



CONSENT DECISION

APPLICATION B-15-2023

We, the undersigned members of Council 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 Offices in Coldstream, Ontario, on August 16, 2023. The said decision was reached on Consent Application B-15-2023, filed by Stewart Findlater on behalf of Lucas and Patricia Oslizlo in order to sever a residential lot from a 2 acre (0.83 hectare) residential property to facilitate the construction of a single-detached dwelling on the severed lot, with the severed lot having a front of approximately 44.8 metres (147 feet) along Denfield Road (CR 20), a depth of 82.5 metres (270 feet) and an area of approximately 0.92 acres (0.37 hectares), and the retained a frontage of approximately 55.8 metres (183 feet) along Denfield Road (CR 20), a depth of 81.9 metres (268 feet) and an area of approximately 1.13 acres (0.45 hectares), from a property legally described as Part of Lot 28, Concession 15 South, in the Municipality of Middlesex Centre, County of Middlesex.

DECISION: **GRANTED**

DATE: **August 16, 2023**

With Conditions: X

Without Conditions:

Members concurring in the decision:

Aina DeViet

John Brennan

Debbie Heffernan

Hugh Aerts

Sue Cates

Frank Berze

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-15/2023 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-15/2023 be paid in full.
7. That the transfers for the subject applications be registered concurrently by the Owner's solicitor.
8. That the Owner submits a Storm Water Management Report for the retained and severed lands ensuring no negative impacts to adjacent properties, to the satisfaction of the Municipality.
9. That the Owner submits a lot grading plan for the severed and retained lands, to the satisfaction of the Municipality
10. That the Owner be required to apply for and received all necessary permits for a new access to the severed parcel.
11. That the severed and retained parcel dedicate a 0.3 metre reserve across the entirety of the frontage, save and accept a 6.0 metre access on the retained and severed parcels.
12. That the Owner provide confirmation that the private sewage disposal system that services the residence on the retained lot of Consent B-15/2023 is wholly contained on the said lot and that a 100% contingency area exists, to the satisfaction of the Municipality.
13. That the Owner be required to demonstrate that the severed parcel is capable of supporting a wholly contained private sewage disposal system on the and that a 100% contingency area exists, to the satisfaction of the Municipality.
14. That the owner confirm all services for the retained lands are wholly located on the retained parcel.
15. That the Owner dedicate lands up to 18 m from the centerline of construction of County Road 20 (Denfield Road) across both the severed and retained 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-15-2023 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
- Subject to the conditions, the proposal would comply with the Middlesex Centre Comprehensive Zoning By-law.