



## THE MUNICIPALITY OF MIDDLESEX CENTRE

### NOTICE OF DECISION CONSENT APPLICATION

**FILE NO.:** B-4-2026, B-5-2026, and B-6-2026

**APPLICANT:** Nick Preikschas on behalf of Cor Versteegh

**ADDRESS:** 115 Prince Street

**DATE OF DECISION:** April 22, 2026

**DATE OF NOTICE:** April 24, 2026

**LAST DATE OF APPEAL:** May 12, 2026

Take notice that the Council for the Municipality of Middlesex Centre **APPROVED** the Consent Application for File No. B-4-2026, B-5-2026, and B-6-2026, 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](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [clerk@middlesexcentre.ca](mailto: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-4-2026

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 April 22, 2026. The said decision was reached on Consent Application B-4-2026 filed by Nick Preikschas on behalf of Cor Versteegh, in order to create two new residential lots, one with a frontage of approximately 20 metres (65.6 feet) on Prince Street, and an area of approximately 676.6 square metres (0.17 acres), the second with a frontage of approximately 16.6 metres (54.4 feet) on Duke Street, and an area of approximately 675 square metres (0.17 acres), and the retained residential lot a frontage of approximately 20.6 metres (67.6 feet) on Prince Street, and an area of approximately 696 square metres (0.17 acres), and to create a 6.4 metre (21 foot) maintenance and access easement for a sanitary line, from a property legally described as Lot 57 to 58, Plan 55, in the Township of Middlesex Centre, County of Middlesex.

**DECISION:**                      **GRANTED**                      **DATE:**                      **April 22, 2026**

With Conditions:   X   Without Conditions: \_\_\_\_\_

**Members concurring in the decision:**

Hugh Aerts

Sue Cates

Frank Berze

Wayne Shipley

Jean Cole

## **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 a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B-04-2026, and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
3. 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.
4. 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.
5. That any outstanding property taxes for the severed and retained lots of Consent B-04-2026 be paid in full.
6. That the transfers for the subject applications be registered concurrently by the Owner's solicitor.
7. That the owner deregister the existing development agreement on title and enter into a new Development Agreement with the Municipality, and that the Agreement be registered against the title of the subject land, which addresses among other matters, entrance locations and construction, lot grading and drainage, building envelopes, fire hydrant location, connections to the Municipal water supply and sanitary sewer systems, a financial contribution to the future upgrading of Duke Street to a full urban standard, and a security deposit for 100% of the cost of the works as well as any road reconstruction associated with the development, all to the satisfaction of the Municipality. The Development Agreement shall require the developer to provide a certification from the engineer of record confirming that all works within the road rightofway, stormwater controls, and lot grading have been completed in conformance with municipal standards and in general conformance with the approved design.
8. That upon Condition 7 of Consent B-04-2026 being satisfied, the owner shall install separate water, stormwater, and wastewater service connections to the severed parcels of Consent B-04-2026, and that the connections be installed to the satisfaction of the Municipality's Public Works and Engineering Department.
9. That the Owner submit a Storm Water Management Report to the satisfaction of the Municipality, demonstrating that post-development runoff from the proposed lots will not exceed existing conditions. Any infiltration measures or other stormwater controls shall be installed by the developer to the

satisfaction of the Municipality's Public Works and Engineering Department.

10. That the Owner submit a lot grading plan for the severed and retained lands, depicting suitable building locations, footing and 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.
11. That the owner pay the difference of \$200 from their previous application cashinlieu of parkland dedication to the Municipality, in accordance with the Municipality's current Fees and Charges Bylaw.
12. That the owner dedicate lands up to 12.0m from the centre line of Duke Street for the purposes of road widening if the right of way is not already to that width.
13. That the owner dedicate a 3.0m x 3.0m daylight triangle at the corner of Duke Street and Prince Street.
14. That the severed parcel through consent application B-4-2026 apply for and receive an entrance permit.
15. That the severed parcel through consent application B-4-2026 require its own address to the satisfaction of the Municipality, prior to the creation of the lot.
16. That the owner be required to pay \$3,477.91 for future road upgrade costs

**AND FURTHER THAT** the reasons for granting Consent application B-4-2026 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-5-2026

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 April 22, 2026. The said decision was reached on Consent Application B-5-2026 filed by Nick Preikschas on behalf of Cor Versteegh, in order to create two new residential lots, one with a frontage of approximately 20 metres (65.6 feet) on Prince Street, and an area of approximately 676.6 square metres (0.17 acres), the second with a frontage of approximately 16.6 metres (54.4 feet) on Duke Street, and an area of approximately 675 square metres (0.17 acres), and the retained residential lot a frontage of approximately 20.6 metres (67.6 feet) on Prince Street, and an area of approximately 696 square metres (0.17 acres), and to create a 6.4 metre (21 foot) maintenance and access easement for a sanitary line, from a property legally described as Lot 57 to 58, Plan 55, in the Township of Middlesex Centre, County of Middlesex.

**DECISION:**                      **GRANTED**                      **DATE:**                      **April 22, 2026**

With Conditions: X\_\_\_\_\_ Without Conditions: \_\_\_\_\_

### **Members concurring in the decision:**

Hugh Aerts

Sue Cates

Frank Berze

Wayne Shipley

Jean Cole

  
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 a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B-05-2026, and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
3. 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.
4. 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.
5. That any outstanding property taxes for the severed and retained lots of Consent B-05-2026 be paid in full.
6. That the transfers for the subject applications be registered concurrently by the Owner's solicitor.
7. That the owner deregister the existing development agreement on title and enter into a new Development Agreement with the Municipality, and that the Agreement be registered against the title of the subject land, which addresses among other matters, entrance locations and construction, lot grading and drainage, building envelopes, fire hydrant location, connections to the Municipal water supply and sanitary sewer systems, a financial contribution to the future upgrading of Duke Street to a full urban standard, and a security deposit for 100% of the cost of the works as well as any road reconstruction associated with the development, all to the satisfaction of the Municipality. The Development Agreement shall require the developer to provide a certification from the engineer of record confirming that all works within the road rightofway, stormwater controls, and lot grading have been completed in conformance with municipal standards and in general conformance with the approved design.
8. That upon Condition 7 of Consent B-05-2026 being satisfied, the owner shall install separate water, stormwater, and wastewater service connections to the severed parcels of Consent B-05-2026, and that the connections be installed to the satisfaction of the Municipality's Public Works and Engineering Department.
9. That the Owner submit a Storm Water Management Report to the satisfaction of the Municipality, demonstrating that post-development runoff from the proposed lots will not exceed existing conditions. Any infiltration measures or other stormwater controls shall be installed by the developer to the

- satisfaction of the Municipality's Public Works and Engineering Department
10. That the Owner submit a lot grading plan for the severed and retained lands, depicting suitable building locations, footing and 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.
  11. That the owner pay the difference of \$200 from their previous application cashinlieu of parkland dedication to the Municipality, in accordance with the Municipality's Fees and Charges By-law.
  12. That the owner dedicate land up to 12.0m from the centre line of Duke Street for the purposes of road widening if the right of way is not already to that width.
  13. That the severed parcel through consent application B-5-2026 apply for a received an entrance permit
  14. That the severed parcel through consent application B-5-2026 require its own address to the satisfaction of the Municipality, prior to the creation of the lot.

**AND FURTHER THAT** the reasons for granting Consent application B-5-2026 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-6-2026

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 April 22, 2026. The said decision was reached on Consent Application B-6-2026 filed by Nick Preikschas on behalf of Cor Versteegh, in order to create two new residential lots, one with a frontage of approximately 20 metres (65.6 feet) on Prince Street, and an area of approximately 676.6 square metres (0.17 acres), the second with a frontage of approximately 16.6 metres (54.4 feet) on Duke Street, and an area of approximately 675 square metres (0.17 acres), and the retained residential lot a frontage of approximately 20.6 metres (67.6 feet) on Prince Street, and an area of approximately 696 square metres (0.17 acres), and to create a 6.4 metre (21 foot) maintenance and access easement for a sanitary line, from a property legally described as Lot 57 to 58, Plan 55, in the Township of Middlesex Centre, County of Middlesex.

**DECISION:**                      **GRANTED**                      **DATE:**                      **April 22, 2026**

With Conditions:  Without Conditions:

### **Members concurring in the decision:**

Hugh Aerts

Sue Cates

Frank Berze

Wayne Shipley

Jean Cole

  
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-6-2026 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 any outstanding property taxes for the subject lands of Consent B-6-2026 be paid in full.
7. 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-6-2026 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.