



County of Middlesex  
399 Ridout Street North  
London, ON N6A 2P1  
(519) 434-7321 (fax) 434-0638

November 15, 2018

To: Cathy Case, CAO/Treasurer, Township of Adelaide Metcalfe  
Ron Reymer, CAO/Clerk, Township of Lucan Biddulph  
Michelle Smibert, CAO, Municipality of Middlesex Centre  
Nandini Syed, CAO/Director of Finance & Administrative Services/Treasurer, Municipality of North Middlesex  
Jill Bellchamber-Glazier, CAO/ Clerk, Municipality of Southwest Middlesex  
Greg McClinchey, CAO, Municipality of Strathroy-Caradoc  
Stewart Findlater, CAO, Municipality of Thames Centre  
Betty Gordon, Clerk-Treasurer, Village of Newbury

**Re: County of Middlesex Road Widening Policies**

A strong and efficient transportation system has been a key long-term priority of Middlesex County and therefore represents an important component of the County's land use planning activities.

The Planning Act empowers the County to acquire land for road widening purposes as a condition of certain land use planning approvals provided the road to be widened and the extent of the widening is described in the County Official Plan. The County Official Plan, through the use of policy text and a map schedule, identifies the County Roads and their required right-of-way widths. Where land is subject to a Planning Act application (consent to sever, subdivision / condominium, or site-plan), and fronts on a County Road with a right-of-way less than required, a dedication of land may be taken by the County for road widening purposes.

The purpose of obtaining the necessary road widening is to accommodate any future road works, utility needs and to accommodate and maintain bridges, ditches, culverts and other road infrastructure. Obtaining land dedications through the planning process is a benefit to taxpayers as a whole and this practice is widely used and accepted across Ontario. Further, the increased separation of buildings and structures on private property associated with widenings benefit the County relative to road construction and maintenance costs.



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As it relates to applications for consent to sever land, road widening may be taken from both the 'severed' and 'retained' parcels however the County of Middlesex has traditionally only taken road widening from the 'severed' parcel.

After considering this issue, at their November 13<sup>th</sup>, 2018 meeting, County Council ratified the following resolution:

*That, in addition to all other circumstances permitted under the Planning Act, the County of Middlesex require as a condition of consent the dedication of lands for road widening purposes from both the land to be severed and the lands to be retained.*

As such, the County of Middlesex will now be requiring road widening from both 'severed' and 'retained' parcels related to applications for consent to sever land along County Roads.

If you have any questions concerning the above, please let us know.

Yours truly,

A handwritten signature in black ink, appearing to read "Chris Traini", with a long horizontal stroke extending to the right.

Chris Traini, P. Eng.  
County Engineer

A handwritten signature in blue ink, appearing to read "Durk Vanderwerff", with a long horizontal stroke extending to the right.

Durk Vanderwerff, MCIP RPP  
Director of Planning