



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

APPLICATIONS FOR CONSENT (B-1-2023)

OWNER: Sutom Holsteins Inc.
AGENT: Adam Verhoog
LOCATION: 35237 Mitchell Line
ROLL NOS.: 39580003008700

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 45.88 metres (150.5 feet) along Mitchell Line (Highway 23), and an area of approximately 0.99 hectares (2.4 acres). The lot to be retained would have a broken frontage of approximately 408.6 metres (1338.5 feet) on Mitchell Line (Highway 23), and an area of approximately 40 hectares (99 acres). The subject lands contain one single unit dwelling, a detached garage to be severed with the dwelling, a private septic system as well as a drive shed that is proposed to remain on the retained lands. The lands to be retained would continue to be used for agricultural purposes.

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, May 23rd, 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 May 19th, 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. May 23, 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 Lot 14, Concession 8, in the Township of Lucan Biddulph, County of Middlesex. The lot is located on the west side of Mitchell Line, south of the intersection at Whalen Line and Mitchell Line. The lands are municipally known as 35237 Mitchell 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 Reymmer, 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 2nd day of May, 2023.

Ron Reymmer, CAO/Clerk

Township of Lucan Biddulph

270 Main Street, Lucan, ON, N0M 2J0

519.227.4491

rreymmer@lucanbiddulph.on.ca

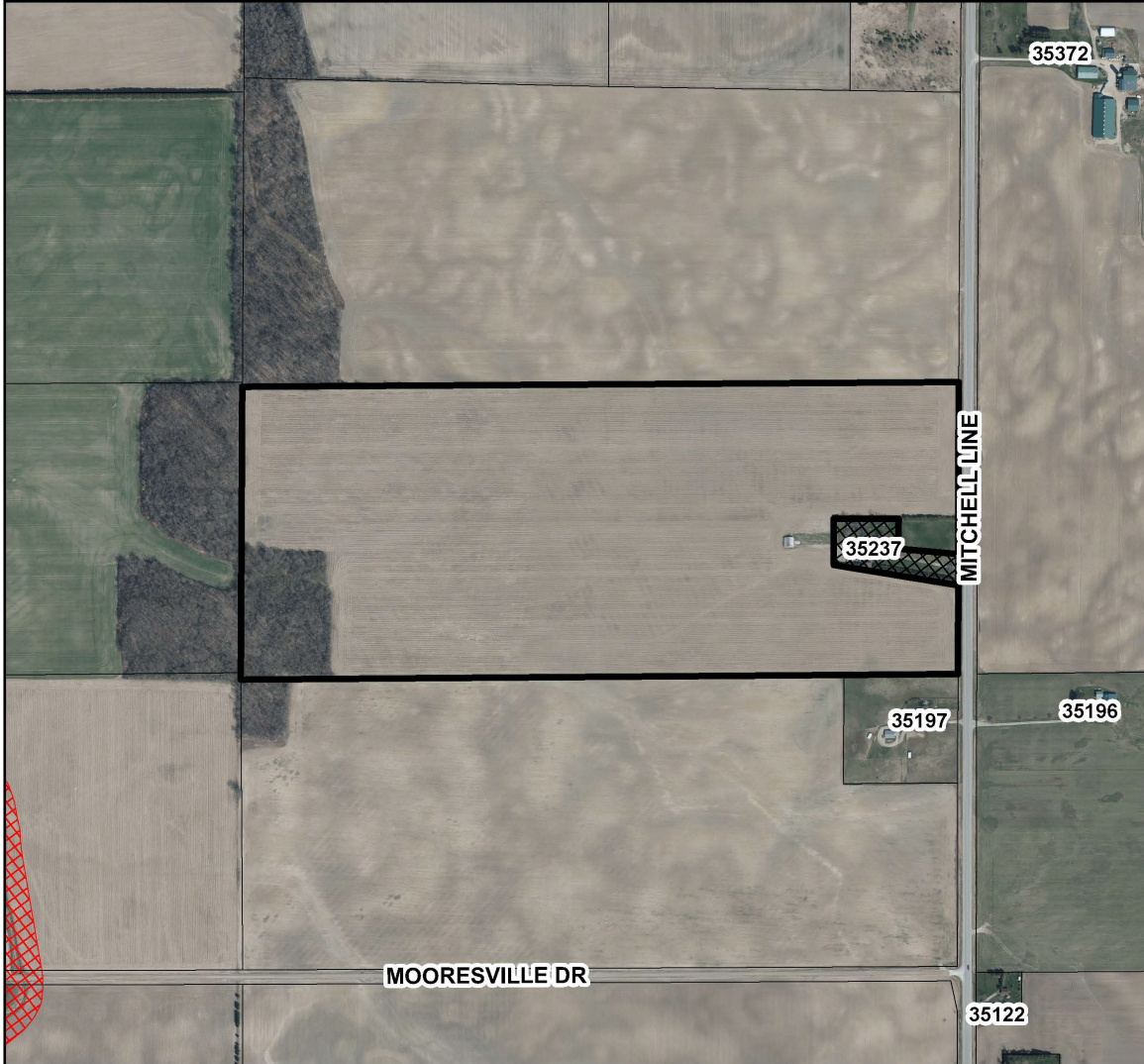
Attachment

APPLICATION FOR CONSENT: B1-2023

Owners: Sutom Holsteins Inc.
 Agent: Adam Verhoug
 35237 Mitchell 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
 April 2023

-  Lands to be retained
-  Lands to be severed
-  CA Regulated Area



1:8,000
 0 40 80 120 160 Metres

ORTHOPHOTOGRAPHY: SWOOP 2015

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.