



Meeting Date: September 22, 2021

Submitted by: Rob Cascaden, P.Eng – Director, Public Works & Engineering

Report No: PWE-29-2021

Subject: Consent B-13/20 Conditions Amendment

Recommendation:

THAT the consent decisions B-13/20 be amended to include an additional condition, that the Owner obtain a road closure permit from the County of Middlesex prior to installation of the services required in condition 9.

Purpose:

To request Council's approval to amend consent decision B-13/20.

Background:

On June 24th, 2020 Council conditionally approved consent B-13/20 in order to sever a lot with a frontage of approximately 15.24 metres (50 ft.) along Ilderton Road and an area of approximately 766.45 m² (8249.9 sq. ft.) and the retained is to have a frontage of approximately 17.07 m (56 ft.) on Ilderton Road with an area of 858.42 m² (9239.9 sq. ft.) from a lot known Municipally as 13154 Ilderton Rd.

Analysis:

Under the Planning Act, applicants have one year following the date of the Notice of Decision to fulfil the consent conditions approved by Council in order to successfully receive consent to sever. The Notice of decision for consents B-13/20 was issued on June 26th 2020, therefore the applicant would have until June 26th 2021 to satisfy their conditions. Due to COVID-19 the province has implemented a 98 extension to all consents, making the new lapse date October 2nd, 2021.

Municipal staff have been working with the applicant and counsel in reviewing the submitted material required to satisfy the conditions of consent as approved by Council on June 24th, 2020. Continued progress is being made however the owner is unable to complete condition 9 due to the inability to get a road closure permit from the County of Middlesex. In order to service the severed lot, the owner will need to close Ilderton Road (West of Timberwalk Trail) for a period of 5 days however the County of

Middlesex has closed Ilderton Rd east of Ilderton (Willow Ridge Rd to Wonderland Rd) for bridge repairs for approximately 2 months. Closing both the east and west ends of Ilderton Road is not desirable and so the County has requested the servicing works at 13154 Ilderton Road be delayed until the bridge repairs east of Ilderton are complete. The owner of 13154 Ilderton Road is in agreement with this, however the delay will result in the original consent lapsing.

By amending the consent decision, the one-year timeline is reset from the issuance of the new Notice of Decision. Therefore, staff are recommending that the following condition be added to the conditions:

- That the Owner obtain a road closure permit from the County of Middlesex prior to installation of the services required in condition 9.

Financial Implications:

N/A

Strategic Plan:

This matter aligns with following strategic priorities:

- Responsive Municipal Government

Amending the Consent decision will ensure the municipality responds to the needs of the applicant thereby allowing them to proceed with fulfilling conditions.

Attachments:

Consent Decision B-13/20 is included as Attachment 1.