



CONSENT DECISION

APPLICATION B-15-2024

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 February 26, 2025. The said decision was reached on Consent Application B-15-2024, filed by Shane Johnston on behalf of 1423134 Ontario Limited in order to sever a lot with a frontage of approximately 30 metres (98 feet) on Egremont Drive, and an area of approximately 1930.99 square metres (0.47 acres), and the retained a frontage of approximately approximately 32.6 metres (106 feet) on Egremont Drive, and an area of approximately 2099.5 square metres (0.51 acres), for a property legally described as Part of Lot 13, Concession 4, in the Municipality of Middlesex Centre, County of Middlesex, and is municipally known as 6378 Egremont Drive.

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 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-15/2024, 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-15/2024 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 identified within the Municipality's Fee By-law.
9. That the owner will be required to dedicate lands up to 18 m from the centerline of construction of Egremont 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.

AND FURTHER THAT the reasons for granting Consent Application B-15-2024 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.