



## CONSENT DECISION

### APPLICATION B-13/2020

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 June 24, 2020. The said decision was reached on Consent Application B-13/2020, filed Cale Barnes on behalf of Jordan D. Caranci, in order to sever a residential lot with a frontage of approximately 15.24 m (50 ft) on Ilderton Road and an area of approximately 766.45 m<sup>2</sup> (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 m<sup>2</sup> (9239.9 sq ft) on a property legally described as Part of Lot 26, Concession 11 (geographic Township of London), Municipality of Middlesex Centre and, Municipally known as 13154 Ilderton Road; be GRANTED.

**DECISION: GRANTED**

**DATE: June 24<sup>th</sup>, 2020**

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

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

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

Councillor Debbie Heffernan

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Councillor Wayne Shipley

\_\_\_\_\_ Absent from Meeting


Councillor Hugh Aerts

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Mayor Aina DeViet

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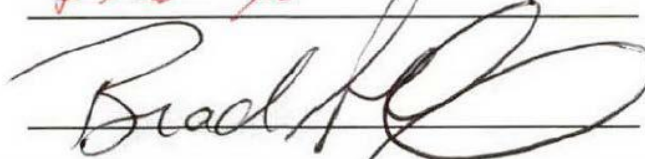
Deputy Mayor John Brennan

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Councillor Derek Silva

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Councillor Brad Scott

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## **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-13/2020 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-13/2020 be paid in full.
7. That the Owner provides a lot grading plan prepared by a Professional Engineer that includes appropriate grades at property boundaries and the four corners of a building envelope. The lot grading plan shall indicate a suitable building area that meets the required setbacks from the overhead electrical lines servicing neighbouring properties. The electrical lines and setbacks shall be shown on the grading plan.
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, 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, and building envelopes, all to the satisfaction of the Municipality.

9. That the owner install separate water, storm, and sanitary service connections to the severed parcel at the expense of the Owner prior to consent being granted to the satisfaction of the Municipality.
10. That if necessary, the owner relocate the existing water and sanitary services be wholly contained on the retained lands to the satisfaction of the municipality.
11. That the Owner be required to pay to the Municipality \$6,143.00 for the purposes of funding 50% of the future municipal road reconstruction costs of Ilderton Road to an urban standard along the frontage of the severed lot of Consent B-13/2020, inclusive of curbs sidewalks and street lighting.
12. That the Owners pay \$1,000 cash-in-lieu of parkland dedication for the proposed lot of Consent B-13/2020.
13. That the Owner provides confirmation from an Ontario Land Surveyor that the residence on the retained lot of Consent B-13/2020, known municipally as 13154 Ilderton Road, will meet the minimum Zoning By-law setback from the new lot line created by Consent B-13/2020. Should the minimum setback not be met, the Owner agrees to file for the review and consideration of the Municipality's Committee of Adjustment, a Minor Variance application in order to achieve compliance with the Zoning 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) to the County of Middlesex across the severed and retained parcels 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-13-2020 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.