

Cloudpermit application number	ZBA14-2025
CA-3539015-P-2025-49	Date Received: July 21, 2025
	Date Completed: July 21, 2025

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-2025-49

Applicant, Property owner

Last name De Groot	First name Joanne	Corporation or partnership
Street address 24 [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
245 SECOND (Primary)	STRATHROY CON 2 SER PT LOT 24 RP 33R17171 PART 2	3916000150075500000

1. APPLICANT INFORMATION

REGISTERED OWNER(S) OF THE SUBJECT LAND

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

Name	Address	Town
Grogast Farm Ltd		

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

Industrial

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

Please explain how this application conforms to the Official Plan?
separation of residential use from a larger agricultural/industrial property

4a. Current Zoning					
Current zoning					
Future Development (FD)					
B. Nature and extent of the rezoning					
Please explain the nature and extent of the rezoning? To rezone the residential parcel to Low Density Residential (R1) Zone.					
C. Reason why the rezoning is requested					
Please provide the reason why the rezoning is requested? landowner wishes to retire and separate home from larger industrially designated parcel of land within the Molar Industrial Park					
5. DESCRIPTION OF SUBJECT LAND					
For fields that don't apply, input N/A					
Geographic township	Concession(s)	Lot(s)	Registered Plan	Part(s)	Street Address
Strathroy	2 SER	Pt Lot 24	RP 33R17171	2	245 Second Street
Municipal Roll Number					
3916 000 150 07550 0000					
6. Dimensions of subject land as a whole (in metric units)					
For fields that don't apply, input N/A					
Frontage	Depth	Area			
49 m	105 m	1.57 acres			
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:		
NA			NA		
Municipal Road			Other Public Road		
Second Street			NA		
Right of Way:			Water:		
NA			NA		
Ontario Regulation 545/06					
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					
Single detached dwelling					
9. PLEASE INDICATE WHETHER THERE ARE ANY BUILDINGS OR STRUCTURES ON THE SUBJECT LAND?					
Yes or No					
☒ Yes ☐ 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	2018	60.85 m	23.78 m	18.84 m 30.51 m	7.0 m	185.0 m ²

10. Proposed uses of subject land

Describe all proposed uses of the subject land
Same as existing, residential

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)
1986

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
39 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?

☐ 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 ☐ NoFile No.
B3 2024Status
Approved**An application for an application for Minor Variance under the Planning Act?**

Yes or No

☒ Yes ☐ NoFile No.
A5 2024Status
Approved**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)?

severance of a residential dwelling within the boundaries of a settlement area

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, Joanne De Groot, 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

July 21, 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 2025-07-21, 9:22:48 a.m. EDT by Joanne De Groot.

Property owner

I, Joanne De Groot, 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.

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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 2025-07-21, 9:22:54 a.m. EDT by Joanne De Groot.

Agent Authorization		
Is there an authorized agent(s) acting on behalf of the property owner(s)? ☐ Yes ☒ No		

1. APPLICANT INFORMATION				
REGISTERED OWNER(S) OF THE SUBJECT LAND				
For fields that don't apply, input N/A				
Name Grogast Farm Ltd	Address [REDACTED]	Town [REDACTED]		
Phone [REDACTED]	Cell [REDACTED]			
Email [REDACTED]	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	

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Yes or No

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severance of a residential dwelling within the boundaries of a settlement area

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

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☐ 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

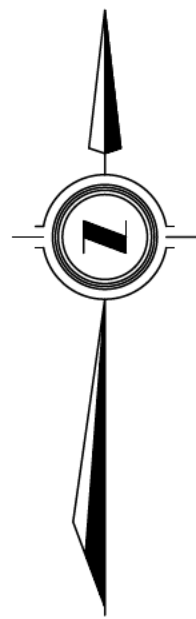
7. The location and nature of any easements affecting the subject land

☐ Yes ☒ N/A

DISCLAIMER

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Municipality of Strathroy - Caradoc
(Geographic Township of Adelaide)

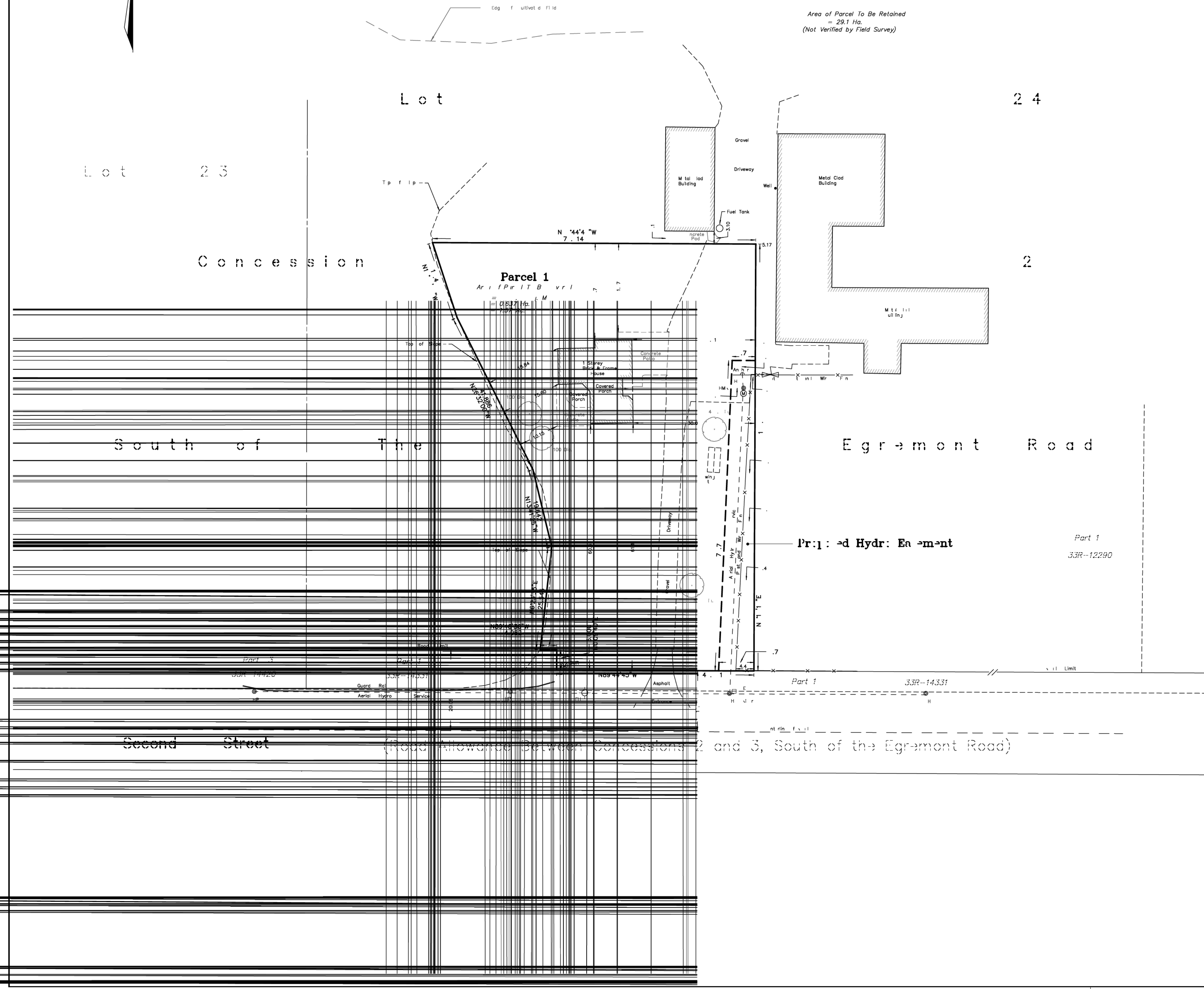


SKETCH FOR
CONSENT APPLICATION
FILE: B3-2024 AND
MINOR VARIANCE A5-2024

GROGAST FARMS LTD.
MUNICIPALITY OF STRATHROY-CARADOC
245 SECOND STREET, STRATHROY

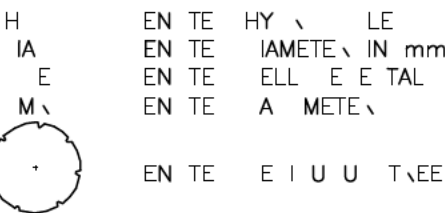
SCALE 1:500
10 5 6 4 2 0 10 20 30
SCALE IN METRES

ARCHIBALD, GRAY & McKAY LTD.
ONTARIO LAND SURVEYORS
2024



NOTE AND LEGEND

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN METRES.
2. THIS PLAN IS A PRELIMINARY SKETCH AND IS NOT TO BE USED FOR CONSTRUCTION.
3. THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY IS AS SET FORTH IN THE
MUNICIPALITY OF STRATHROY-CARADOC.
4. THIS SKETCH IS THE PROPERTY OF ARCHIBALD, GRAY & McKAY LTD.



HYDROGRAPHIC
WELL
FUEL TANK
CONCRETE PAD
ASPHALT
GUARD RAIL
AERO-HYDRO SERVICE
LIMIT
NT RIN F X I L

METRIC: 1 METRE = 3.28 FEET
AREA: 1 HECTARE = 2.47 ACRES
VOLUME: 1 CUBIC METRE = 35.23 CUBIC FEET

AGM ARCHIBALD, GRAY & McKAY LTD.
PLAN • SURVEY • ENGINEER 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

DATE: JUN 14, 2024	FILE: A-4-1M-W	PLAN: 5-A-5554
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PLAN: 5-A-5554