



## CONSENT DECISION

### APPLICATION B-09-2025

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 July 16, 2025. The said decision was reached on Consent Application B-9-2025 filed by Crump Enterprises Limited, in order to sever a farm parcel for lot addition purposes with an area of approximately 0.8 ha (2 ac), and the retained parcel would have a frontage of approximately 54 m (177 ft) on Egremont Drive and an area of approximately 0.4 ha (0.8 ac), for a property legally described as Concession 9 Pt Lot 3, in the Municipality of Middlesex Centre, County of Middlesex.

**DECISION:**

**GRANTED**

**DATE:**

**July 16, 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 the size of the retained lot be limited to approximately 0.4 ha (1 ac), to the satisfaction of the Municipality.
4. That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B-9-2025, and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
5. 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.
6. 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.
7. That any outstanding property taxes for the severed and retained lots of Consent B-9-2025 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(s).
9. That the lands to be severed be merged in the same name and title as the adjacent property's known legally as Concession 9 E Pt Lot 3 (Roll: 393900003014900) 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.
10. That the severed and retained parcel comply with all zoning provisions.
11. That the Owner provide confirmation that the private sewage disposal system that services the residence on the retained lot of Consent B-9-2025 is wholly contained on the said lot and that a 100% contingency area exists, to the satisfaction of the Municipality.
12. That any laneway connecting the retained and severed land shall be altered in such a way that one cannot travel from one parcel of land to the other.
13. That the owner will be required to dedicate lands up to 18 m from the centerline of construction of County Road 22 (Egremont Drive) to the County of Middlesex for the purposes of road widening, from both the severed parcel and abutting lands (Roll: 393900003014900), if the right of way is not already to that width.
14. That the hydro service for the severed lands be fully within the boundary of the proposed retained lot.
15. That the agricultural buildings on the retained parcel either be removed, or altered in such a way that the building meets the standards of a residential accessory building as confirmed by a structural engineer, to the satisfaction of the Chief Building Official.

**AND FURTHER THAT** the reasons for granting Consent application B-9-2025 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.