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BEZAIRE HEMERYCK McALLAN
LAWYERS

May 30, 2025

Council of the Municipality of North Middlesex
229 Parkhill Main Street
Parkhill, ON N0M 2K0

Attention: Council

Dear Sirs/Madams:

Re: Request for Conditions of Consent Application to be Amended
B04/05-2024
Pt Lt 21, Con 7, Designated as Parts 3 And Parts 4 On Reference Plan 33r-22047;
Municipality of North Middlesex/West Williams, 30458 Sylvan Road (the “**Property**”)
Our File No.: 53108

My name is Skylar Oldreive, I am a lawyer at Bezaire Hemeryck McAllan Professional Corporation in Strathroy. Please be advised that we have been retained by the Applicants of the above-noted Consent Application Mr. Robert Creighton and Ms. Anita Spence. They are requesting that the conditions of the current Consent Application affecting Part 4 on Reference Plan 33R-22047 (“**Part 4**”) (Notice of Decision B04/05-2024) be amended to reflect those of a Lot Line Adjustment rather than a single residential lot. Copies of Reference Plan 33R-22047 and Notice of Decision B04/05-2024 are attached hereto.

I will now provide a brief summary of the facts for your consideration:

- (a) Rob and Anita applied to have two separate lots severed from their property located at 30458 Sylvan Road.
 - (i). This request was approved by the Committee of Adjustment under Decision B04/05-2024 which referred to Severed Lot #2 (later defined as **Part 3** on Reference Plan 33R-22047) and Severed Lot #1 (later defined as **Part 4** on Reference Plan 33R-22047).
- (b) Rob and Anita satisfied all of the conditions of B04-2024 and severed off **Part 3** on Reference Plan 33R-22047 (“**Part 3**”) on May 7, 2025, and transferred into Rob's Sole name.
 - (i). This transfer was receipted by the Land Registrar as “**ER1626881.**” **Part 3** has yet to receive its own PIN, but it should receive one shortly. A copy of Transfer ER1626881 is attached hereto and demonstrates that the severance of **Part 3** has occurred in

ANDREA BEZAIRE • BRADLEY HEMERYCK • SARAH McALLAN • KATHERINE TOMASZEWSKI • SKYLAR OLDREIVE
ARTHUR QUINLAN (Retired) • CHARLENE QUINLAN (Retired) • ROBERT WATERS (Retired) • ROBERT DACK (Retired)

18 Front Street E Strathroy ON N7G 1Y4 • www.StrathroyLaw.com • tel. 519.245.0342 • fax. 519.245.0108

accordance with Notice of Decision B04/05-2024.

- (c) Rob and Anita were unable to complete the severance of **Part 4** because they were not able to obtain the necessary Entrance Permit from the Municipality for **Part 4** to be an independent lot under Condition #5 of Notice of Decision B04/05-2024.
 - (i). The Entrance Permit for **Part 4** was denied due to sight line issues despite our clients obtaining an engineering report that supported the issuance of an Entrance Permit.
- (d) Rob and Anita have recently received and accepted an offer to purchase **Part 3** and **Part 4** together as a single residential lot and wish to be able to sell **Part 3** and **Part 4** separately from the Retained Parcel being, **Part 1** and **Part 2** on Reference Plan 33R-22047.

We request that the conditions of the current Consent Application affecting **Part 4** be amended to reflect those of a Lot Line Adjustment rather than a single residential lot. We feel this request is reasonable and it complies with the Provincial Policy Statement and represents good planning given that **Part 4** cannot have a separate entrance and the previous consent and the associated report concluded that **Part 3** and **Part 4** could both be severed off separately.

If you have any questions or concerns, please feel free to contact me.

Yours truly,
Bezaire Hemeryck McAllan Professional Corporation



Per: Skylar Oldreive
SO/
skylar@strathroylaw.com