



## THE MUNICIPALITY OF MIDDLESEX CENTRE

### NOTICE OF DECISION CONSENT APPLICATION

**FILE NO.:** B-07-2026

**APPLICANT:** Joseph Hentz on behalf of Hayter Farms Inc.

**ADDRESS:** 24885 Poplar Hill Road

**DATE OF DECISION:** May 20, 2026

**DATE OF NOTICE:** May 25, 2026

**LAST DATE OF APPEAL:** June 9, 2026

Take notice that the Committee of Adjustment for the Municipality of Middlesex Centre **APPROVED** the Consent Application for File No. B-07-2026, under Section 53 of the Planning Act.

Enclosed is a copy of The Committee of Adjustment's decision regarding the above-noted consent application. The Committee of Adjustment 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 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-07-2026

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 May 20<sup>th</sup>, 2026. The said decision was reached on Consent Application B-07-2026 filed by Joseph Hentz on behalf of Hayter Farms Inc 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 4, Lobo Concession 10 in the Municipality of Middlesex Centre, County of Middlesex.

**DECISION:**                      **GRANTED**    **DATE:**                      **May 20, 2026**

With Conditions:   X   Without Conditions:                   

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

Hugh Aerts

Sue Cates

Frank Berze

Wayne Shipley

## **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 resultant severance be limited to the areas inclusive of the dwelling, well, septic system and contingency area, 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-07-2026, and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
5. 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.
6. 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.
7. That the Owner enter into a severance agreement with the Municipality in order to advise future owner of the severed lot of Consent B-07-2026 of normal farm practices occurring in the area as outlined in the Farming and Food Production Protection Act, 1998, as amended.
8. That any outstanding property taxes for the severed and retained lots of Consent B-07-2026 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 a Zoning By-law Amendment that recognizes the residential use of the severed lot and prohibits any additional residential use on the retained lot of Consent B-07-2026 be in full force and effect.
11. That the Owner provide confirmation that the private sewage disposal system that services the residence on the severed lot of Consent B-07-2026 is wholly contained on the said lot by a qualified contractor and that a 100% contingency area exists, to the satisfaction of the Municipality.
12. That the severed and retained parcels require their own entrances and addresses, 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.
13. That the hydro service for the severed lands be fully within the boundary of the proposed severed lot.

14. That an address be assigned and number erected for the severed and retained lands as a result of consent application B-07-2026.
15. That the existing farm building be removed or be confirmed not to contain any stalls or pens which could house livestock to the satisfaction of the Municipality.
16. That the accessory building be reviewed by building division for signs of being unsafe for use as a residential accessory building, which may require a change of use building permit, to the satisfaction of the Municipality.
17. That the dwelling be confirmed to be habitable to the satisfaction of the Municipality.
18. That the owner will be required to dedicate lands up to 10 metres from centreline of construction of Poplar Hill Road across the severed and retained parcels to the Municipality of Middlesex Centre for the purposes of road widening if the right of way is not already to that width.
19. That the owner be required to dedicate a 3 metre by 3 metre daylight triangle at the intersection of Poplar Hill Road and Charlton Drive.

**AND FURTHER THAT** the reasons for granting Consent application B-07-2026 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.