

CONSENT DECISION

APPLICATION B-04-2025

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 April 23, 2025. The said decision was reached on Consent Application B-04-2025, filed by Graham Monck, in order to sever a farm parcel for lot addition purposes with a frontage of approximately 61 m (200 ft) on Sixteen Mile Road and 311 m (1,020 ft) on Adelaide Street N, and an area of approximately 3.64 ha (9 ac), and the retained parcel would have a frontage of 59 m (193 ft) on Sixteen Mile Road and an area of 0.918 ha (2.27 ac), for a property legally described as Concession 16 S PT Lot 13, in the Municipality of Middlesex Centre, County of Middlesex, and is municipally known as 14782 Sixteen Mile Road.

DECISION:

GRANTED

DATE:

April 23, 2025

With Conditions: X

Without Conditions:

Members concurring in the decision:

Hugh Aerts



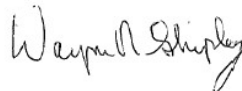
Sue Cates



Frank Berze



Wayne Shipley



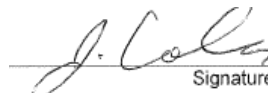
Aina DeViet



John Brennan



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-4/2025, 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 to be transferred, 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 any outstanding property taxes for the severed and retained lots of Consent B-4/2025 be paid in full.
7. That, if necessary, a revised assessment schedule in accordance with the Drainage Act, as amended, be commissioned and paid for by the Owner(s).
8. That the lands to be severed be merged in the same name and title as the adjacent property's known legally as Concession 16 S Pt Lot 13 (Roll: 393903401002200) to the satisfaction of the Municipality; and that subsection 50(3) or (5) of the Planning Act apply to any subsequent conveyances involving the enlarged parcel, and that any mortgages that may be required take into the account the parcel as enlarged.
9. That the severed and retained parcel comply with all zoning provisions.
10. That the owner will be required to dedicate lands up to 13 m from the centerline of construction of Adelaide Street N of the farm parcel to the Municipality of Middlesex Centre for the purposes of road widening if the right of way is not already to that width.
11. That land for a 3m x 3m daylight triangle be dedicated to the Municipality at the corner of Sixteen Mile Road and Adelaide Street N.
12. That, if necessary, a driveway permit be obtained to provide a new driveway to the farm parcel.

AND FURTHER THAT the reasons for granting Consent Application B-04-2025 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.