



THE MUNICIPALITY OF MIDDLESEX CENTRE

NOTICE OF DECISION CONSENT APPLICATION

FILE NO.: B-16-2025

APPLICANT: Michelle Doornbosch

ADDRESS: 96 Harris Road

DATE OF DECISION: March 25, 2026

DATE OF NOTICE: April 2, 2026

LAST DATE OF APPEAL: April 14, 2026

Take notice that the Council for the Municipality of Middlesex Centre **APPROVED** the Consent Application for File No. B-16-2025, under Section 53 of the Planning Act.

Enclosed is a copy of Council's decision regarding the above-noted consent application. Council considered all written and oral submissions received regarding this application, the effect of which helped Council 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 Council'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-16-2025

We, the undersigned members of Council 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 March 25, 2026. The said decision was reached on Consent application B-16-2025 filed by Michelle Doornbosch in order to sever a lot with a frontage of approximately 27.2 metres (86.9 feet) on Harris Road, and an area of approximately 0.38 hectares (0.94 acres), and the retained a frontage of approximately 9.5 metres (31.1 feet) on Harris Road, and an area of approximately 1.3 hectares (3.22 acres), for a property legally described as Plan 305 Lot 3, Pt Lot 2 S Harris Rd, Parts 1 and 3 on Reference Plan 33R13216 and Part 4 on Reference Plan 33R17011, in the Municipality of Middlesex Centre, County of Middlesex.

DECISION: **GRANTED** **DATE:** **April 2, 2026**

With Conditions: X Without Conditions:

Members concurring in the decision:

Aina DeViet

Sue Cates

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-16-2025, 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 severed and retained lot shall be serviced with Municipal water at the expense of the Owner prior to consent being granted to the satisfaction of the Municipality.
7. That the Owner provide confirmation that the private sewage disposal system that services the residence on the severed lot of Consent B-16-2025 is wholly contained on the said lot and that a 100% contingency area exists, to the satisfaction of the Municipality.
8. That any outstanding property taxes for the severed and retained lots of Consent B-16-2025 be paid in full.
9. That, if necessary a revised assessment schedule in accordance with the Drainage Act, as amended, be commissioned and paid for by the Owner.
10. That the owner pay a cash-in-lieu of parkland dedication in the amount consistent with Municipalities Fee By-law.
11. That the owner be required to pay \$8,222.69 for future road upgrades.
12. That, if necessary, the owner will be required to dedicate lands up to 10 m from the centerline of construction of Harris Road of the retained and severed parcels to the Municipality of Middlesex Centre for the purposes of road widening if the right of way is not already to that width.
13. That a Zoning By-law Amendment that recognizes the residential use of the severed and retained parcels, and the reduced lot frontage of the retained parcel of Consent B-16-2025 be in full force and effect.

14. That the driveway for 96 Harris Road be reconstructed to meet municipal design standards, with a minimum clearance of 1 metre from the new proposed property line as a result of consent application B-16-2025.
15. That the retained lands from consent application B-16-2025 apply for and receive an entrance permit.
16. That the applicant be required to construct a new laneway servicing the retained parcel and existing accessory building / future residential dwelling to the satisfaction of the Municipality.
17. That the Municipality conduct an inspection of the property to confirm that no commercial uses or storage is occurring on site, and that the existing accessory structure is suitable as a residential accessory use to the satisfaction of the Municipality, prior to the creation of a lot.

AND FURTHER THAT the reasons for granting Consent application B-16-2025 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
- Subject to the conditions, the proposal would comply with the Middlesex Centre Comprehensive Zoning By-law.