



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

APPLICATIONS FOR CONSENT (B-12-2022)

OWNER: Kirk and Marie Hall
LOCATION: 33823 Saintsbury Line
ROLL NOS.: 395800001009400

Purpose and Effect of the Consent Application

The purpose and effect of this application is to dispose of a dwelling deemed surplus to the farming operation by way of a land purchase and sale. The lot to be severed would have a proposed frontage of approximately 256.6 metres (842 feet) along Saintsbury Line, and an area of approximately 18.95 hectares (46.83 acres). The lot to be retained would have an approximate frontage of 100 metres (328 feet) on Saintsbury Line, and an area of no more than 1.0 hectares (2.47 acres). This application represents what staff refers to as a reverse surplus dwelling severance as a result of a farm consolidation. The subject lands contain one single unit dwelling, three detached accessory buildings, and a private septic system. The land to be severed would remain as agricultural farm land.

How Can I Get Involved?

The Township's Committee of Adjustment will hold a public hearing to consider the consent application. In addition, Township Council will hold a public meeting to consider the zoning by-law amendment application. The details for both are as follows:

Date: **Tuesday, JANUARY 17th, 2023**

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 or call 519-227-4491 ext. 23 by FRIDAY January 13th, 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. January 17th, 2023 – 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.

Description and Location of Subject Lands

The subject lands are legally described as Part of Lot 32, Concession 4 North, in the Township of Lucan Biddulph, County of Middlesex. They are located on the west side of Saintsbury Line and more specifically south of the intersection at Saintsbury Line and Watson Street. The lands are municipally known as 33823 Saintsbury Line as shown on the attached map.

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 Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Lucan Biddulph to the Local Planning Appeal 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 Zoning By-law Amendment is 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.

Notwithstanding the above, subsection 51(48.3) of the Planning Act prescribes the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal.

Recognizing that the Township of Lucan Biddulph Office, located at 270 Main Street, Lucan, Ontario N0M 2J0 is currently closed to the public, 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.

DATED AT LUCAN, ONTARIO this 23rd day of December, 2022.

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

Attachments:

APPLICATION FOR CONSENT: B12-2022

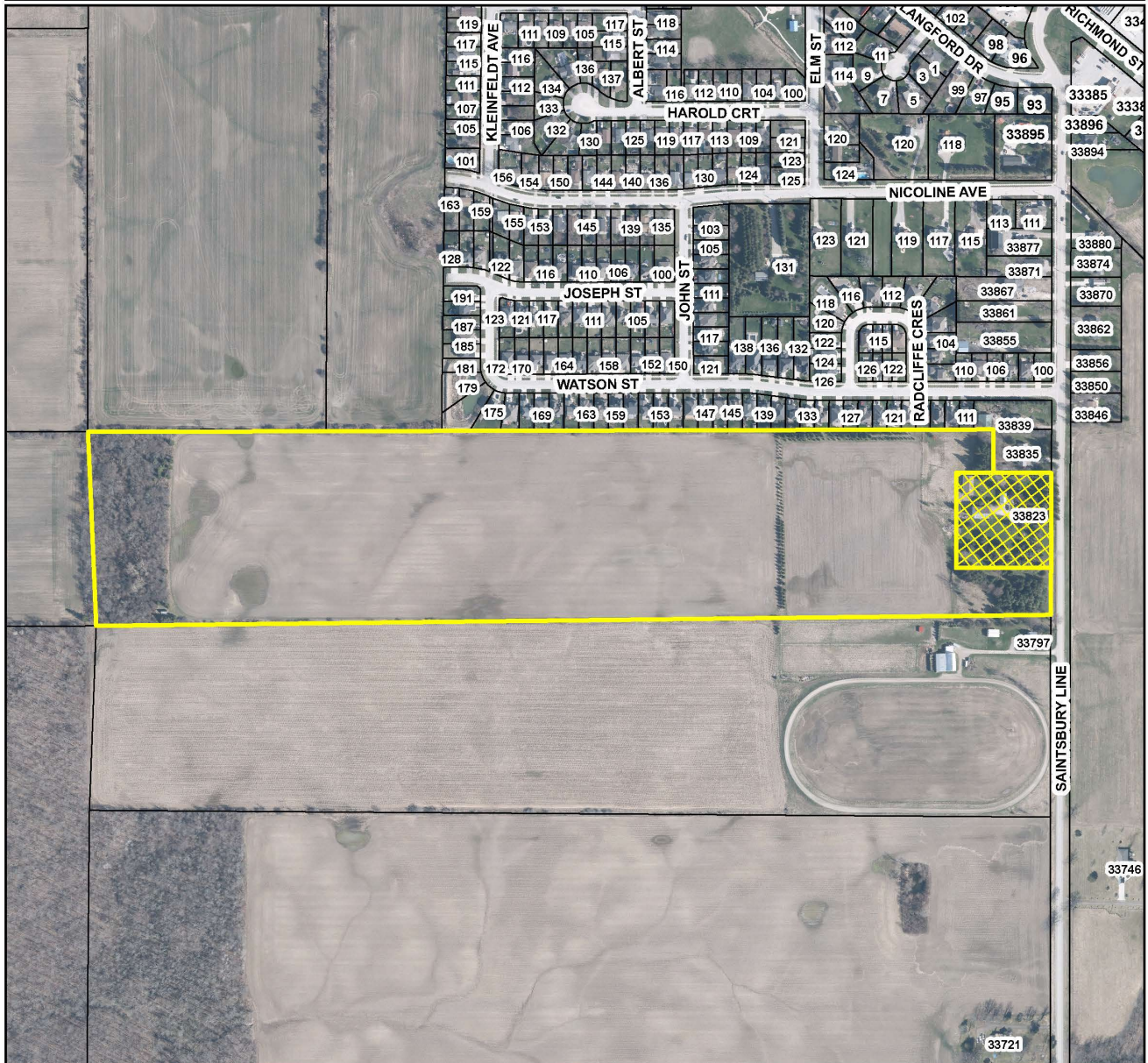
Owners: Kirk and Marie Hall
Agent: Jack Sousa

33823 Saintsbury Line
Township of Lucan Biddulph



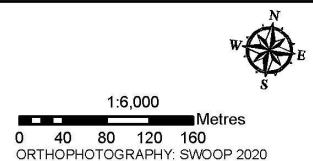
Township of LUCAN BIDDULPH

KEY MAP



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

-  Lands to be retained
-  Lands to be severed



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.