



NOTICE OF PUBLIC HEARING

pursuant to Section 45 of the Planning Act

APPLICATION FOR MINOR VARIANCE (A-2/2023)

OWNER: 1879517 Ontario Ltd
AGENT: Lerners c/o Joseph Hentz
LOCATION: 33862 Mitchell Line
ROLL NO.: 395800003012000

Purpose and Effect

The purpose and effect of this Application is a request for relief from the Township's Comprehensive Zoning By-law to reduce the minimum lot size requirement for lands zoned Agricultural (A1) Zone as a result of Consent Applications B-10-11/2022. The requirements and relief requested are provided below:

Requirements	Relief Requested
Section 5.1.2 requires a minimum lot size of 40 hectares.	Minimum lot size of 38.58 hectares

A location map is attached.

The lands are designated 'Agricultural Area' in the County of Middlesex Official Plan, 'Agricultural' under the Township's Official Plan, and zoned General Agricultural (A1) Zone.

Description and Location of Subject Property

The subject property is located on the east side of Mitchell Line, south of the intersection at Observatory Drive and Mitchell Line. The lands are legally described as Lot 32 and Part of Lot 31, Concession 9 Biddulph, Part of Lot 31, Concession 10, in the Township of Lucan-Biddulph, County of Middlesex. The lands are municipally known as 33862 Mitchell Line.

How Can I Get Involved?

The Township's Committee of Adjustment will hold a public hearing to consider the minor variance 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.

Other Planning Act Applications

1. Consent for Severance B-10-11/2022.

Why is this Public Meeting being held and what are your rights?

If a person or public body does not make oral submissions at a public meeting or make a written submission(s) to the Municipality of Middlesex Centre before the application is passed, the person or public body is not entitled to appeal the decision of the Council of the Municipality of Middlesex Centre to the Ontario Land Tribunal.

If a person or public body does not make an oral submission(s) at a public meeting, or make written submissions to the Municipality of Middlesex Centre before the application 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.

Notwithstanding the above, subsection 45 (12) of the Planning Act prescribes the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal.

If you wish to be notified of the decision of the Township of Lucan Biddulph's Committee of Adjustment in regards to the proposed Minor Variance Application, you must make a written request to the Planning Division of the Township of Lucan Biddulph at 270 Main Street, Lucan, Ontario N0M 2J0.

A hard copy of the application is available at the Township of Lucan Biddulph Office, located at 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.

DATED AT LUCAN, ONTARIO this 3rd day of May, 2023.

Ron Reymer, CAO/Clerk

Township of Lucan Biddulph

270 Main Street, Lucan, ON, N0M 2J0

519.227.4491

rreymer@lucanbiddulph.on.ca

Location Map

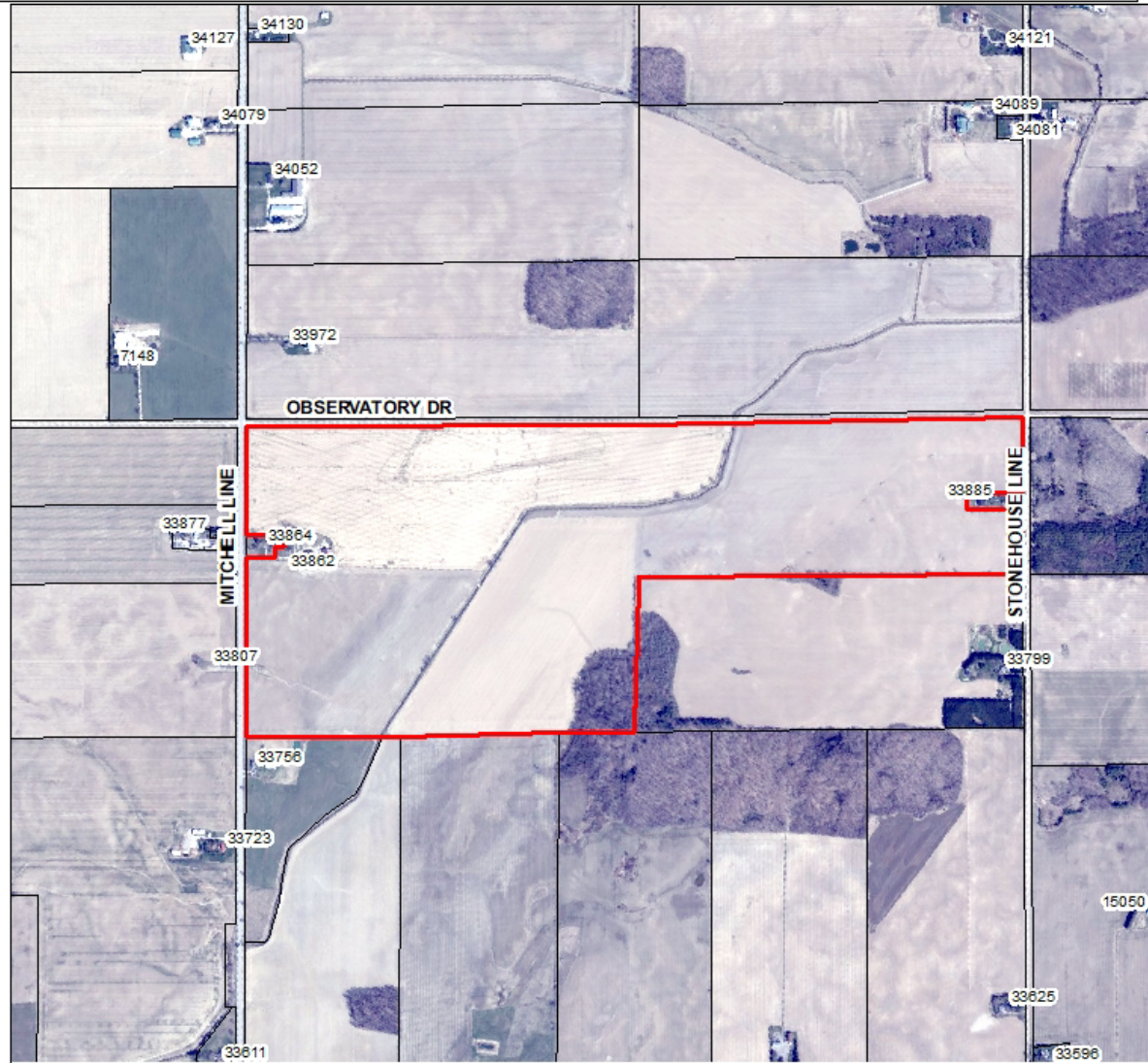
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CON 9 LOT 32 PT LOT 31 CON 10 PT LOT 31
Geographic Township of Lucan Biddulph



Township of LUCAN BIDDULPH



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399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
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 SUBJECT LANDS

