



CONSENT DECISION

APPLICATION B-01-2025

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 February 26, 2025. The said decision was reached on Consent Application B-01-2025, filed by Perry Buren on behalf of Maria Buren in order to sever a lot with a frontage of approximately 20 m (65.6 ft) on Harris Road, and an area of approximately 0.67 ha (1.65 ac), and the retained frontage of approximately 34 m (111.5 ft) on Harris Road, and an area of approximately 0.2 ha (0.5 ac), for a property legally described as Plan 305 Pt Lot 2 RP 34R833 Part 1, in the Municipality of Middlesex Centre (former Township of Delaware), County of Middlesex, and is municipally known as 92 Harris Road.

DECISION: **GRANTED**

DATE: **February 26, 2025**

With Conditions: X

Without Conditions:

Members concurring in the decision:

Hugh Aerts

Sue Cates

Frank Berze

Wayne Shipley

Jean Coles

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-1/2025, 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 severed lot shall be serviced with Municipal water at the expense of the Owner prior to consent being granted to the satisfaction of the Municipality
7. That the Owner provide confirmation that all services and the private sewage disposal system that services the residence on the retained and severed lots of Consent B-1/2025 is wholly contained on the said lot and that a 100% contingency area exists, to the satisfaction of the Municipality.
8. That any outstanding property taxes for the severed and retained lots of Consent B-1/2025 be paid in full.
9. That, if necessary a revised assessment schedule in accordance with the Drainage Act, as amended, be commissioned and paid for by the Owner.
10. That the owner pay a cash-in-lieu of parkland dedication in the amount consistent with Municipalities Fee By-law.
11. That the owner be required to pay \$17,297.93 for future road upgrades.
12. That, if necessary, the owner will be required to dedicate lands up to 10 m from the centerline of construction of Harris Road of the retained and severed parcels to the Municipality of Middlesex Centre for the purposes of road widening if the right of way is not already to that width.
13. That a Zoning By-law Amendment that recognizes the residential use of the severed and retained parcels, and the reduced lot frontage of the severed parcel of Consent B-1/2025, including applicable holding provisions requiring a development agreement be in full force and effect.

AND FURTHER THAT the reasons for granting Consent Application B-01-2025 include:

- The proposal is consistent with the Provincial Planning 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.