



CONSENT DECISION

APPLICATION B-05-2025

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 – Municipal Office in Ilderton, Ontario, on May 21, 2025. The said decision was reached on Consent Application B-05-2025, filed by Joe Hentz on behalf of the Robson Brothers in order to establish a servicing, maintenance and access easement across the severed parcel for the retained parcel to permit access through and as well as the existing hydro line service to the retained parcel for a lot legally described as Part of Lot 31, Concession 8 S in the Municipality of Middlesex Centre, County of Middlesex and municipally known as 12538 Eight Mile Road.

DECISION:

GRANTED

DATE:

May 21, 2025

With Conditions: X

Without Conditions:

Members concurring in the decision:

Hugh Aerts

Sue Cates

Frank Berze

Wayne Shipley

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 consent have 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-5-2025 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-05-2025 be paid in full.

AND FURTHER THAT the reasons for granting Consent Application B-05-2025 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.