



**Middlesex Centre Council Minutes**  
**Regular Meeting of Council**

**May 22, 2024, 5:30 p.m.**  
**Hybrid Council Meeting (Virtual and In-Person)**  
**13168 Ilderton Road / Virtual**  
**Ilderton, Ontario, N0M 2A0**

**COUNCIL PRESENT:** Mayor DeViet, Deputy Mayor Brennan, Councillor Heffernan, Councillor Shipley, Councillor Aerts, Councillor Cates, Councillor Berze

**STAFF PRESENT:** Michael Di Lullo - Chief Administrative Officer, James Hutson - Municipal Clerk, Megan Kamermans - Deputy Clerk, Colin Toth, Director of Emergency Services / Fire Chief, Rob Cascaden - Director of Public Works and Engineering, Scott Mairs - Director of Community Services, Tiffany Farrell - Director of Corporate Services, Marion Cabral - County Planner, Dan Fitzgerald - County Planner, Sophie Baysarowich - Communications & Legislative Services Administrative Assistant, Heather Kepran - Manager of Strategic Communications, Wayne Ysebaert - Deputy Chief Building Official

**1. CALL TO ORDER**

Mayor DeViet calls the meeting to order at 5:30 p.m. Members of the public are invited to participate in this meeting of Council by attending the meeting in-person at the Ilderton Community Centre located at 13168 Ilderton Rd, Ilderton, ON N0M 2A0.

Members of the public may also access the meeting which will be live-streamed on our Middlesex Centre YouTube channel or by contacting the Municipal Clerk to receive a registration link to join the meeting electronically.

Members of the public wishing to appear as a delegation can register for the meeting by visiting [middlesexcentre.ca/participating-council-meetings](http://middlesexcentre.ca/participating-council-meetings) or by contacting the Municipal Clerk at (519) 666-0190 by 4:30 p.m. on the Monday of the week of the scheduled meeting. All requests to delegate are subject to the provisions of the Middlesex Centre Procedure By-law.

Members of the pub

Members of the public can choose to delegate in-person or by electronic participation. Accessible formats and communication supports are available upon request.

**2. ADDITIONS TO THE AGENDA**

Applications for Official Plan Amendment (OPA 63) and Zoning By-law Amendment (ZBA-18-2023) for 13339 Ilderton Road are to be rescheduled for a future date, and a revised Notice will be issued.

**3. DISCLOSURE OF PECUNIARY INTEREST**

**3.1 Application for Consent Cancellation (B-5/2024)**

Councillor Aerts declared a conflict on this item.

**4. DELEGATIONS AND PRESENTATIONS**

**4.1 Saker Municipal Drain Consideration of Engineer's Report**

Mike DeVos of Spriet Associates is in attendance to provide an overview of the engineer's report.

**Resolution # 2024-134**

**Moved by:** Deputy Mayor Brennan

**Seconded by:** Councillor Berze

THAT the Council for the Municipality of Middlesex Centre receives the Saker Drain Report from Spriet Associates and authorizes that the project proceed;

AND THAT the Court of Revision will meet on July 3, 2024;

AND FURTHER THAT Councillor Berze, Councillor Aerts and Deputy Mayor Brennan be appointed to sit as the members of the Court of Revision with Deputy Mayor Brennan being the Chair.

**CARRIED**

**5. COURT OF REVISION**

**Resolution # 2024-135**

**Moved by:** Councillor Shipley

**Seconded by:** Councillor Aerts

THAT Council adjourn its regular meeting at 5:36 p.m. to sit as the Court of Revision for the Nixon Stokes Drain. Members of the Court of Revision are

Deputy Mayor Brennan, Councillor Heffernan, and Councillor Shipley, with Deputy Mayor Brennan being the Chair.

**CARRIED**

**5.1 Nixon Stokes Drain**

**Resolution # 2024-136**

**Moved by:** Councillor Shipley  
**Seconded by:** Councillor Heffernan

THAT the Middlesex Centre Court of Revision approves the Schedule of Assessment for the Nixon Stokes Municipal Drain provisionally adopted by By-Law 2024-031 as outlined in the report prepared by Spriet Associates;

AND THAT the corresponding by-law be forwarded to Council for a final reading;

AND FURTHER THAT the Court of Revision for the Nixon Stokes Drain adjourn at 5:37 p.m.

**CARRIED**

**5.2 Needham Municipal Drain**

Brendan Shapton of GM BluePlan is in attendance to provide an overview of the appeals report.

Louise Gillis of Gillis Farms Inc. is in attendance to comment on their appeal.

Eric Van Gaalen is in attendance on behalf of Barbara Van Gaalen to comment on their appeal.

Sherri-Lynn Belair is in attendance to comment on their appeal.

**Resolution # 2024-137**

**Moved by:** Councillor Shipley  
**Seconded by:** Councillor Aerts

THAT the Middlesex Centre Court of Revision adjusts the assessment of the Belair/Boros property as recommended by the drainage engineer based on the property area reduction noted therein;

AND THAT the Middlesex Centre Court of Revision approves an amended schedule of assessment for the Needham Municipal Drain as outlined in the report prepared by GM Blue Plan and associates

AND THAT the outstanding funds resulting from the reassessment of the Belair/Boros property in the amount of \$740 be applied to the Tweleve Mile Road owned by the Municipality of Middlesex Centre;

AND THAT the corresponding by-law be forwarded to Council for a final reading;

AND FURTHER THAT the Court of Revision for the Needham Drain adjourn at 6:13 p.m. and Council resume their regular meeting.

**CARRIED**

**6. PUBLIC MEETING - 2024 DEVELOPMENT CHARGE STUDY**

**Resolution # 2024-138**

**Moved by:** Councillor Gates

**Seconded by:** Councillor Berze

THAT the Council for the Municipality of Middlesex Centre move into a public Meeting in accordance with Section 12 of the Development Charges Act.

**CARRIED**

**6.1 Public Meeting - Development Charge Study 2024**

Peter Simcisko of Watson & Associates Economists Ltd., is in attendance to provide a brief presentation on the findings of the study.

Lauren Prosser is in attendance on behalf of Sifton to comment on the study.

**Resolution # 2024-139**

**Moved by:** Councillor Berze

**Seconded by:** Councillor Aerts

THAT report CPS-32-2024, Development Charge Study 2024 – Public Meeting be received;

AND THAT the public meeting for the 2024 Development Charge Study adjourn at 7:07 pm and Council resume their regular meeting;

**CARRIED**

**7. ADOPTION OF THE MINUTES**

**Resolution # 2024-140**

**Moved by:** Councillor Shipley

**Seconded by:** Councillor Heffernan

THAT the minutes of the special council meeting held on May 8, 2024 be adopted as printed.

AND THAT the minutes of the regular council meeting held on May 1, 2024 be adopted as printed.

**CARRIED**

**7.1 Minutes of the May 8, 2024 Special Council Meeting**

**7.2 Minutes of the May 1, 2024 Regular Council Meeting**

**8. CONSENT AGENDA**

**Resolution # 2024-141**

**Moved by:** Councillor Berze

**Seconded by:** Councillor Heffernan

THAT Consent items 8.1 through 8.9 listed on the May 22, 2024 agenda be adopted as recommended.

**CARRIED**

**8.1 IESO Central-West Bulk Plan Findings**

THAT Report CAO-19-2024 re: IESO Central-West Bulk Plan Findings be received for information.

**8.2 Budget to Actual Year End 2023**

THAT Report CPS-27-2024 re: Budget to Actual Report for yearend 2023 be received for information.

**8.3 Capital Budget to Actual Year End 2023**

THAT Report CPS-28-2024, re: Capital Budget to Actual yearend 2023 be received for information.

**8.4 Budget to Actual April 2024**

THAT Report CPS-33-2024 re: Budget to Actual for April 2024 be received as information.

**8.5 Link Municipal Drain Request for Drain Improvement**

THAT Report PWE 24-2024 re: Link Municipal Drain Request for Drain Improvement be received;

AND THAT the Request for Drain Improvement submitted by landowners proceed;

AND THAT staff be directed to notify the affected landowners and appropriate agencies of the Council's decision to proceed with the drainage works;

AND FURTHER THAT following the notice to the appropriate agencies, Mike DeVos, P.Eng. of Spriet Associates be appointed to prepare a Drainage Report for the improvement of the requested Municipal Drain, all in accordance with the Ontario Drainage Act.

#### **8.6 Green-Harding Drainage Works**

THAT PWE 25-2024 Green Harding Drainage Works Request for Drain Improvement be received;

AND THAT the Request for Drain Improvement submitted by landowners proceed;

AND THAT staff be directed to notify the affected landowners and appropriate agencies of the Council's decision to proceed with the drainage works;

AND FURTHER THAT following the notice to the appropriate agencies, Brendan Shapton, P.Eng. of G.M. BluePlan be appointed to prepare a Drainage Report for the improvement of the requested Municipal Drain, all in accordance with the Ontario Drainage Act.

#### **8.7 Tree Inventory and Assessment**

THAT Report PWE 16-2024 re: Tree Inventory and Assessment be received for information.

#### **8.8 Amendments to The Parking and Traffic By-law**

THAT Report PWE 26-2024 re: Amendments to The Parking and Traffic By-law be received;

AND THAT the Parking and Traffic By-law 2018-092 be amended as per Appendix A appended to Report PWE 26-2024.

#### **8.9 Streetlight Inventory and Assessment**

THAT Report PWE 23-2024 re: Streetlight Inventory and Assessment be received for information.

### **9. STAFF REPORTS**

#### **9.1 Reserve and Reserve Fund Policy**

Tiffany Farrell, Director of Corporate Services is in attendance to provide an overview of the Staff Report.

**Resolution # 2024-142**

**Moved by:** Councillor Berze  
**Seconded by:** Councillor Cates

THAT Council approve amending the Reserve and Reserve Fund Policy to include an additional reserve fund; Municipal Drains Reserve Fund;

AND THAT Council approve amending the Reserve and Reserve Fund Policy to include an additional reserve fund; Security Deposits Reserve Fund;

AND THAT Council approve transferring in \$55,618.05 into the Security Deposits Reserve Fund for 2024;

AND THAT Council approve amending the Reserve and Reserve Fund Policy to include an additional reserve fund; Development Charge Exemptions Reserve Fund;

AND THAT Council approve amending the Reserve and Reserve Fund Policy to include administrative clean up items addressed in this report;

AND THAT Council approve closing the Safe Restart Reserve Fund;

AND THAT Council approves the Reserve and Reserve Policy as attached to this report, CPS-29, 2024.

**CARRIED**

## **9.2 Preliminary Year End Surplus and Reserve Fund Transfers 2023**

Tiffany Farrell, Director of Corporate Services is in attendance to provide an overview of the Staff Report.

### **Resolution # 2024-143**

**Moved by:** Councillor Shipley  
**Seconded by:** Councillor Cates

THAT the transfer to reserve funds in 2023 for the development charge exemption reserve fund in the amount of \$1,000,000.00 be approved;

AND THAT the transfer to reserve funds in 2023 for the roads capital reserve fund in the amount of \$183,655.00 be approved;

AND THAT the transfer to reserve funds in 2023 for the municipal drains reserve fund in the amount of \$200,000.00 be approved;

AND THAT the transfer to reserve funds in 2023 for the tax rate stabilization reserve fund in the amount of \$516,000.00 be approved;

AND THAT the transfer to reserve funds in 2023 for the buildings and facilities reserve fund in the amount of \$100,000.00 be approved;

AND THAT the transfer to reserve funds in 2023 for the legal reserve fund in the amount of \$150,000.00 be approved;

AND THAT the transfer to reserve funds in 2023 for the build Middlesex centre reserve fund in the amount of \$375,000.00 be approved;

AND FURTHER THAT any remaining portion of the 2023 surplus be allocated to the roads capital reserve fund.

**CARRIED**

### **9.3 Treasurer's Statement 2023-Development Charges**

Tiffany Farrell, Director of Corporate Services is in attendance to provide an overview of the Staff Report.

#### **Resolution # 2024-144**

**Moved by:** Councillor Heffernan

**Seconded by:** Councillor Cates

THAT Report CPS-29-2024, re: Development Charges Treasurer Statement for 2023 be received and posted on the website.

**CARRIED**

### **9.4 Application for Consent Cancellation (B-5/2024)**

Councillor Aerts declared a conflict on this item.

Dan Fitzgerald, County Planner is in attendance to provide an overview of the Staff Report.

#### **Resolution # 2024-145**

**Moved by:** Councillor Cates

**Seconded by:** Councillor Berze

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.

**CARRIED**

### **9.5 Longwoods Road Pedestrian Crossover**



Rob Cascaden, Director of Public Works & Engineering is in attendance to provide an overview of the Staff Report.

**Resolution # 2024-146**

**Moved by:** Councillor Berze

**Seconded by:** Councillor Cates

THAT Council Report PWE 22-2024, re: Longwoods Road Pedestrian Crossover be received for information;

AND THAT Council amend the 2024 budget to include a pedestrian crossover on Longwoods Road with the funding of \$95,000 to be funded from the Delaware Hydro Reserve Fund.

**CARRIED**

**10. COMMITTEE OF ADJUSTMENT**

**Resolution # 2024-147**

**Moved by:** Councillor Berze

**Seconded by:** Councillor Cates

THAT Council adjourn its regular meeting at 7:35 pm in order to sit as a Committee of Adjustment under Section 45 of The Planning Act, 1990, as amended, to consider the Minor Variance applications listed on the May 22, 2024 Council Agenda.

**CARRIED**

**10.1 Application for Minor Variance (File No. A-6/2024)**

Dan Fitzgerald, County Planner is in attendance to provide an overview of the Planning Report.

**Resolution # 2024-148**

**Moved by:** Councillor Cates

**Seconded by:** Councillor Shipley

THAT Minor Variance Application A-6/2024, filed by Bailey Van Praet for relief from the Comprehensive Zoning By-law in order to establish a minimum front yard setback of 11.25 metres (37 feet), whereas the Zoning By-law requires a minimum setback of 15 metres (49 feet), for a property legally described as Part of Lot 8, Concession 2, Part 2 of Reference Plan 33R13722, in the Municipality of Middlesex Centre, County of Middlesex and is municipally known as 22596 Coldstream Road, be GRANTED

**CARRIED**

## **10.2 Application for Minor Variance (File No. A-7/2024)**

Dan Fitzgerald, County Planner is in attendance to provide an overview of the Planning Report.

Katelyn Crowley of Zelinka Primao Ltd. (Agent) is in attendance on behalf of Orange Rock Developments to comment on the application.

### **Resolution # 2024-149**

**Moved by:** Councillor Cates

**Seconded by:** Councillor Berze

THAT Minor Variance Application A-7/2024, filed by Zelinka Primao Ltd c/o Katelyn Crowley on behalf of Orange Rock Developments for relief from the Municipality's Comprehensive Zoning By-law's minimum interior side yard setback to 3.5 metres (11.48 feet), whereas the Zoning By-law requires a minimum interior side yard setback of 6.0 (18 feet), for a lot legally described as Part of Block 60, Plan 33M656, in the Municipality of Middlesex Centre, County of Middlesex, be GRANTED

AND THAT the reduced interior side yard setback only apply to the lands identified as Part 2 on the attached reference plan.

**CARRIED**

## **11. PUBLIC MEETINGS**

### **Resolution # 2024-150**

**Moved by:** Deputy Mayor Brennan

**Seconded by:** Councillor Heffernan

THAT the Committee of Adjustment adjourn at 7:46 pm and Council resume their regular meeting;

AND THAT Council move into Public Meetings at 7:47 pm pursuant to the Planning Act, R.S.O. 1990, as amended, to consider the applications listed on the May 22, 2024 Council agenda.

**CARRIED**

### **11.1 Application for Zoning By-law Amendment (ZBA-1-2024) for 22596 Coldstream Road; Filed by Bailey Van Praet and Karen Van Praet**

Marion Cabral, County Planner is in attendance to provide an overview of the Planning Report.

Bailey Van Praet, the applicant is in attendance virtually to address any questions that council may have.

### **Resolution # 2024-151**

**Moved by:** Councillor Heffernan

**Seconded by:** Councillor Aerts

THAT Zoning By-law Amendment application (ZBA-1-2024) for a temporary use zone, filed by Bailey Van Praet and Karen Van Praet, to permit two single-detached dwellings on one property for up to three years to allow a new residence to be constructed on the land known as 22596 Coldstream Road, be APPROVED;

AND THAT the owner be required to enter into a new Temporary Use Agreement with the Municipality and submit a deposit of \$15,000 to ensure the removal of the existing residence.

**CARRIED**

**11.2 Applications for Official Plan Amendment (OPA 64) and Zoning By-law Amendment (ZBA-2-2024), filed by Brock Development Group on behalf of Arjang and Carol Yazdani**

Marion Cabral, County Planner is in attendance to provide an overview of the Planning Report.

Michelle Doornbosch of Brock Development Group (agent) is in attendance on behalf of the applicant in order to comment on the application.

**Resolution # 2024-152**

**Moved by:** Deputy Mayor Brennan

**Seconded by:** Councillor Shipley

THAT the Official Plan Amendment No. 64, filed by Brock Development Group on behalf of Arjang and Carol Yazdani, for the land legally described as Concession 6 S Pt Lot 28 (former Township of London) and known as 2312 Sunningdale Road W, Municipality of Middlesex Centre, be REFUSED;

AND THAT the Zoning By-law Amendment application, filed by Brock Development Group on behalf of Arjang and Carol Yazdani, to rezone the subject land from the 'Agricultural (A1)(t-1)' zone to a new site-specific 'Agricultural (A1-x)(t-1)' zone for the land legally described as Concession 6 S Pt Lot 28 (former Township of London) and known as 2312 Sunningdale Road W, Municipality of Middlesex Centre, be REFUSED.

**CARRIED**

**11.3 Application for Zoning By-law Amendment (ZBA-3-2024), filed by Siv-ik Planning & Design on behalf of Annaert Holdings Inc.**

Marion Cabral, County Planner is in attendance to provide an overview of the Planning Report.

Dan Murphy of Siv-ik Planning and Design (agent) is in attendance on behalf of the applicant Annaert Holdings Inc. to provide comments on the application.

Mike Godwin is in attendance to provide comments on the application.

**Resolution # 2024-153**

**Moved by:** Deputy Mayor Brennan

**Seconded by:** Councillor Cates

THAT Zoning By-law Amendment application ZBA-3-2024, filed by Siv-ik Planning & Design on behalf of Annaert Holdings Inc., to rezone the subject land from the 'Agricultural (A1)' zone to the 'Farm Industrial exception 4 (M3-4)' and 'Agricultural exception 51 (A1-51)' zones for the land legally described as Concession 7 PT Lot 25 and RP 33R13380 Part 3 (former Township of London) and known as 21631 Hyde Park Road, Municipality of Middlesex Centre, be APPROVED.

**CARRIED**

**11.4 Application for Consent to Sever (B-6/2024)**

Dan Fitzgerald, County Planner is in attendance to provide an overview of the Planning Report.

Kelly and Karl Bulitka, the applicants are in attendance to answer any questions that council may have.

**Resolution # 2024-154**

**Moved by:** Councillor Heffernan

**Seconded by:** Councillor Shipley

THAT Consent Application B-6/2024 filed by Kelly and Karl Bulitka in order to sever a residential lot with a frontage of approximately 12.1 metres (39.7 feet) on Ilderton Road, and an area of approximately 420.1 square metres (4520 square feet), and the retained a frontage of approximately 12.1 metres (39.7 feet) on Ilderton Road, and an area of approximately 420.1 square metres (4520 square feet), for a property legally described as Lot 24, Concession 10, in the Municipality of Middlesex Centre, County of Middlesex, and is municipally known as 13433 Ilderton Road; be GRANTED.

AND THAT Consent B-6/2024 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 fees 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-6/2024, and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
4. 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.
5. 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.
6. That any outstanding property taxes for the severed and retained lots of Consent B-6/2024 be paid in full.
7. That the transfers for the subject applications be registered concurrently by the Owner's solicitor.
8. 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, 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.
9. That upon Condition 8 of Consent B-8/2023 being satisfied, the owner shall install separate water, stormwater and wastewater service connections to the severed parcel of Consent B-6/2024 and that the connection be installed to the satisfaction of the Municipality's Public Works and Engineering Department.
10. That the Owner submits a Storm Water Management Report to the satisfaction of the Municipality.
11. That the owner demonstrate that post development runoff from the proposed lot will not exceed the 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.

12. That the Owner submits a lot grading plan for the severed and retained lands, depicting the suitable building locations, footing/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.
13. That the owner pay a cash-in-lieu of parkland dedication in the amount of \$1300, consistent with Municipalities Fee By-law.
14. That the owner will be required to dedicate lands up to 15 m from the centerline of construction of County Road 16 (Ilderton Road) across the severed and retained parcels to the County of Middlesex for the purposes of road widening if the right of way is not already to that width.

AND FURTHER THAT the reasons for granting Consent application B-6/2024 include:

- The proposal is consistent with the Provincial Policy 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.

**CARRIED**

#### **11.5 Application for Consent to Sever (B-4/2024)**

Dan Fitzgerald, County Planner is in attendance to provide an overview of the Planning Report.

Janet Gibbons of Cohen Highley LLP (agent) is in attendance on behalf to Nicolaas and Colleen Wiendels, the applicant, to comment on the application.

#### **Resolution # 2024-155**

**Moved by:** Councillor Shipley

**Seconded by:** Councillor Aerts

Consent File B-4/2024 Recommendation:

THAT Consent Application B-4/2024, filed by Janet Gibbons c/o Cohen Highley LLP, on behalf of Nicolaas and Colleen Wiendels, 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 7, Concession 12 South, in the Municipality of Middlesex Centre, County of Middlesex, and is municipally known as 10214 Greystead Drive, be GRANTED.

FURTHER THAT Consent B-4/2024 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 met.
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-4/2024 and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
4. 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.
5. 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.
6. That the Owner enter into a severance agreement with the Municipality in order to advise future owner of the severed lot of Consent B-4/2024 of normal farm practices occurring in the area as outlined in the Farming and Food Production Protection Act, 1998, as amended.
7. That any outstanding property taxes for the severed and retained lots of Consent B-4/2024 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.
9. That the Owner provide confirmation that the private sewage disposal system that services the residence on the severed lot of Consent B-4/2024 is wholly contained on the said lot and that a 100% contingency area exists, to the satisfaction of the Municipality.

10. That the Owner either be required to drill a new well on the lands to be severed, or confirm its location will be wholly contained on the said lot, to the satisfaction of the Municipality.

11. That the severed and retained land requires their own entrance and address; 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.

12. That the severed lands be subject to an easement for the hydro service.

13. That a Zoning By-law Amendment that recognizes the residential use of the severed lot and includes any require limitations for development, and prohibits any additional residential use on the retained lot of Consent B-4/2024 be in full force and effect.

14. That a change of use permit be required for any existing barns to remain with the agricultural lands to ensure the building is only used for storage and any / all capabilities of housing livestock are removed.

FURTHER THAT the reasons for granting Consent Application B-4/2024 include:

- The proposal is consistent with the Provincial Policy 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 File B-8/2024 Recommendation:

THAT Consent Application B-8/2024, filed by Janet Gibbons c/o Cohen Highley LLP, on behalf of Nicolaas and Colleen Wiendels, in order to establish a shared access and maintenance easement for an existing hydro line servicing the retained lands across the severed land, for a lot legally described as Part of Lot 7, Concession 12 South, in the Municipality of Middlesex Centre, County of Middlesex, and is municipally known as 10214 Greystead Drive, be GRANTED.

FURTHER THAT Consent B-8/2024 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-8/2024 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-8/2024 be paid in full.

AND FURTHER THAT the reasons for granting Consent application B-8/2024 include:

- The proposal is consistent with the Provincial Policy Statement;
- The proposal conforms to the County of Middlesex Official Plan and the Middlesex Centre Official Plan; and
- Subject to the conditions, the proposal complies with the Middlesex Centre Comprehensive Zoning By-law.

**CARRIED**

## **12. COUNCIL TO RISE FROM PUBLIC MEETINGS**

### **Resolution # 2024-156**

**Moved by:** Councillor Cates

**Seconded by:** Councillor Berze

THAT the public meetings adjourn at 8:35 pm and Council resume their regular meeting;

**CARRIED**

**13. NOTICE OF MOTION**

There are no Notices of Motion to note for the May 22, 2024 council meeting.

**14. CORRESPONDENCE**

**Resolution # 2024-157**

**Moved by:** Councillor Aerts

**Seconded by:** Councillor Shipley

THAT the Correspondence items 14.1 through 14.10 listed on the May 22, 2024 Council agenda be received as information.

**CARRIED**

**14.1 Drinking Water Source Protection - Municipal Newsletter May 2024**

**14.2 The Multi-Municipal Energy Working Group - Unwilling Host Proposal**

**14.3 Ausable Bayfield Conservation Authority - Board of Directors Annual General Meeting, April 18, 2024**

**14.4 Ausable Bayfield Conservation Authority - Board of Director's Agenda, May 16, 2024**

**14.5 Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin**

**14.6 2024 OBIAA - Conference Announcement**

**14.7 Minister Cho Op-ed for Seniors' Month – June 2024**

**14.8 Middlesex County - Notice of Development Charges Public Meeting**

**14.9 Watson and Associates Economists Ltd. - Assessment of Bill 185 Cutting Red Tape to Build More Homes Act 2024**

**14.10 Middlesex-London Health Unit Board of Health Meeting Summary - April 18, 2024**

**15. OTHER BUSINESS**

There is no Other Business to note for the May 22, 2024 council meeting.

**16. BY-LAWS**

**Resolution # 2024-158**

**Moved by:** Councillor Cates

**Seconded by:** Deputy Mayor Brennan

THAT By-Laws 2024-043 through 2024-047 listed on the May 22, 2024 agenda be approved.

**CARRIED**

**16.1 2024-043**

Being a by-law of the Corporation of the Municipality of Middlesex Centre to provide for a drainage works to be known as the Saker Drain.

**16.2 2024-044**

Being a by-law of the Corporation of the Municipality of Middlesex Centre to amend the Fees and Charges By-law 2022-104 to establish various fees and charges for services provided by the Municipality of Middlesex Centre (Fee By-Law).

**16.3 2024-045**

Being a by-law to amend the Middlesex Centre Comprehensive Zoning By-law number 2005-005 with respect to Concession 2 Pt Lot 8 RP 33R13722 Part 2 (geographic Township of Lobo), Municipality of Middlesex Centre, roll number: 393900002003200.

**16.4 2024-046**

Being a by-law to amend the Middlesex Centre Comprehensive Zoning By-law number 2005-005 with respect to Concession 7 PT Lot 25 and RP 33R13380 Part 3 (geographic Township of London), Municipality of Middlesex Centre, roll number: 393903406000100.

**16.5 2024-047**

Being a By-law of the Corporation of the Municipality of Middlesex Centre to adopt and confirm all actions and proceedings of the Council of the Municipality of Middlesex Centre at the Council meeting held on May 22, 2024

**17. ADJOURNMENT**

**Resolution # 2024-159**

**Moved by:** Councillor Berze

**Seconded by:** Councillor Cates

THAT the Council for the Municipality of Middlesex Centre adjourns the May 22, 2024 Council meeting at 8:36 p.m.

**CARRIED**

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Aina DeViet, Mayor

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James Hutson, Municipal Clerk