

CONSENT DECISION

APPLICATION B-10-2024

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 – Ilderton Community Centre in Ilderton, Ontario, on June 19, 2024. The said decision was reached on Consent Application B-10-2024, filed by Pol Associates Inc. on behalf of Paul Smibert and Natasha Smibert, in order to sever a lot with a frontage of 342 m (1,122 ft) on Clarke Road and a lot area of 42 ha (103 ac), from an existing 84 ha (206 ac) agricultural property legally described as Concession 10 Pt Lots 5 and 6 (former Township of London), in the Municipality of Middlesex Centre, County of Middlesex, and municipally known as 15601 Ilderton Road.

DECISION:

GRANTED

DATE:

June 19, 2024

With Conditions: X

Without Conditions:

Members concurring in the decision:

Aina DeViet



John Brennan



Debbie Heffernan



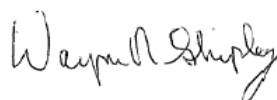
Sue Cates



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-10/2024 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 any outstanding property taxes for the severed and retained lots of Consent B-10/2024 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 an address be assigned and number erected for the severed agricultural parcel.

AND FURTHER THAT the reasons for granting Consent Application B-10-2024 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.