, which was removed in 2005, and the foundation is still present. The applicant has also advised that the proposed severed lot is not in farm production and their intent is to restore the lot to its state in 2005, constructing a new dwelling at the existing location. The proposed lands to be retained are approximately 19.4 hectares (48 ac) in size, with approximately 184 metres (603.7 ft) of frontage along Irish Drive and 602 metres (1975 ft) of frontage along Christina Road and contains agricultural land in crop production.

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Irish Drive and Christina Road are both classified as a 'local road' under the jurisdiction of the Municipality of Strathroy-Caradoc. Surrounding land uses are predominantly agricultural and rural residential in nature.

Planning staff note that the property currently does not contain any dwellings on either the proposed severed or retained lands, therefore, they do not qualify for a surplus farm dwelling severance (SFDS). The subject application is for lot creation in the agricultural area.

The subject application was originally brought to the February 6<sup>th</sup> Committee of Adjustment meeting at which time the Committee approved the application in principle and directed staff to prepare conditions of approval to be brought back to a subsequent meeting. Planning staff did not bring forward conditions with the original evaluation report, as the planning recommendation was denial. While the application did not qualify for a SFDS this was a consideration of Committee, therefore a recommendation of rezoning has been added to prohibit residential uses on the retained farmland to ensure that only one new residential dwelling is achieved through this severance. The applicant has been advised of this condition and is supportive.

#### **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:

The Senior Development Coordinator noted that, if approved, a drainage reassessment would be required.

Middlesex County Emergency Services provided the following conditions:

- 1) That the lands to be severed retain the existing 911 municipal property address of 8040 Irish Drive. The owner is to ensure that the 911 property address sign is installed to municipal standards, visible and unobstructed so emergency responders can easily identify the 911 address when responding from either direction on Irish Drive.
- 2) That the lands to be retained have a proposed municipal 911 property address that is sequential in existing 911 addressing and depending on the location of the main entrance to the retained lands that the municipality approves to Irish Drive or Christina Road and that number be submitted to the Municipality of Strathroy-Cradoc in consultation with the County of Middlesex for approval. When the proposed address is approved and it's location at the main entrance to the retained lands the 911 property address sign/post is to be installed to municipal standards, visible and unobstructed so emergency responders can easily identify the 911 address when responding from either direction on Irish Drive or Christina Road.

No concerns or comments have been received from the public.

## Conditions of Approval (B22-2024)

Approval of the subject application is conditional upon the following:

1. That the Certificate of Consent under Section 53(42) of the Planning Act shall be given within two years of the date of the notice of the decision and the consent certificate fee be paid to the Municipality.
2. That any outstanding property taxes be paid in full.
3. That the applicant provide \$1,000 cash-in-lieu of parkland dedication to the Municipality.
4. That the subject lands be appropriately rezoned to recognize the residential use of the severed lot and to prohibit future residential uses on the retained lot.
5. That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B22-2024 and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
6. That one copy of the reference plan be submitted to the satisfaction of the Municipality.
7. That a municipal 9-1-1 address be assigned to the farmlands, to the satisfaction of the Municipality and the County of Middlesex.
8. That the applicants initiate and assume if necessary, all engineering costs associated with the preparation of revised assessment schedules for the applicable municipal drain(s) in accordance with the Drainage Act, R.S.O. 1990 as amended, such costs to be paid in full to the appropriate engineering firm prior to submitting a copy of the transfer as noted below.
9. That a new access be provided for the lands to be retained if one does not already exist, to the satisfaction of the Municipality.
10. That the applicant's solicitor submits an Acknowledgement and Direction duly signed by the applicant.
11. That the applicant's solicitor submit an undertaking in a form satisfactory to the Secretary-Treasurer to register an electronic transfer of title consistent with the Acknowledgement and Direction and the decision of the Committee of Adjustment.