



THE MUNICIPALITY OF MIDDLESEX CENTRE

NOTICE OF DECISION CONSENT APPLICATION

FILE NO.: B-16-2026

APPLICANT: Stantec Consulting Ltd (c/o Rachel Haggith) on behalf of Dale and Julia McIntyre

ADDRESS: 10710 Oxbow Drive

DATE OF DECISION: September 16, 2026

DATE OF NOTICE: September 22, 2026

LAST DATE OF APPEAL: October 6, 2026

Take notice that the Committee of Adjustment for the Municipality of Middlesex Centre **APPROVED** the Consent Application for File No. B-16-2026 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 the Committee of Adjustment 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-16-2026

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 September 16th, 2026. The said decision was reached on Consent Application B-16-2026, filed by Stantec Consulting Ltd (c/o Rachel Haggith) on behalf of Dale and Julia McIntyre, in order to sever an existing farm residence from 10710 Oxbow Drive off of the existing farm parcel, while also merging the residence located at 10794 Oxbow Drive with the same farm parcel located at 10710 Oxbow Drive for lot addition purposes with an area of approximately 0.89 hectares (2.2 acres), for properties legally described as Part of Lot 12 Concession 3, Part 1 of Reference Plan 33R10026 and Part of Lots 11, 12, Concession 3 South, in the Municipality of Middlesex Centre, County of Middlesex.

DECISION:

GRANTED

DATE:

September 16, 2026

With Conditions: ___X___ Without Conditions:

Members concurring in the decision:

Hugh Aerts

Sue Cates

Frank Berze

Wayne Shipley

Jean Coles

Signature

CONDITIONS:

AND THAT Consent B-16-2026 be subject to the following 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-16-2026, 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 severed parcel from 10710 Oxbow Drive be limited in size to the same general area as the lands from 10794 Oxbow Drive being merged with the farm parcel.
7. That any outstanding property taxes for the severed and retained lots of Consent B-16-2026 be paid in full.
8. That, if necessary, a revised assessment schedule in accordance with the Drainage Act, as amended, be commissioned and paid for by the Owner(s).
9. That the land known legally as Part of Lot 12, Concession, Part 1 on Reference Plan 33R10026 (Roll: 393900001015720) be merged in the same name and title as the property legally described as Lots 11, 12 Concession 3 South (Roll: 393900001015700) to the satisfaction of the Municipality; and that subsection 50(3) or (5) of the Planning Act apply to any subsequent conveyances involving the enlarged parcel, and that any mortgages that may be required take into the account the parcel as enlarged.
10. That the severed and retained parcel comply with all zoning provisions.
11. That the owner will be required to dedicate lands up to 13 m from the centerline of construction of Oxbow Drive across the severed and retained lands to the Municipality of Middlesex Centre for the purposes of road widening if the right of way is not already to that width.
12. The Owner shall provide confirmation that the private sewage disposal system serving the dwelling on the severed parcel is wholly contained within the boundaries of the severed lands and that a 100% replacement (contingency) area is available.

13. The Owner shall enter into a severance agreement with the Municipality to advise future owners of the severed parcel of normal farm practices occurring in the area, as contemplated by the Farming and Food Production Protection Act, 1998.
14. That, if necessary, a driveway permit be obtained to provide a new driveway to the farm parcel.
15. That the severed and retained parcels shall each have their own independent entrance and municipal address.

FURTHER THAT the reasons for approving Consent Application B-16-2026 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,
- The proposal complies with the Middlesex Centre Comprehensive Zoning By-law.