

## CONSENT DECISION

### APPLICATION B-01-20

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 Offices in Coldstream, Ontario, on January 22<sup>nd</sup>, 2020. The said decision was reached on Consent Application B-01/20, filed by Paul Hinde, on behalf of Drewlo Holdings Inc. in order to sever a residential lot with a frontage of approximately 33 m (108 ft) with an area of approximately 0.32 ha (0.8 ac), and the retained is to have a frontage of approximately 31 m (102 ft) with an area of 0.30 ha (0.75 ac) on a property legally described as Lot 1, Plan 909 (geographic Township of Lobo), Municipality of Middlesex Centre, known municipally as 15 Elmhurst; be **GRANTED**.

**DECISION: GRANTED**

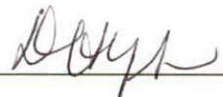
**DATE: January 22<sup>nd</sup>, 2020**

With Conditions: **X** \_\_\_\_\_

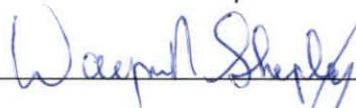
Without Conditions: \_\_\_\_\_

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

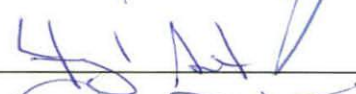
Councillor Debbie Heffernan



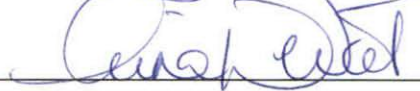
Councillor Wayne Shipley



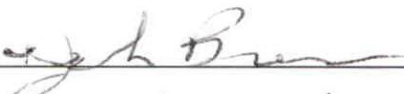
Councillor Hugh Aerts




Mayor Aina DeViet



Deputy Mayor John Brennan



Councillor Derek Silva



Councillor Brad Scott



### **Conditions**

1. That the Certificate of Consent under Section 53(42) of the *Planning Act* shall be given within one year 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-01/20 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 severed and retained lots of Consent B-01/20 be paid in full.
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, to address among other matters: all financial, legal, planning and engineering matters including but not limited to payment of the Municipality's engineering, legal and planning review costs, entrance locations and construction, works within the road allowance, lot grading and drainage plans, building envelopes, septic systems and 100% contingency areas and potable wells, all to the satisfaction of the Municipality.
8. That the Owner provide a lot grading plan showing potential building, septic, contingency and well locations, and the locations and sizes of the required storm water infiltration basins for all properties to the satisfaction of the Municipality.
9. That the Owner provide security in the form of a Letter of Credit or Certified Cheque to ensure installation of the infiltration galleries and that such infiltration galleries are inspected and certified by a Professional Engineer. The Owner shall provide notice to potential future buyers of the requirement to install the infiltration galleries, notice will be included in the Development Agreement to be registered on title of the land prior to issuance of the Certificate of Consent.
10. The Owner be required to complete a Stormwater Management Report to the satisfaction of the Municipality and the Conservation Authority
11. The Owner be required to complete a Groundwater Impact Assessment.
12. That existing buildings and structures be removed from the subject lands subject to any necessary permits to the satisfaction of the Municipality.
13. The applicant be required to pay for future road upgrade cost. Based on the frontage of the lots, this cost will be \$17,700.00.
14. That the Owners pay \$1,000 cash-in-lieu of parkland dedication for the proposed lot of Consent B-01/20.

### **Reasons**

- 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.