

CONSENT DECISION

APPLICATION B-02-2025

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 March 26, 2025. The said decision was reached on Consent Application B-02-2025, filed by Trey White on behalf of Ken and Jeff White Ltd, in order to sever a lot with a frontage of approximately 11 m (36 ft) on McEwen Drive, and an area of approximately 0.32 ha (0.79 ac), and the retained a broken frontage of approximately 587 m (1,926 ft) on McEwen Drive and an area of 19.4 ha (48 ac), for a property legally described as Part of lot 1, Concession 13 S, in the Municipality of Middlesex Centre, County of Middlesex, and is municipally known as 9554 McEwen Drive.

DECISION:

GRANTED

DATE:

March 26, 2025

With Conditions: X

Without Conditions:

Members concurring in the decision:

Hugh Aerts



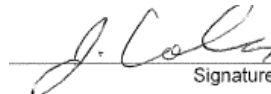
Sue Cates



Frank Berze



Jean Coles



Signature

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-2/2025, 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 Owner enter into a severance agreement with the Municipality in order to advise future owner of the severed lot of Consent B-2/2025 of normal farm practices occurring in the area as outlined in the Farming and Food Production Protection Act, 1998, as amended.
7. That any outstanding property taxes for the severed and retained lots of Consent B-2/2025 be paid in full.
8. That, if necessary a revised assessment schedule in accordance with the Drainage Act, as amended, be commissioned and paid for by the Owner.
9. That a Zoning By-law Amendment that recognizes the residential use of the severed lot and any zoning deficiencies, and prohibits any additional residential use on the retained lot of Consent B-2/2025 be in full force and effect.
10. That the Owner provide confirmation that the private well and sewage disposal system that services the residence on the severed lot of Consent B-2/2025 are wholly contained on the said lot and that a 100% contingency area exists, to the satisfaction of the Municipality.
11. That the severed land requires its own entrance, address and any laneway connecting the retained and severed land shall be altered in such a way that one cannot travel from one parcel of land to the other.

12. That the hydro service for the severed lands be fully within the boundary of the proposed severed lot.
13. That an address be assigned and number erected for the retained agricultural parcel.
14. That a servicing maintenance and access easement be obtained for the geothermal line in favour of the severed lands of Consent application B-2/2025.

AND FURTHER THAT the reasons for granting Consent Application B-02-2025 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
- Subject to the conditions, the proposal would comply with the Middlesex Centre Comprehensive Zoning By-law.