

Cloudpermit application number  
CA-3539015-P-2025-6

**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-2025-6**

**Applicant, Property owner**

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

**Subject Land Information**

Address	Legal description	Roll number
22130 CHRISTINA RD (Primary)	RANGE 1N N PT LOT 13	3916014010001000000

## 1. APPLICANT INFORMATION

### REGISTERED OWNER(S) OF THE SUBJECT LAND

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

Name	Address	Town
Peter & Tracy Gubbels		

Phone	Cell
Email	Fax

Is the applicant different from the property owner?

☐ Yes ☒ No

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

Is there an Authorized Agent?							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							

## 2. Holders of any mortgages, charges or other encumbrances

Do you know the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land?

☒ Yes ☐ No

If known, please indicate the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land. This includes: name, address, town, postal code, phone, cell, fax, and email

Mainstreet Credit Union 22478 Adelaide Street Mount Brydges  
519-264-9708 jsheeridann@mainstreetu.ca

### 3a. Current Official Plan land use designation

Official plan land use designation

Agriculture

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

Please explain how this application conforms to the Official Plan? We propose to house Off Shore Workers in the home, on the property, to work on the farm. The housing is directly related to the principal permitted use of the land.
--

<b>4a. Current Zoning</b>
Current zoning Agriculture
<b>B. Nature and extent of the rezoning</b>
Please explain the nature and extent of the rezoning? We plan to temporarily change the home to a lodging home.
<b>C. Reason why the rezoning is requested</b>
Please provide the reason why the rezoning is requested? We require more housing for the off shore workers.

<b>5. DESCRIPTION OF SUBJECT LAND</b>					
For fields that don't apply, input N/A					
Geographic township Strathroy Caradoc	Concession(s) 0	Lot(s) Lot13	Registered Plan Agriculture	Part(s) Range 1n pt	Street Address 22130 Christina Road
Municipal Roll Number 3916014010001000000					

<b>6. Dimensions of subject land as a whole (in metric units)</b>		
For fields that don't apply, input N/A		
Frontage 2087	Depth 2087	Area 100 acres

<b>7. Access to subject land (please provide information for only those that apply to this property)</b>	
For fields that don't apply, input N/A	
Provincial Highway: 2	County Road: 14
Municipal Road Christina	Other Public Road Christina Road
Right of Way: Christina	Water: well

<b>Ontario Regulation 545/06</b>
Item 15 to the Schedule of Ontario Regulation 545/06 applies only if access is by water.

<b>8. Existing uses of subject land</b>
Describe all existing uses of the subject land agriculture

<b>9. PLEASE INDICATE WHETHER THERE ARE ANY BUILDINGS OR STRUCTURES ON THE SUBJECT LAND?</b>
Yes or No
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**9a. Types of building and structures, including date of construction, that currently exist on the lot and the specified measurements (in metric units)**

Type of Building/Structure	Date of construction	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Floor Area
bunkhouse	1998	100	100	100	4.572 m	148.645 m <sup>2</sup>
barn	1974	100	100	100	6.096 m	668.902 m <sup>2</sup>
barn	1982	100	100	100	6.096 m	557.418 m <sup>2</sup>
house	1946	50	100	100	4.572 m	222.967 m <sup>2</sup>

**10. Proposed uses of subject land**

Describe all proposed uses of the subject land  
agriculture

**11. Proposed buildings or structures on the subject lands**

Please indicate whether any buildings or structures are proposed to be built on the subject land?

☐ Yes ☒ No

**12. Date subject land was acquired by the current owner**

Please indicate the date when the subject land was acquired by the current owner (use this one)  
1998

**13. Length of time existing uses of subject land have continued**

Please indicate the length of time that the existing uses of the subject land have continued  
27

**14. 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

**15. Sewage Disposal**

Sewage disposal will be provided via?

☐ publicly owned and operated sanitary sewage system
 ☐ privy
 ☒ privately owned individual or communal septic system
 ☐ Other

**16. permit development on privately owned and operated individual or communal septic systems**

Please indicate if the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent produced per day as a result of the development being completed.

☐ Yes ☒ No

**17. Storm Drainage**

Storm drainage will be provided via?

☐ storm sewers ☐ swales ☒ municipal drainage ditches  
☐ Other

**18. minimum and maximum density and height requirements**

Indicate the minimum and maximum density and height requirements if applicable

Height minimum

Height maximum

Density minimum

Density maximum

**19. boundary of an area of settlement**

Is this an application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?

☐ Yes ☒ No

**20. Employment Area**

Does this application remove land from an area of employment?

☐ Yes ☒ No

**21. Zoning Conditions**

Are the subject lands within an area where zoning with conditions applies?

☐ Yes ☒ No

**22. 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**23. 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](http://www.ontario.ca/page/land-use-planning))?

The PPS recognizes the importance of agriculture economy and should be supported by sustaining and enhancing the viability of the agriculture system through protecting agriculture resources, minimizing land use conflicts, providing opportunities to produce local food, and maintaining and improving the agri-food-network.

**24. Land designated under any provincial plan or plans**

Is the subject land within an area of land designated under any provincial plan or plans?

☐ Yes ☒ No

## 25. public Consultation

Does your proposed strategy for consulting with the public regarding the subject application exceed the Planning Act's minimum requirements?

☐ Yes ☒ No

## 26. Accompanying material

Please fill out the checklist below to ensure you have included all the required information on the concept plan

1. The boundaries and dimensions of the subject lands

☒ Yes ☐ N/A

2. 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

☒ Yes ☐ N/A

3. 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)

☐ Yes ☒ N/A

4. The current uses on land that is adjacent to the subject land

☐ Yes ☒ N/A

5. 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

☐ Yes ☒ N/A

6. If access to the subject land will be by water only, the location of the parking and docking facilities to be used

☐ Yes ☒ N/A

7. The location and nature of any easements affecting the subject land

☐ Yes ☒ N/A

## 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.

## Sworn Declaration of Applicant

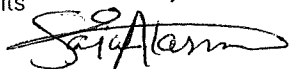
Complete in the presence of a Commissioner for taking affidavits

I, LCP FARMS INC (Tracy 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)

X. 

Signature of Commissioner for taking affidavits



Municipality

of Strathroy - Caradoc

Day, month, year

31, 01, 2025

Place an imprint of your stamp below

Saja Hazem Alasmar, a Commissioner, etc.,  
Province of Ontario, for the Corporation of the  
Municipality of Strathroy-Caradoc.  
Expires December 27, 2027.




**Applicant****Notice with respect to collection of personal information**

I/We also acknowledge that the information requested on this application is collected under the authority of The Planning Act, R.S.O. 1990, Chapter P13, as amended. The information is required in order to process the application to the Committee of Adjustment. The name and business address of the Applicant and/or authorized Agent is public information. The address of the property, which is the subject of the application, is also public information. Please be advised that any personal information i.e. name and address may become part of a public record in an electronic form, i.e. web site and/or paper format, i.e. agenda or minutes.

**Species at risk acknowledgement**

Ontario's Endangered Species Act protects endangered and threatened species — animals and plants in decline and at risk of disappearing from the province by restricting activities that may affect these plants, animals or their habitats.

I acknowledged that it is my sole responsibility as the Applicant to comply with the provisions of the Endangered Species Act, 2007, S. O. c.6. This could require me to register an activity, get a permit or other authorization from the Ministry of Natural Resources and Forestry (MNRF) prior to conducting an activity that could impact an endangered or threatened plant or animal or its habitat. I further acknowledge that any Planning Act, R.S.O. 1990, c.P.13 approval given by the City does not constitute an approval under the Endangered Species Act, nor does it absolve me from seeking the necessary authorization, approvals or permits from the MNRF prior to conducting any activity that may affect an endangered or threatened plant or animal or its habitat.

 Digitally signed on 2025-01-31, 1:56:10 p.m. EST by Tracy Gubbels.

**Property owner**

I, Tracy Gubbels, do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If the Property owner is a corporation or partnership, I have the authority to bind the corporation or partnership. By signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.


**Notice with respect to collection of personal information**

I/We also acknowledge that the information requested on this application is collected under the authority of The Planning Act, R.S.O. 1990, Chapter P13, as amended. The information is required in order to process the application to the Committee of Adjustment. The name and business address of the Applicant and/or authorized Agent is public information. The address of the property, which is the subject of the application, is also public information. Please be advised that any personal information i.e. name and address may become part of a public record in an electronic form, i.e. web site and/or paper format, i.e. agenda or minutes.

**Permission to enter upon the subject land and premises**

I hereby authorize the members of the Committee of Adjustment and/or members of the staff of the City to enter upon the subject lands and premises for the purpose of evaluating the merits of this application. This is their authority for doing so.

**MUNICIPAL COSTS** - Please be advised that the Municipality may incur expenses associated with obtaining outside legal/engineering/ planning review/ assistance from its consultants, relating to your application. Any expenses that the Municipality incurs in this regard will be forwarded to you, the owner, for payment. I, Firstname Lastname, (the owner) acknowledge that I will pay all legal/ engineering/ planning expenses the Municipality incurs as outlined above.

 Digitally signed on 2025-01-31, 1:56:12 p.m. EST by Tracy Gubbels.