



# CONSENT DECISION

## APPLICATION B-07-2024

We, the undersigned members of the Committee of Adjustment 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 July 17, 2024. The said decision was reached on Consent Application B-07-2024, filed by Zelinka Primao Ltd c/o Katelyn Crowley on behalf of Orange Rock Developments in order to sever a lot with a frontage of approximately 9.76 metres (32 feet) on Dausett Drive, and an area of approximately 10,915.53 square metres (1.09 hectares), and the retained a frontage of approximately 200 metres (656 feet) on Jefferies Road, and an area of approximately 18,766.02 square metres (1.87 hectares), for a property legally described as Part of Block 60, Plan 33M656, in the Municipality of Middlesex Centre, County of Middlesex, and is municipally known as 22428 Jefferies Road.

**DECISION:**                    **GRANTED**

**DATE:**                    **July 17, 2024**

With Conditions:   X  

Without Conditions:       

**Members concurring in the decision:**

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 fulfilled.
2. That the fees 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-/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-6/2024 be paid in full.
7. That the transfers for the subject applications be registered concurrently by the Owner's solicitor.
8. That the owner pay a cash-in-lieu of parkland dedication in the amount of \$1300, consistent with Municipalities Fee By-law.
9. That the owner will be required to dedicate lands up to 18 m from the centerline of construction of Glendon Drive of the retained and severed parcels to the County of Middlesex for the purposes of road widening if the right of way is not already to that width.
10. That the owner be required to dedicate a 0.3 metre reserve across the entire frontage along Glendon Drive, if not already dedicated.

AND FURTHER THAT the reasons for granting Consent Application B-07-2024 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
- The proposal complies with the Middlesex Centre Comprehensive Zoning By-law.