

**ZBA8-2025**

**Received: April 3, 2025**

**Completed:**

Cloudpermit application number  
CA-3539015-P-2025-22

**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-2025-22**

**Applicant, Property owner**

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

**Subject Land Information**

Address	Legal description	Roll number
23722 GLEN OAK RD (Primary)	CON 6 N PT LOT 5	3916014040007000000

1. APPLICANT INFORMATION

REGISTERED OWNER(S) OF THE SUBJECT LAND

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

Name	Address	Town
Adrian Rombouts		

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?

☐ Yes ☒ 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

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?

Surplus dwelling severances are permitted with no additional housing on the farmland

4a. Current Zoning

Current zoning

A1

B. Nature and extent of the rezoning

Please explain the nature and extent of the rezoning?

Residential lot rezoned to A2 to recognize residential use and the farmland rezoned to A3 to prohibit new houses

C. Reason why the rezoning is requested

Please provide the reason why the rezoning is requested?

Required as condition of consent B20 2024

5. DESCRIPTION OF SUBJECT LAND						
For fields that don't apply, input N/A						
Geographic township Caradoc	Concession(s) 6	Lot(s) 5	Registered Plan	Part(s)	Street Address 23722 Glen Oak	Municipal Roll Number 391601404000700

6. Dimensions of subject land as a whole (in metric units)		
For fields that don't apply, input N/A		
Frontage 262	Depth 672	Area 20 ha

7. 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 Inadale/Glen Oak	Other Public Road -
Right of Way:	Water:

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

8. Existing uses of subject land
Describe all existing uses of the subject land Residential dwelling, accessory building, vacant chicken barn, agriculture

9. PLEASE INDICATE WHETHER THERE ARE ANY BUILDINGS OR STRUCTURES ON THE SUBJECT LAND?
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
House	-	-	-	-	7.6 m	223.0 m <sup>2</sup>
Shed						372.0 m <sup>2</sup>
Chicken Barn						1486.0 m <sup>2</sup>

10. Proposed uses of subject land
Describe all proposed uses of the subject land No change

**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)

2008

**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

40+ years

**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?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

20. Employment Area	
Does this application remove land from an area of employment?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

21. Zoning Conditions	
Are the subject lands within an area where zoning with conditions applies?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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

File No.

B20 24 B23 20

Status

Conditionally  
approved**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))?

Surplus farm dwelling severances are permitted subject to criteria. Rezoning is required to restrict new residential uses

**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

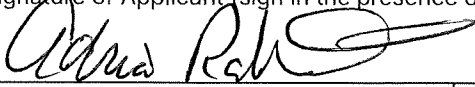
ONCE YOU'VE COMPLETED THIS FORM, YOU CAN RETURN TO THE WORKSPACE BY CLICKING THE BUTTON AT THE TOP OF THIS PAGE OR YOUR BROWSER'S BACK BUTTON. YOUR CHANGES HAVE BEEN SAVED AUTOMATICALLY.

## Sworn Declaration of Applicant


Complete in the presence of a Commissioner for taking affidavits

I, Adrian Rombouts, 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

of Strathroy-Caradoc

Day, month, year

April 3, 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 2025-04-03, 10:29:20 a.m. EDT by Adrian Rombouts.

**Property owner**

I, Adrian Rombouts, 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 2025-04-03, 10:29:25 a.m. EDT by Adrian Rombouts.

Agent Authorization		
Is there an authorized agent(s) acting on behalf of the property owner(s)?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

1. APPLICANT INFORMATION										
<b>REGISTERED OWNER(S) OF THE SUBJECT LAND</b> <div>For fields that don't apply, input N/A</div> <table border="1"> <tr> <td>Name Adrian Rombouts</td> <td>Address [REDACTED]</td> <td>Town [REDACTED]</td> </tr> </table>			Name Adrian Rombouts	Address [REDACTED]	Town [REDACTED]					
Name Adrian Rombouts	Address [REDACTED]	Town [REDACTED]								
Phone [REDACTED]	Cell [REDACTED]									
Email	Fax									
Is the applicant different from the property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										
<b>Authorized agent authorized by the owner to file the application, if applicable</b> <table border="1"> <tr> <td>Is there an Authorized Agent?   <input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No </td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>			Is there an Authorized Agent?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
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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?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

3a. Current Official Plan land use designation	
Official plan land use designation Agricultural	
3b. Please explain how this application conforms to the Official Plan?	
<div>Please explain how this application conforms to the Official Plan?</div> Surplus dwelling severances are permitted with no additional housing on the farmland	

<b>4a. Current Zoning</b>
Current zoning A1
<b>B. Nature and extent of the rezoning</b>
<div>Please explain the nature and extent of the rezoning? Residential lot rezoned to A2 to recognize residential use and the farmland rezoned to A3 to prohibit new houses</div>
<b>C. Reason why the rezoning is requested</b>
<div>Please provide the reason why the rezoning is requested? Required as condition of consent B20 2024</div>

5. DESCRIPTION OF SUBJECT LAND						
For fields that don't apply, input N/A						
Geographic township Caradoc	Concession(s) 6	Lot(s) 5	Registered Plan	Part(s)	Street Address 23722 Glen Oak	Municipal Roll Number 391601404000700

<b>6. Dimensions of subject land as a whole (in metric units)</b>		
For fields that don't apply, input N/A		
Frontage 262	Depth 672	Area 20 ha

<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:	County Road:
Municipal Road Inadale/Glen Oak	Other Public Road -
Right of Way:	Water:

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

<b>8. Existing uses of subject land</b>
Describe all existing uses of the subject land Residential dwelling, accessory building, vacant chicken barn, 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
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Shed						372.0 m <sup>2</sup>
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Describe all proposed uses of the subject land  
No change

**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)  
2008

**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  
40+ years

**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.  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

17. Storm Drainage	
Storm drainage will be provided via?  <input type="checkbox"/> storm sewers <input type="checkbox"/> swales <input checked="" type="checkbox"/> municipal drainage ditches  <input type="checkbox"/> Other	

18. minimum and maximum density and height requirements		
Indicate the minimum and maximum density and height requirements if applicable  <div style="display: flex; justify-content: space-between;"> <span>Density    minimum</span> <span>Height    minimum</span> <span>Height    maximum</span> </div>		
<div style="display: flex; justify-content: space-between;"> <span>Density    maximum</span> </div>		

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?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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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

File No.

B20 24 B23 20

Status

Conditionally  
approved**An application for an application for Minor Variance under the Planning Act?**

Yes or No

☐ Yes ☒ No**23. consistency with the provincial policy statement**

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**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

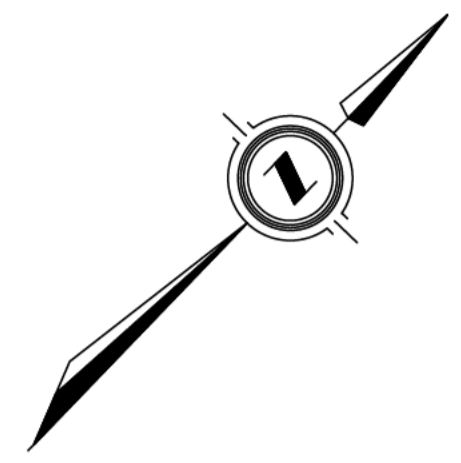
7. The location and nature of any easements affecting the subject land

☐ 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.

Municipality of Strathroy -- Caradoc  
(Geographic Township of Caradoc)



SKETCH FOR  
CONSENT APPLICATION

CAROLINE AND ADRIAN ROMBOUTS  
23722 GLEN OAK ROAD  
MUNICIPALITY OF STRATHROY-CARADOC  
SCALE 1:500  
10 8 6 4 2 0 10 20 30  
SCALE IN METRES  
ARCHIBALD, GRAY & McKAY LTD.  
ONTARIO LAND SURVEYORS  
2025

Preliminary


NOTES AND LEGEND

- 1) BOUNDARY DIMENSIONS AND INFORMATION SHOWN ON THIS SKETCH HAS BEEN DERIVED FROM SURVEY BY AGM DATED DECEMBER 19, 2024.  
AGM FILE: CA-06-05-2  
THIS IS A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INTENDED IN THE TITLE BLOCK.  
THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY IS NOT FINAL.  
IN THE EVENT OF A DISPUTE, THE SURVEYOR'S REPORT SHALL PREVAIL.  
MUNICIPALITY OF STRATHROY-CARADOC  
4) THIS SKETCH IS NOT TO BE USED FOR ANY OTHER PURPOSE.

TABLE OF ABBREVIATIONS

HT	HEIGHT
EN	ENTRANCE
TE	TELEPHONE
HY	HYDRO
VE	VEGETATION
MA	MAIL
TE	TELEPHONE
HY	HYDRO
VE	VEGETATION
MA	MAIL
TE	TELEPHONE
HY	HYDRO
VE	VEGETATION
MA	MAIL

METRE : 1 TALLER THAN THE LAND AREA IN METRE AN  
ANOTHER INVENTION FEET YARD IN YARD.



ARCHIBALD, GRAY & McKAY LTD.  
3514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9  
PHONE 519-685-5300 FAX 519-685-5303  
EMAIL info@agm.on.ca WEB www.agm.on.ca

PLAN FILE: A-4-M-10-1	LAN N: 5-A-5618
PLAN FILE: A-4-M-10-1	LAN N: 5-A-5618
PLAN FILE: A-4-M-10-1	LAN N: 5-A-5618

