



CONSENT DECISION

APPLICATION B-06-2025

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 June 18, 2025. The said decision was reached on Consent Application B-06-2025, filed by Findlater and Associates Inc on behalf of Luke Oslizlo in order to sever three lots, each with a frontage of approximately 33.9 metres (111.2 feet) on Thirteen Mile Road, and an area of approximately 4558.7 square metres (1.1 acres), and the retained lot a frontage of approximately approximately 33.9 metres (111.2 feet) on Thirteen Mile Road, and an area of approximately 4558.7 square metres (1.1 acres), for a property legally described as Part of Lot 17, London Concession 13 South, Part 1 on Reference Plan 33R21594, in the Municipality of Middlesex Centre, County of Middlesex.

DECISION:

GRANTED

DATE:

June 18, 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 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-6-2025, 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 be required to establish or provide evidence of potable drinking water for each severed and the retained lot, at the Owner's expense, to the satisfaction of the Municipality.
7. That any outstanding property taxes for the severed and retained lots of Consent B-6-2025 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 the Owner pay a cash-in-lieu of parkland dedication in accordance with the Municipalities in force and effect fee by-law.
10. That the Owner submits a Storm Water Management Report to the satisfaction of the Municipality. The Storm Water Management Report must demonstrate that post development runoff from the proposed lots will not exceed the existing conditions. Any infiltration measures or other stormwater controls required shall be installed by the developer to the satisfaction of the Municipality's Public Works and Engineering Department.
11. That the Owner submits a lot grading plan for the severed and retained lands, depicting the suitable building locations, footing/foundation elevations as well as surface grades and swale flow routes, to the satisfaction of the Municipality. The lot grading design shall ensure adjacent lots will not receive increased runoff.
12. That the Owner submits a geotechnical report to the satisfaction of the Municipality demonstrating that the subsurface soil and groundwater conditions are suitable for the proposed severance.
13. That, if required, the Owner submits a hydrogeological assessment should elevated groundwater levels be found during the geotechnical investigation.
14. That the Owner provide confirmation that all services, including well and private sewage disposal systems would be wholly contained on the lots and that each lot confirm that a 100 percent contingency area exists, to the satisfaction of the Municipality.

15. That the severed and retained lands be given new Municipal addressing to the satisfaction of the Chief Building Official.
16. That the severed and retained lands be required to apply for and receive an entrance permit for a new driveway.

AND FURTHER THAT the reasons for granting Consent Application B-06-2025 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.