



# COMMITTEE OF ADJUSTMENT

## Planning Staff Report

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**Meeting date:** April 2, 2026  
**Department:** Building, By-law & Planning  
**Report No.:** BBP-2026-30  
**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 & Development  
**SUBJECT:** **Application for Consent (B5-2026) 9334 Glendon Drive, Strathroy**  
**Owner: Anita Haasen Agent: Sandy Dobbyn**

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**RECOMMENDATION: THAT: Application for Consent B5-2026 be denied.**

### **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. A portion of the land at the rear of the property is regulated by the Upper Thames River Conservation Authority and approximately half of the property is identified as 'significant woodlands' within the Middlesex Natural Heritage System Study (2014).

The subject lands as a whole 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 lot addition 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.

#### **POLICY AND REGULATION BACKGROUND:**

##### 2024 Provincial Planning Statement (PPS)

Section 4.3.3.2 of the Provincial Planning Statement 2024 states that "*lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.*"

The Provincial Planning Statement 2024 defines legal or technical reasons as "*means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.*"

##### Middlesex County Official Plan

The subject property is located within the 'Agricultural Area' designation on Schedule 'A' of the County Official Plan. The intent of the 'Agricultural Area' designation is to protect lands for agricultural uses.

Section 4.5.3.4b) of the County Official Plan states that "*consents involving minor boundary adjustments for legal or technical reasons shall be considered provided that non-viable farm parcels are not created and agricultural activities are not adversely affected.*"

##### Strathroy-Caradoc Official Plan

The subject lands are located within the Strathroy 'Rural Area' according to Schedule A: Structure Plan and designated 'Agricultural' on Schedule B-3: Rural Area Land Use Plan, as contained within the Strathroy-Caradoc Official Plan.

Section 4.1 of the Strathroy-Caradoc Official Plan states that the goals and objectives for the 'Rural Area' include:

- To preserve and protect prime agricultural land;
- To maintain agriculture as the predominant use of land;
- To enable those engaged in agriculture the freedom and flexibility to operate their farms effectively and efficiently;

- To recognize the legitimate needs and requirements of certain non-farm related uses to establish in the rural area; and
- To promote and encourage the retention of woodlands, corridors, and linkages.

Section 4.2.1.1 of the Strathroy-Caradoc Official Plan states that the primary use of lands designated Agricultural shall be for the cultivation of land, the raising of livestock and the growing of trees. A full range of agricultural activities shall be permitted including general farming, livestock farming, cash crop farming, market gardening, tobacco farming, specialty crops, horticulture, cannabis production, and agro-forestry.

Section 7.3.2.5 of the Municipal Official Plan states that “The granting of a severance for purposes of adjusting or correcting lot boundaries or to convey a relatively modest amount of land to an abutting lot shall be permitted provided:

- a) The conveyance does not lead to the creation of an undersized, irregularly shaped lot(s) unsuited to the purpose for which it is being used or proposed to be used, or contrary to the provisions of the Zoning By-law unless the By-law is otherwise amended or a variance granted;
- b) The lands being conveyed are registered in the same name and title as the lands to which they are being added;
- c) It is stipulated in the granting of the severance that any subsequent conveyance or transaction shall require a future severance.”

It should be noted that the Strathroy-Caradoc Council adopted Amendment No. 14 to the Official Plan in 2022. The purpose of the Amendment was to update the Official Plan to ensure that the land use planning policies are current, reflect Provincial legislation and policy, have regard for matters of Provincial interest and any guideline documents, are consistent with the Provincial Planning Statement (PPS), and reflect changing community needs for the next 25-years. OPA 14 has been partially brought into force and effect as of December 4th, 2025.

#### Strathroy-Caradoc Zoning By-Law

The subject property is zoned ‘General Agricultural (A1) Zone’ according to the Strathroy-Caradoc Zoning By-law. The ‘A1’ zone permits a wide range of agricultural uses, as well as a single detached dwelling with a minimum lot size of 40 hectares, minimum lot frontage of 150 metres, minimum front yard depth of 20 metres, minimum side yard width of 15 metres, minimum rear yard depth of 30 metres, and maximum lot coverage of 20%.

#### **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 Middlesex County Engineer has noted that the owner will be required to dedicate lands up to 18 m from the centreline of County Road 14 (Glendon Drive) to the County of Middlesex across the

severed and retained parcels for the purposes of road widening if the right of way is not already to that width.

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.

At the time of preparing this report, no concerns or comments have been received from the public.

#### **ANALYSIS:**

The applicant has submitted the proposal through the lens of a lot addition or minor boundary adjustment. Their intention is to move the property line between 9334 Glendon Drive and the neighbouring property which they also own to result in a retained residential parcel of 4.4 hectares and consolidating the remaining farmland to about 32.3 hectares. The effect of this boundary adjustment changes the retained property from an agricultural property to a large rural residential property which is not permitted in the PPS 2024.

Although this application was not submitted as a surplus farm dwelling severance, as the proposal would not qualify due to the large size of the retained lot, which is typically limited to the minimum size needed to accommodate the use and appropriate sewage and water services, this application is similar in that the retained lot is to be used for residential purposes. The intention of the surplus dwelling policies is to keep the surplus dwelling lot as small as possible to accommodate only the dwelling and any private services.

The PPS 2024 permits lot adjustments in the prime agricultural area for legal or technical reasons. It is staff's opinion that the intent to create a 4.4 ha residential lot is not a legal or technical reason, rather it is a workaround the existing policies as a new lot is technically not being created as would be the case for a surplus farm dwelling severance, however it is changing the nature of the lot from agricultural to rural residential. A legal or technical reason for a lot adjustment would not change the use of the retained lot. The PPS 2024 defines 'legal or technical reasons' which includes minor boundary adjustments which do not result in the creation of a new lot. While a new lot is technically not being created, staff are of the opinion that conveying 15.6 hectares is not a '*minor*' boundary adjustment. The proposal would result in the conveyance of a significant amount of land from one property to another. Therefore, staff believe that the proposal is not consistent with the Provincial Planning Statement 2024.

The County of Middlesex Official Plan also discusses minor boundary adjustments for legal or technical reasons provided that non-viable farm parcels are not created. While there is no creation of a new lot, the retained parcel will essentially become a non-viable farm parcel as it has been reduced from 20 to 4.4 hectares, removing all existing lands for agricultural crop production and leaving a residential use and its accessory buildings remaining on the property. Staff again would not consider the conveyance of 15.6 hectares to be a '*minor*' boundary adjustment. Therefore, staff are of the opinion that the proposal does not conform to the Middlesex County Official Plan.

The Strathroy-Caradoc Official Plan speaks to adjusting or correcting lot boundaries to convey a relatively modest amount of land provided it meets further criteria. Staff are of the opinion that 15.4 hectares is not a relatively modest amount of land when compared to the property's currently existing size of 20 hectares as it is more than  $\frac{3}{4}$  of the property being conveyed. Concerning the additional criteria outlined in Section 7.3.2.5, the conveyance would result in the creation of an even more undersized lot than what currently exists and would limit agricultural opportunities for the remnant parcel. Therefore, staff believe that the proposal does not conform to the Strathroy-Caradoc Official Plan.

Concerning the Strathroy-Caradoc Zoning By-law, it is noted that the current property at 9334 Glendon Drive does not meet the minimum farm parcel size of 40 hectares as set out in the 'General Agricultural (A1) Zone'. The adjacent property (CON 2 PT LOT 24 RP 33R16481 PT PART 1) is also currently undersized at 16.7 hectares. While staff can recognize an increased usability of a proposed 32.3 agricultural parcel compared to 16.7 hectares, as it is closer to 40 hectares, it is still undersized and drastically impacts the usability of the retained 4.4 hectare lot as a result.

Staff have concerns in regard to the precedent that may be set for future applications if approval is given. This may provide a workaround opportunity for applicants to essentially sever off dwellings from existing farm parcels should they not meet the criteria or apply for a surplus farm dwelling severance and own any adjacent properties. Additionally, without applying through a surplus farm dwelling severance perspective, there are no requirements to prohibit new dwellings on the agricultural land and to restrict uses on the severed lot to residential uses only.

## **CONCLUSION:**

Based on the above analysis, it is recommended that the application for consent under Section 53 of the *Planning Act* be **denied** as the application does not satisfy the requirements of the Planning Act, is not consistent with the Provincial Planning Statement, does not conform to the Official Plans of both the Municipality of Strathroy-Caradoc and Middlesex County, and does not represent sound land use planning.

#### **ATTACHMENTS**

Location Map

# Location Map

## APPLICATION FOR CONSENT: B5-2026

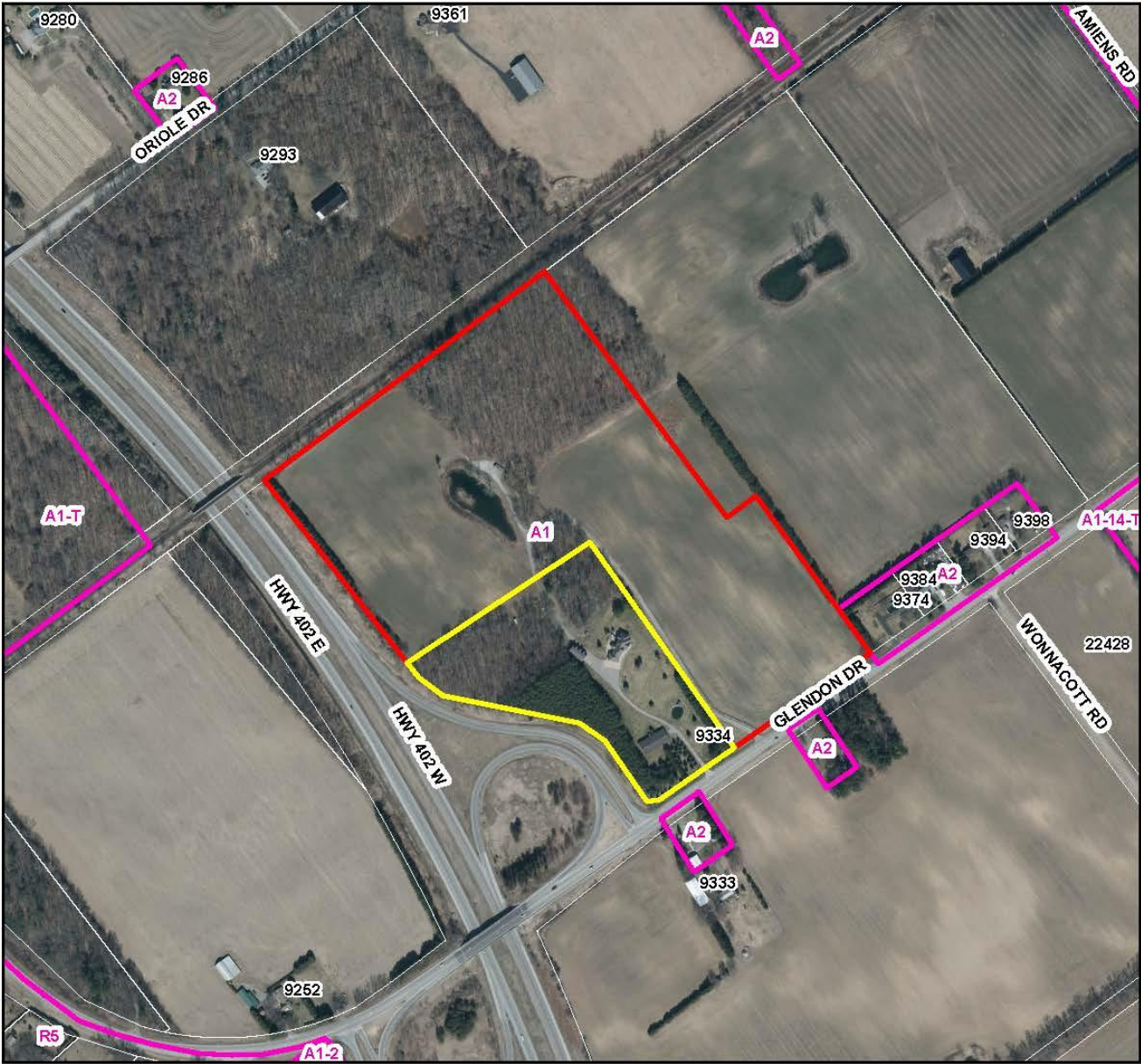


MUNICIPALITY OF  
STRATHROY-CARADOC

Owner: Joseph and Anita Haasen  
Agent: Sandy Dobbyn

9334 Glendon Drive  
CON 2 N PT LOTS 23,24 RP 33R16481 PT PART 1

KEY MAP



ORTHOGRAPHY: SWOOP 2020

*Disclaimer: This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.*

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- Lands to be Retained
- Lands to be Conveyed
- Zone Boundary



1:6,375 Metres  
0 40 80 120 160