

Report No.: PLA-27-2024
Meeting Date: May 22, 2024
Submitted by: Dan FitzGerald, Manager of Planning
Subject: Application for Consent Cancellation (File No. B-5/2024)

Consent Cancellation Recommendation:

THAT as permitted under section 53(45) of the Planning Act, the Clerk be authorized to issue a Certificate of Cancellation confirming that Subsection 50(12) of the Planning Act does not apply in respect of the land, and that Subsection 50(3) or (5) applies to a subsequent conveyance or other transaction involving the land, authorizing the lands to remerge while removing their rights to be conveyed without further future consent.

Purpose:

The purpose of this report is to provide Council with a recommendation regarding a request to cancel a certificate of consent for a property located on the south side of Glendon Drive, west of the intersection at Glendon Drive and Jefferies Road in Kilworth.

A location map is included as Attachment 1.

Background:

The purpose and effect of Consent Application B5/2024 is to Cancel and existing certificate of consent in order to merge to parcels on title. The effect of the proposal will be to establish a new self-storage facility as an extension of an existing facility.

The lands are designated Settlement Commercial, within Special Policy Area #2 in Middlesex Centre's Official Plan and are zoned a site specific Highway Commercial – exception (C2-5) Zone in Middlesex Centre's Comprehensive Zoning By-law.

The subject parcels each have an individual frontage of approximately 54.55 metres (179 feet) on Glendon Drive, and each have an area of approximately 6,071.4 square metres (1.49 acres). By consolidated the parcels, they would maintain a frontage of 109.1 metres (334 feet) on Glendon Drive, and an area of approximately 12,038.8 square metres (2.97 acres). By consolidating, the applicant intends to add additional self storage buildings to an existing self storage facility.

The property is designated 'Settlement Area' in the County of Middlesex Official Plan. It is designated 'Settlement Commercial' in the Middlesex Centre Official Plan, is located



within 'Special Policy Area #2' and is identified as a Community Gateway. Additionally, the lands are zoned a 'Highway Commercial Exception (C2-5) Zone' by Middlesex Centre's Comprehensive Zoning By-law.

Analysis

As recently enacted, section 53(45) of the Planning Act authorizes the Clerk of a Municipality to issue a Certificate of Cancellation confirming that Subsection 50(12) of the Planning Act does not apply in respect of the land, and that Subsection 50(3) or (5) applies to a subsequent conveyance or other transaction involving the land, authorizing the lands to remerge while removing their rights to be conveyed without further future consent.

Staff is supportive of the request as it creates a consolidated development parcel that will consolidate access and services to the lands.

It is recommended that a certificate of cancellation be issued, and merger of the two lots occur. Confirmation will be required from the applicant's solicitor that the merger has occurred, and the two lots may not be transferred without further consent from the Municipality.

Attachments

1. Location Map
2. Development Proposal