

# CONSENT DECISION

## APPLICATION B-3-2023

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 October 16, 2024. The said decision was reached on Consent Application B-3-2023, filed by Kevin Miller on behalf of Larry Weatherhead and Diane Weatherhead, in order to sever and convey as a lot addition 760 square metres (0.1878 acres) from a property municipally known as 22643 Vanneck Road to be merged with an abutting lot legally described as Part of lot 20, Concession 8, CTR and designated as Part 1 on reference plan 33R-414, municipally known as 22651 Vanneck Road, from a property legally described as Part of Park Lot 9, Plan 47, Part 1 on Reference Plan 34R2205, in the Municipality of Middlesex Centre, County of Middlesex, and municipally known as 22643 Vanneck Road.

**DECISION:**

**GRANTED**

**DATE:**

**October 16, 2024**

With Conditions:   X  

Without Conditions:       

**Members concurring in the decision:**

Hugh Aerts



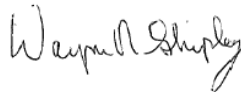
Sue Cates



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 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-3/2023, 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 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-3/2023 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(s).
8. That the lands to be severed be merged in the same name and title as the adjacent property's known municipally as 22651 Vanneck Road to the satisfaction of the Municipality; 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 severed parcel comply with all zoning provisions.
10. That the owner will be required to dedicate lands up to 18 m from the centerline of construction of Ilderton Road 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.

AND FURTHER THAT the reasons for granting Consent Application B-3-2023 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.