

CONSENT DECISION

APPLICATION B-03-2025

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-03-2025, filed by Trey White on behalf of Ken and Jeff White Ltd, in order to establish a servicing maintenance and access easement for the geothermal heating system in favour of the severed lands conditionally approved in severance application B-2/2025, described as Part of Lot 1, Concession 13 S in the Municipality of Middlesex Centre, County of Middlesex and municipally known as 9554 McEwen Drive.

DECISION:

GRANTED

DATE:

March 26, 2025

With Conditions: X

Without Conditions:

Members concurring in the decision:

Hugh Aerts



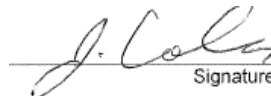
Sue Cates



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-3/2025 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 subject to the easement, 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 the Owners' solicitor provide an undertaking for the registration of the maintenance and access agreement on title of the lands to the satisfaction of the Municipality.
7. That any outstanding property taxes for the subject lands of Consent B-03/2025 be paid in full.

AND FURTHER THAT the reasons for granting Consent Application B-03-2025 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.