



# COMMITTEE OF ADJUSTMENT Conditions Memo

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**Meeting date:** May 7, 2026  
**Department:** Building, By-law and Planning  
**Report No.:** BBP-2026-41  
**Submitted by:** Alyssa Soldo, Planner, County of Middlesex  
**Reviewed by:** Tim Williams, Manager of Planning, County of Middlesex  
**Approved by:** Jake DeRidder, Manager of Growth and Development  
**SUBJECT:** **Application for Consent (B5-2026) – 9334 Glendon Drive**  
**Owner: Anita Haasen Agent: Sandy Dobbyn**

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**RECOMMENDATION: THAT: Report BBP-2026-41 for Application for Consent B5-2026 be received for information.**

## **PURPOSE:**

The purpose of this application is to seek permission to convey a portion of land from 9334 Glendon Drive to be merged with the adjacent lands to the east, legally known as CON 2 PT LOT 24 RP 33R16481 PT PART 1. The purpose of the lot addition is to sever and consolidate the agricultural land with the adjacent parcel and transfer the retained lot to a family member.

## **BACKGROUND:**

The subject lands are located on the northwest side of Glendon Drive (County Road 14), northeast of the Highway 402 Access (see Location Map). The lands are approximately 20 ha (49.4 ac) in size with 301 m (987.5 ft) of frontage along Glendon Drive containing an existing single detached dwelling on private services, and accessory structures (shed, shop, and a bunkie).

The proposed lands to be conveyed are approximately 15.6 ha (38.5 ac) in size with 186 m (610 ft) of frontage along Glendon Drive and a depth of 559 m (1,834 ft), containing lands for agricultural crop production and woodland areas, and an existing accessory structure (bunkie). Staff note that the existing accessory structure would not be permitted to remain on the land if conveyed as there is no principal structure on the adjacent property.

The resulting lands to be retained are approximately 4.4 ha (10.87 ac) in size with 113 m (370.7 ft) of frontage along Glendon Drive and a depth of 255 m (836.6 ft), containing the existing dwelling, and two accessory structures (shed and shop).

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The neighbouring property with the lot addition would result in being approximately 32.3 ha (79.8 ac) in size with 240 m (787.4 ft) of frontage along Glendon Drive and a depth of 559 m (1,834 ft), containing lands for agricultural crop production and woodland areas.

The applicant has advised the purpose of the minor boundary adjustment is to consolidate the farmland for future sale, and to transfer the retained lot to a family member. Both properties are currently farmed together by a tenant farmer.

Glendon Drive is classified as an 'arterial road', under the jurisdiction of the County of Middlesex (County Road 14).

Surrounding land uses include agricultural areas for crop production and woodlands, rural residential uses to the southeast, and the Highway 402 directly to the southwest.

The subject application was originally brought to the April 2<sup>nd</sup> Committee of Adjustment meeting and staff recommended denial of the application because it was not in their opinion a minor boundary adjustment, and would result in an oversized rural residential lot due to the woodlands being kept with the home rather than the farmland. Planning staff did not bring forward conditions with the original evaluation report, as the planning recommendation was denial. The Committee deferred the application and directed staff to prepare conditions of approval to be brought back to a subsequent meeting.

#### **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 Manager of Growth and Development has noted that they have no comments.

The Middlesex County Safety and Standards Officer has noted the following comments:

1. That the lands to be retained retain the existing 911 property address of 9334 Glendon Dr and that the property owner ensure the 911 property address marker is updated to the new required 911 property marker address sign that includes the 911 property address with road name posted to municipal standards at the main entrance to the property so it is maintained, visible and unobstructed so emergency responders can easily identify the 911 property address when responding from either direction from the Glendon Drive road allowance.

2. That the lands to be conveyed have a proposed 911 property address that is sequential in existing 911 addressing of Glendon Drive and the proposed 911 address be submitted to the Municipality of Strathroy-Caradoc in consultation with the County of Middlesex for approval. If the proposed 911 property address is approved the property owner must ensure the 911 property marker is updated to the new required 911 property marker address sign that includes the 911 property address with road name posted to municipal standards at the main entrance to the lands to be conveyed so it is maintained, visible and unobstructed so emergency responders can easily identify the 911 property address when responding from either direction from the Glendon Drive road allowance.

The Upper Thames River Conservation Authority has noted that the subject lands associated with Consent application B5-2026 are not affected by any regulations made pursuant to Section 28 of the Conservation Authorities Act. The UTRCA has no objections to the application, and we have no Section 28 approval requirements.

No concerns or comments have been received from the public.

### **Conditions of Approval (B5-2026)**

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 retained and severed lands be appropriately rezoned.
4. That the “bunkie” accessory building on the lands to be conveyed is either demolished and all debris removed from the site, or all necessary building permits be issued and occupancy granted to change the accessory residential structure to the principal residential structure on the lot, to the satisfaction of the Chief Building Official.
5. That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B5-2026 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 conveyed lands, 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 the applicant’s solicitor submits an Acknowledgement and Direction duly signed by the applicant.
10. 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.
11. That the ‘lands to be conveyed’ be merged in the same name and title as the adjacent property known legally as CON 2 PT LOT 24 RP 33R16481 PT PART 1 (Roll: 391601403005600) to the satisfaction of the Municipality; and that subsection 50(3) or (5) of

the Planning Act apply to any subsequent conveyances involving the enlarged parcel, and that any mortgages that may be required take into account the parcel as enlarged.

12. That confirmation is obtained, ensuring that the private services are located wholly within the lot to be retained, to the satisfaction of the Municipality.
13. That the location of the utility services (gas, hydro, telephone) be confirmed for the 'lands to be retained', to the satisfaction of the Municipality. If any of the services cross the adjusted lot boundary, they are to be relocated at the cost of the owner and then reconnected, to the satisfaction of the Municipality.