



CONSENT DECISION

APPLICATION B-20-2021

We, the undersigned members of Council for the Municipality of Middlesex Centre, do hereby certify that the following is a decision reached by us at a meeting at the Municipality of Middlesex Centre Offices in Coldstream, Ontario, on July 20, 2022. The said decision was reached on Consent Application B-20-2021, filed by Denton Canada LLP, on behalf of Canadian National Railway Company, in order to sever a lot with a proposed frontage of approximately 102 m (334.6 ft) on Queen Street with an area of approximately 1.44 hectares (3.57 acres), and the retained parcel being the existing railway corridor, on a property legally described as Part of Lot 6, Concession 2 (Geographic Township of Lobo) in the Municipality of Middlesex Centre, County of Middlesex

DECISION: **GRANTED** **DATE:** **July 20, 2022**

With Conditions: X Without Conditions:

Members concurring in the decision:

Debbie Heffernan

Hugh Aerts

Aina DeViet

John Brennan

Sue Cates

Brad Scott

Conditions

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. The request for the Certificate of Consent shall be accompanied by a written submission that details how each of the conditions of severance have been fulfilled.
2. That the fee for the Certificate of Consent be paid in accordance with the Municipality's Fees and Charges By-law.
3. That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B-20/2021 and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
4. That the Owners' solicitor provide a Transfer in Preparation to the Municipality, together with a deposited reference plan and a Schedule describing the land to be transferred, for the purposes of the issuance of a Certificate of Consent.
5. That the Owners' solicitor submit an undertaking in a form satisfactory to the Municipality to register an electronic transfer of title consistent with the Consent decision.
6. That any outstanding property taxes for the severed and retained lots of Consent B-20/2021 be paid in full.
7. That the owner install separate water and sanitary service connections to the severed parcel prior to consent being granted to the satisfaction of the Municipality.
8. The applicant be required to pay \$63,000.00 for future road upgrade costs.
9. That the Owners pay \$1,300 cash-in-lieu of parkland dedication for the proposed lot of Consent B-20/2021.
10. That the Owner be required to rezone the lands and demonstrate compliance with the Municipality's Zoning By-law prior to the issuance of a Certificate of Consent.
11. That the Owner be required to apply for and successfully receive a municipal address, to the satisfaction of the County of Middlesex Emergency Services, prior to the issuance of a Certificate of Consent.

AND FURTHER THAT the reasons for approving Consent Application B-20-2021 include:

- The proposal is consistent with the Provincial Policy Statement;
- The proposal conforms to the County of Middlesex Official Plan and the Middlesex Centre Official Plan; and
- The proposal is capable of complying with the Middlesex Centre Comprehensive Zoning By-law, subject to a rezoning.