



**NOTICE OF PUBLIC MEETING AND  
PUBLIC HEARING**  
**Pursuant to Section 53 of the Planning Act**

**APPLICATIONS FOR CONSENT (B-10/2022, B-11/2022)**

**OWNERS:** 1879517 Ontario Ltd.  
**AGENT:** Joseph Hentz c/o Lerner's LLP  
**LOCATION:** 33862 Mitchell Line  
**ROLL NO.:** 395800003012000

**Purpose and Effect of the Consent Application**

The purpose and effect of this application is to convey two (2) agricultural parcels from a larger farm parcel due to former lands merging on title based on abutting common ownership, as depicted in the attached location map. Part 1 as indicated on the attached draft reference plan, would maintain a broken frontage of approximately 348.4 metres along Mitchell Line, with an area of approximately 39.38 hectares (97.3 acres). Part two would have a broken frontage of approximately 360.8 metres on Stonehouse Line, and an area of approximately 42.19 hectares (104.2 acres). The remnant parcel, identified as Part 3, would maintain a frontage of 408.13 metres on Mitchell Line, and an area of approximately 41.7 hectares (103 acres). Each parcel is currently used for agricultural land in crop production, with two existing structures for agricultural storage being located on Part 1. The effect of the proposal is to separate the parcels back into three (3) separate lots, while recognize the existing boundary of a drain and limitations of access running through the existing lands.

A location map and reference plan are attached to this notice providing a location of the lands and details regarding the proposed severances.

**Description and Location of Subject Land**

The subject lands are legally described as **BIDDULPH CON 9 LOT 32 PT LOT 31 CON 10 PT LOT 31**. The lands are located on the east side of Mitchell Line, on the south east side of the intersection at Mitchell Line and Observatory Drive.

**How Can I Get Involved?**

The Township's Committee of Adjustment will hold a public hearing to consider the concurrent minor variance and consent application. The details for both are as follows:

**Date:** **Tuesday, October 18<sup>th</sup>, 2022**

**Time:** 6:00 p.m.

**Place:** *Statutory Public Meetings will occur via a hybrid in-person/ virtual platform, which will be broadcast on the Township's youtube channel. You are invited to participate in the public meeting by a letter or email, through phone or using a computer program or application called ZOOM, or in person at the Township Office. If you would like to participate in the public hearing, please email [tmerner@lucanbiddulph.on.ca](mailto:tmerner@lucanbiddulph.on.ca) or call 519-227-4491 ext. 23 by FRIDAY October 14<sup>th</sup> at 4:30 p.m. Leave a message with your name and phone number, as well as*

***the application file number or address of the property of your interest. Staff will return your call and provide participation options and details. The meeting will also be broadcast live at 6:00 p.m. October 18<sup>th</sup>, 2022 – a link will be posted in the meeting agenda on the Township of Lucan Biddulph website - <https://www.lucanbiddulph.on.ca/>***

**Note:** Comments on the Lucan Biddulph youtube page utilized for the public the view council meetings will not be monitored or answered during/after the public meeting. They will also not be included as part of the public record or and will not be considered valid in the decision.

### **Other Planning Act Applications**

None

### **Other Information:**

If a person or public body that files an appeal of a decision of the Township of Lucan Biddulph's Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Township of Lucan Biddulph's Committee of Adjustment with respect to the proposed consent, you must submit a written request to the Township of Lucan Biddulph, Secretary-Treasurer, 270 Main Street, Lucan, Ontario, N0M 2J0.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Lucan Biddulph before the consent applications are passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Lucan Biddulph to the Ontario Land Tribunal. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Lucan Biddulph before the consent applications are passed, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so. If you wish to be notified of the decision of the Township of Lucan Biddulph with respect to the proposed zoning by-law amendment, you must submit a written request to the Township of Lucan Biddulph, Clerk, 270 Main Street, Lucan, Ontario, N0M 2J0.

Please contact Ron Reymer, CAO at 519-227-4491 for special accommodation to view the application documents. If you have any general questions regarding the applications or wish to be sent a digital copy of the application materials, please contact Dan FitzGerald, Planner, at 519-930-1008 or [dfitzgerald@middlesex.ca](mailto:dfitzgerald@middlesex.ca).

**DATED AT LUCAN, ONTARIO** this 28<sup>th</sup> day of September, 2022.

Ron Reymer, CAO/Clerk  
Township of Lucan Biddulph  
270 Main Street, Lucan, ON, N0M 2J0  
519.227.4491  
[rreymer@lucanbiddulph.on.ca](mailto:rreymer@lucanbiddulph.on.ca)

## Location Map

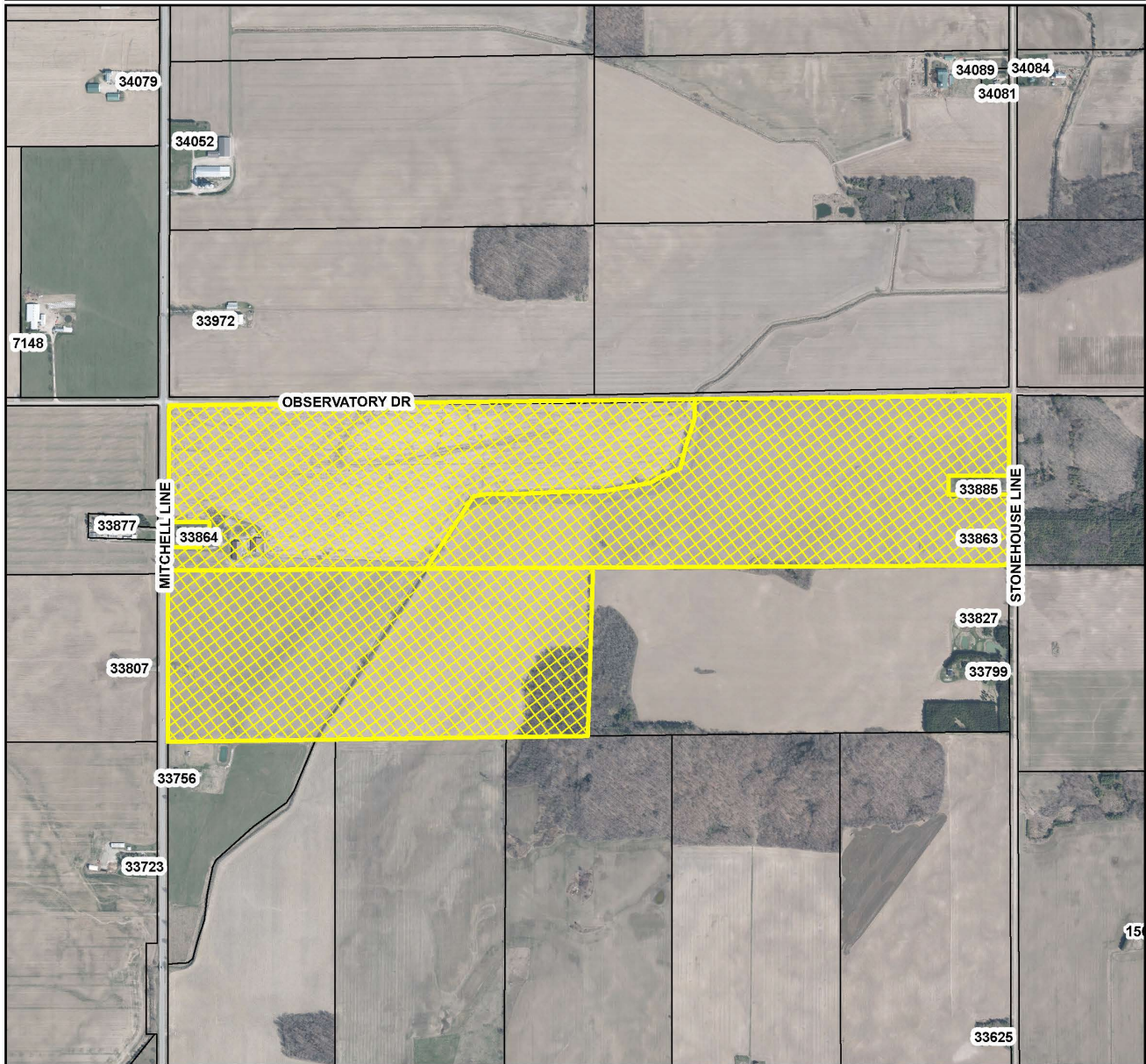
### APPLICATION FOR CONSENT: B-10/2022 AND B-11/2022

Owners: 1879517 Ontario Ltd.  
Agent: Joseph Hentz

BIDDULPH CON 9 LOT 32 PT LOT 31 CON 10 PT LOT 31  
Township of Lucan Biddulph



### Township of LUCAN BIDDULPH KEY MAP



Published by the County of Middlesex  
Planning Department  
399 Ridout Street North, London, ON N6A 2P1  
(519) 434-7321  
September 2022

 Lands to be severed



1:13,850  
0 100 200 300 400 Metres  
ORTHOPHOTOGRAPHY: SWOOP 2020

*Disclaimer: This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.*

## Severance Plan

