

CONSENT DECISION

APPLICATION B-20-2023

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 December 20, 2023. The said decision was reached on Consent Application B-20-2023, filed Jack Sousa on behalf of Farhi Farming Corporation in order to sever a residence surplus to a farm operation as a result of consolidation, from a lot legally described as Part of Lot 16, London Concession 10, in the Municipality of Middlesex Centre, County of Middlesex, and is municipally known as 14387 Ilderton Road.

DECISION: **DENIED**

DATE: **December 20, 2023**

With Conditions: X

Without Conditions:

Members concurring in the decision:

Aina DeViet



John Brennan



Debbie Heffernan



Hugh Aerts



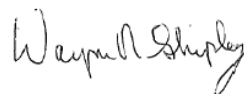
Sue Cates



Frank Berze



Wayne Shipley



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 met.
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-20/2023 and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
4. That the Owner's 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 Owner's 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 the Owner enter into a severance agreement with the Municipality in order to advise future owner of the severed lot of Consent B-20/2023 of normal farm practices occurring in the area as outlined in the Farming and Food Production Protection Act, 1998, as amended.
7. That any outstanding property taxes for the severed and retained lots of Consent B-20/2023 be paid in full.
8. That, if necessary a revised assessment schedule in accordance with the Drainage Act, as amended, be commissioned and paid for by the Owner.
9. That a Zoning By-law Amendment that recognizes the residential use of the severed lot and reduced frontage and prohibits any additional residential use on the retained lot of Consent B-20/2023 be in full force and effect.
10. That the Owner provide confirmation that the private sewage disposal system that services the residence on the severed lot of Consent B-20/2023 is wholly contained on the said lot and that a 100% contingency area exists, to the satisfaction of the Municipality.
11. That the severed land requires its own entrance, address and any laneway connecting the retained and severed land shall be altered in such a way that one

cannot travel from one parcel of land to the other.

12. That the hydro service for the severed lands be fully within the boundary of the proposed severed lot.

13. That any remaining buildings on the retained lands maintain their own hydro service wholly contained on the retained lands.

14. That an address be assigned and number erected for the retained agricultural parcel.

15. That the Owner will be required to dedicate lands measured up to 18 m from the centreline of construction of County Road 16 (Ilderton Road) across the severed and retained parcels to the County of Middlesex for the purposes of road widening if the right of way is not already to that width.

AND FURTHER THAT the reasons for denying Consent Application B-20/2023 include:

The proposal is not consistent with the Provincial Policy Statement; and,

The proposal does not conform to the County of Middlesex Official Plan and the Middlesex Centre Official Plan.