



THE MUNICIPALITY OF MIDDLESEX CENTRE

NOTICE OF DECISION CONSENT APPLICATION

FILE NO.: B-09-2026

APPLICANT: SBM Limited (c/o Jamie Robertson) on behalf of Oliver Bailey and Olivia Bailey

ADDRESS: 128 Ontario Avenue

DATE OF DECISION: June 17, 2026

DATE OF NOTICE: June 24, 2026

LAST DATE OF APPEAL: July 7, 2026

Take notice that the Committee of Adjustment for the Municipality of Middlesex Centre **APPROVED** the Consent Application for File No. B-09-2026 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-09-2026

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 June 17, 2026. The said decision was reached on Consent Application B-09-2026, filed by SBM Limited (c/o Jamie Robertson) on behalf of Oliver Bailey and Olivia Bailey, in order to create 1 new residential lot with a frontage of approximately 6.7 m (54.8 ft) on Ontario Avenue and an area of approximately 610.8 m² (0.15 ac) and a retained residential lot a frontage of approximately 36.6 m (120 ft) on Springer Street and 54.9 m (180 ft) on Ontario Avenue and an area of approximately 1, 397.8 m² (0.34 ac), from a property legally described as Plan 76 Blk G Lot 7 To 8, in the Municipality of Middlesex Centre, County of Middlesex.

DECISION:

GRANTED

DATE:

June 17, 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 a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B-09-2026, 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-09-2026 be paid in full.
6. That the transfers for the subject application be registered concurrently by the Owner's solicitor.
7. That the Owner enter into a 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, 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 right-of-way, stormwater controls, and lot grading have been completed in conformance with municipal standards and in general conformance with the approved design.
8. That the Owner shall install separate water, stormwater, and wastewater service connections to the severed parcel of Consent B-09-2026, 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, Geotechnical Report, and Servicing and Grading Plan to the satisfaction of the Municipality.
10. That the Owner demonstrate that post-development runoff from the proposed lots will not exceed existing conditions. Any infiltration measures or other stormwater controls required shall be installed by the developer to the satisfaction of the Municipality's Public Works and Engineering Department.

11. 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.
12. That the Owner pay the parkland dedication fee as required by the Municipality of Middlesex Centre's fee by-law.
13. That the Owner pay \$15,140.98 which is 50% of the cost for the future road reconstruction of Ontario Avenue to an urban standard along the frontage of the severed lot.
14. That the hydro service for the retained parcel be fully within the boundary of the proposed retained parcel.

AND FURTHER THAT the reasons for granting Consent application B-09-2026 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.