

Cloudpermit application number

CA-3539015-P-2024-69

Pre-consultation information

By-law 199-2007 requires pre-submission consultation with a staff Planner to determine what supporting information is required, to verify payable fees, and to review the process. This application is incomplete unless you have a valid pre-submission letter.

Pre-consultation is not completed. Application number: CA-3539015-P-2024-69

Applicant, Agent

Last name Gubbels	First name Pete	Corporation or partnership LCP Farms Inc
Street address [REDACTED]	Unit number	Lot / Con. [REDACTED]
Municipality [REDACTED]	Postal code [REDACTED]	Province [REDACTED]
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Property owner

Last name Lefebvre	First name Roger & Nancy	Corporation or partnership
Street address [REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Postal code [REDACTED]	Province [REDACTED]
Other phone	Mobile phone [REDACTED]	
Fax	Email	

Subject Land Information

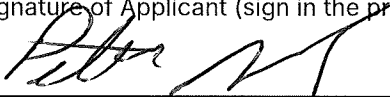
Address	Legal description	Roll number
8040 IRISH DR (Primary)	CON 1 S PT LOT 13	3916014030160000000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, LCP Farms Inc (Pete Gubbels), solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)



Signature of Commissioner for taking affidavits



Municipality

Municipality of Strathroy-Caradoc

Day, month, year

18, Dec, 2024

Place an imprint of your stamp below

Stefanie Sara Weighell, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Municipality of Strathroy-Caradoc.
Expires November 15, 2027

Agent Authorization

Is there an authorized agent(s) acting on behalf of the property owner(s)?

☒ Yes ☐ No

Name of the agent(s) acting on behalf of the property owner(s)

Peter Gubbels

What is the name(s) of the property owner(s)?

Roger and Nancy Lefebvre

The property owner(s) identified above authorizes the agent(s) described above to act as the agent in matters related to this application

 Signed by **Erin Besch** 2024-12-18, 9:30:10 a.m. EST**1. APPLICANT INFORMATION****REGISTERED OWNER(S) OF THE SUBJECT LAND**

For fields that don't apply, input N/A

Name

Roger and Nancy
Lefebvre

Address

[REDACTED]

Town

[REDACTED]

Phone

[REDACTED]

Cell

[REDACTED]

Email

Fax

Is the applicant different from the property owner?

☒ Yes ☐ No**APPLICANT (IF OTHER THAN THE REGISTERED OWNER)**

Name

Peter Gubbels

Address

[REDACTED]

Town

[REDACTED]

Postal code

[REDACTED]

Postal code

[REDACTED]

Phone

[REDACTED]

Cell

[REDACTED]

Fax

-

Email

[REDACTED]

Authorized agent authorized by the owner to file the application, if applicable

Is there an Authorized Agent?

☒ Yes ☐ No

Name

Peter Gubbels

Address

[REDACTED]

Town

[REDACTED]

Postal Code

[REDACTED]

Phone

[REDACTED]

Cell

[REDACTED]

Fax

Email

[REDACTED]

3a. Current Official Plan land use designation

Official plan land use designation

Agricultural

3b. Please explain how this application conforms to the Official Plan?

Please explain how this application conforms to the Official Plan

There was a farm dwelling at this location that was removed in 2005. The foundation is still in the ground and the lot is not in farm production. Requesting a severance to sell the lot for a new residential use. Will never be used for farming. This is a request to restore the lot to what it was in 2005.

4. Current Zoning

Current zoning

General Agricultural A1

5. Purpose of proposed transaction

Please indicate the purpose of proposed transaction

To sever a surplus farm dwelling (former) from the larger agricultural parcel

6. Name of person land or interest in land it to be transferred to

Are there any people and/or interest in the land to be transferred to, charged, or leased?

☒ Yes ☐ No

Names of the person(s) to whom the land or interest in the land is to be transferred, charged, or leased?

Peter Gubbels

7. DESCRIPTION OF SUBJECT LAND

For fields that don't apply, input N/A

Geographic township

Caradoc

Concession(s)

1

Lot(s)

Pt Lot 13

Registered Plan

-

Part(s)

-

Street Address

8040 Irish Drive

Municipal Roll Number

391601403016000

8. Easements or covenants

Are there any easements or restrictive covenants affecting the subject land?

☐ Yes ☒ No**9. Dimensions of subject land as a whole (in metric units)**

For fields that don't apply, input N/A

Frontage

245

Depth

671

Area

19.93

10. Dimensions (in metric units)**a. Dimensions of the lot to be severed**

Frontage	Depth	Area
61	67	0

b. Dimensions of the lot to be retained

Frontage	Depth	Area
214	671	19

C. Existing uses on the subject land

Describe all existing uses on the subject land
Agricultural land in crop production, regulated creek through the property

D. Existing buildings or structures on the subject land

Describe all existing buildings or structures on the subject land
None

E. Proposed uses on the subject land

Describe all proposed uses on the subject land
Residential on the severed property. No change to farmland

11. Access to subject land (please provide information for only those that apply to this property)

For fields that don't apply, input N/A

Provincial Highway: -	County Road: -
Municipal Road Irish, Christina	Other Public Road -
Right of Way: -	Water: -

12. Water Supply

Water supply provided via?

- ☐ publicly owned and operated piped water system ☐ lake or other water body ☐ privately owned well or communal well
- ☒ Other

other (please specify)

No septic system

13. Sewage Disposal

Sewage disposal will be provided via?

☐ publicly owned
and operated
sanitary sewage
system

☐ privy

☐ privately owned
individual or
communal
septic system

☒ Other

other (please specify)

No septic system

14. Surplus farm dwelling

Is the purpose of the application is to create a new lot to dispose a surplus farm dwelling as a result of farm consolidation?

☒ Yes ☐ No

Complete the following

a. Are you aware of the restriction through zoning that would apply to the balance of the farm to prohibit any new residential use?

☒ Yes ☐ No

b. Indicate the year in which the subject lands were acquired by the owner
2025

c. Address of the 'home farm':
22422 Christina Road

d. Number of farms owned and operated by the owner(s) and approximate total acreage
4 farms with 300 workable acres

e. Year of dwelling construction
Before 1968

f. Describe the condition of dwelling and its suitability for human occupancy
N/A

g. Describe the condition and proposed use of any outbuildings
No buildings

15. IS THE SUBJECT LAND THE SUBJECT OF:**An application for an amendment to the Official Plan under the Planning Act?**

Yes or No

☐ Yes ☒ No**An application for an amendment to the Zoning By-law under the Planning Act?**

Yes or No

☐ Yes ☒ No**A Minister's zoning order under the Planning Act?**

Yes or No

☐ Yes ☒ No**An application for approval of a Plan of Subdivision under the Planning Act?**

Yes or No

☐ Yes ☒ No**An application for an application for Consent under the Planning Act?**

Yes or No

☐ Yes ☒ No**An application for an application for Minor Variance under the Planning Act?**

Yes or No

☐ Yes ☒ No**16. Land severed from the parcel originally acquired by the owner of the subject land**

Please indicate whether any land has been severed from the parcel originally acquired by the owner of the subject land

☐ Yes ☒ No**17. consistency with the provincial policy statement**Please indicate how the application is consistent with the Provincial Policy Statement (a copy of the Provincial Policy Statement is available at www.ontario.ca/page/land-use-planning)?

There was a farm dwelling at this location that was removed in 2005. The foundation is still in the ground and the lot is not in farm production. Requesting a severance to sell the lot for a new residential use. Will never be used for farming. This is a surplus farm dwelling request to restore the lot to what it was in 2005.

18. Accompanying material

This application must be accompanied by a sketch showing the following information. Failure to supply this information will result in a delay in processing the application. Please fill out the checklist below to ensure you have included all the required information

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> The boundaries and dimensions of the subject land | <input checked="" type="checkbox"/> The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings and structures from the front yard lot line, rear yard lot line and the side yard lot lines | <input checked="" type="checkbox"/> The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application (for example buildings, railways, roads, watercourses, drainage ditches, rivers or stream banks, wetlands, wooded areas, wells and septic tanks) |
| <input checked="" type="checkbox"/> The current uses on land that is adjacent to the subject land. | <input checked="" type="checkbox"/> The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way. | <input checked="" type="checkbox"/> If access to the subject land will be by water only, the location of the parking and docking facilities to be used. |
| <input checked="" type="checkbox"/> The location and nature of any easements affecting the subject land. | | |

DISCLAIMER

ONCE YOU'VE COMPLETED THIS FORM, YOU CAN RETURN TO THE WORKSPACE BY CLICKING THE BUTTON AT THE TOP OF THIS PAGE OR YOUR BROWSER'S BACK BUTTON. YOUR CHANGES HAVE BEEN SAVED AUTOMATICALLY.