



CONSENT DECISION

APPLICATION B-01-2023

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 March 15, 2023. The said decision was reached on Consent Application B-01-2023, filed by Jeff Crosby on behalf of Yolande McIntosh, in order to permit the adjustment of a boundary by conveying approximately 733.12 square metres from Part of Park Lot 9 Plan 47, Part 1 on Reference Plan 34R2205 to be merged with an abutting lot legally described as Part of Park Lot 9 Plan 47, Part 2 on Reference Plan 34R2205, in the Municipality of Middlesex Centre, County of Middlesex, and Municipally known as 16 Victoria Street

DECISION: **GRANTED**

DATE: **March 15, 2023**

With Conditions: X

Without Conditions:

Members concurring in the decision:

Aina DeViet

John Brennan

Debbie Heffernan

Hugh Aerts

Sue Cates

Frank Berze

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 has 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-1/2023, 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 each parcel, 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 subject parcels are described in the decision of Consent B-1/2023 be paid in full.
7. THAT, if necessary a revised assessment schedule in accordance with the Drainage Act, as amended, be commissioned and paid for by the Owner.
8. THAT the lands to be adjusted be severed and merged in the same name and title as the adjacent property's receiving lands as a result of the adjustment, 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 the account the parcel as enlarged.
9. THAT the adjusted lands be confirmed to meet all applicable zoning by-law provisions and that if necessary, the lands be subject to a minor variance.
10. THAT the septic system servicing 16 Victoria Street be wholly located within the remnant lands to the satisfaction of the Chief Building Official.

AND FURTHER THAT the reasons for granting Consent Application B-13/2022 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
- Subject to the conditions, the proposal would comply with the Middlesex Centre Comprehensive Zoning By-law.