



THE MUNICIPALITY OF MIDDLESEX CENTRE

NOTICE OF DECISION CONSENT APPLICATION

FILE NO.: B-2024 and B-1-2026

APPLICANT: Rina Vandenheuvel on behalf of Hillbro Farms Limited

ADDRESS: 24538 New Ontario Road

DATE OF DECISION: January 28, 2026

DATE OF NOTICE: January 30, 2026

LAST DATE OF APPEAL: February 17, 2026

Take notice that the Council for the Municipality of Middlesex Centre **APPROVED** the Consent Application for File No. B-2-2024 and B-1-2026 under Section 53 of the Planning Act.

Enclosed is the decision of the Committee of Adjustment for the Municipality of Middlesex Centre. The Committee of Adjustment considered all written and oral submissions received regarding this application, the effect of which helped the Committee to make an informed decision.

Notwithstanding the above, subsection 34(19) of the Planning Act identifies the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal.

The last day for filing an appeal will be twenty days from the date of the Committee of Adjustment's decision, as noted above. If not appealed, the decision will become final and binding upon the expiration of the said twenty-day period.

Take notice that an appeal to the Ontario Land Tribunal in respect to this Consent file may be made by filing a notice of appeal with the Municipal Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Middlesex Centre as the Approval Authority or by mail 10227 Ilderton Rd, Ilderton, ON, N0M 2A0, no later than 4:30 p.m. on the last date of appeal noted above. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to clerk@middlesexcentre.ca.

Sincerely,

Megan Kamermans

Megan Kamermans, Municipal Deputy Clerk
Municipality of Middlesex Centre
10227 Ilderton Rd.
Ilderton, ON N0M 2A0
Phone: 519-666-0190 ext.5257



CONSENT DECISION

APPLICATION B-2-2024

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 January 28, 2026. The said decision was reached on Consent Application B-2-2024 filed by Rina Vandenheuvel on behalf of Hillbro Farms Limited, granted by the Committee on March 20, 2024, in order to sever a residence surplus to a farm operation as a result of consolidation, from a lot legally described as Part of Lot 21, Concession 9 North, in the Municipality of Middlesex Centre, County of Middlesex.

DECISION: **GRANTED** **DATE:** **January 28, 2026**

With Conditions: X Without Conditions:

Members concurring in the decision:

Hugh Aerts

Sue Cates

Frank Berze

Wayne Shipley

Jean Coles

Signature

Conditions

- 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 met.
- That the fee for the Certificate of Consent be paid in accordance with the Municipality's Fees and Charges By-law.
- That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B-2-2024 and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
- 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.
- 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.
- That the Owner enter into a severance agreement with the Municipality in order to advise future owner of the severed lot of Consent B-2-2024 of normal farm practices occurring in the area as outlined in the Farming and Food Production Protection Act, 1998, as amended.
- That any outstanding property taxes for the severed and retained lots of Consent B-2-2024 be paid in full.
- That, if necessary a revised assessment schedule in accordance with the Drainage Act, as amended, be commissioned and paid for by the Owner.
- That the Owner provide confirmation that the private sewage disposal system that services the residence on the severed lot of Consent B-2-2024 is wholly contained on the said lot and that a 100% contingency area exists, to the satisfaction of the Municipality.
- That the Owner either be required to drill a new well on the lands to be severed, or confirm its location will be wholly contained on the said lot, to the satisfaction of the Municipality.
- That the severed and retained land requires their own entrance and address; and 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.
- That the hydro service for the severed lands be fully within the boundary of the proposed severed lot, or than an easement for maintenance and access of the existing hydro service to the severed lot be obtained to the satisfaction of the Municipality.

- That the owner complete a Development Assessment Report to identify both natural hazards and natural heritage features associated with the severed and retained lands. Findings of the report shall be incorporated into a Zoning By-law Amendment which may include limiting any future development or expansion of existing development on the severed lands.
- That a Zoning By-law Amendment that recognizes the residential use of the severed lot and includes any require limitations for development, and prohibits any additional residential use on the retained lot of Consent B-2-2024 be in full force and effect.
- That the Owner will be required to dedicate lands measured up to 13 m from the centreline of construction of Vanneck Road across the retained parcel to the Municipality of Middlesex Centre for the purposes of road widening, if the right-of-way is not already to that width.
- That land for a 3m x 3m daylight triangle at the corner of New Ontario Road and Hedley Drive and land for a 6m x 6m daylight triangle at the corner of Vanneck Road and Hedley Drive be dedicated to the Municipality.

AND FURTHER THAT the reasons for granting Consent application B-2-2024 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
- Subject to the conditions, the proposal would comply with the Middlesex Centre Comprehensive Zoning By-law.



CONSENT DECISION

APPLICATION B-1-2026

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 January 28, 2026. The said decision was reached on Consent Application B-1-2026 filed by Rina Vandenheuvel on behalf of Hillbro Farms Limited, to establish a servicing maintenance and access easement across the retained parcel for the severed parcel to permit the existing hydro line service to the severed parcel for a lot legally described as Part of Lot 21, Concession 9 North in the Municipality of Middlesex Centre, County of Middlesex.

DECISION: **GRANTED** **DATE:** **January 28, 2026**

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-1-2026 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 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.

AND FURTHER THAT the reasons for granting Consent application B-1-2026 include:

- The proposal is consistent with the Provincial Planning Statement; 2024;
- 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.