



**NOTICE OF PUBLIC MEETING AND
PUBLIC HEARING
Pursuant to Sections 34 & 53 of the Planning Act**

**APPLICATIONS FOR CONSENT (B-12/2025) AND
ZONING BY-LAW AMENDMENT (ZBA 5/2025)**

OWNER: BaconAcre Farm Inc. (Gerald Kodde)
LOCATION: 15552 Elginfield Road (CON SB PT LOT 15)
ROLL NO.: 395800004001304

Purpose and Effect of the Consent Application

The purpose and effect of this application is to dispose of a dwelling deemed surplus to the farm operation by way of a land purchase and sale. The lot to be severed has a proposed frontage of approximately 32 metres (105 feet) along Elginfield Road, and an area of approximately 0.7 hectares (1.73 acres). The lot to be retained has a proposed frontage of 0 metres along Elginfield Road, and an area of approximately 4.0 hectares (9.9 acres). The retained lot would be merged on title with the adjacent lands to the west, also owned by the applicant. Therefore, the newly merged lot would have a frontage of 192.7 metres (632.2 feet) along Elginfield Road, and a total area of approximately 35.5 hectares (87.7 acres). The subject lands contain a single detached dwelling on private services and farm buildings.

The proposal is summarized as follows:

	Parcel 1 (severed)	Parcel 2 (retained)
Lot Frontage	32 m (105 ft)	0 m (0 ft)
Lot Area	0.7 ha (1.73 ac)	4.0 ha (9.9 ac)

Purpose and Effect of the Zoning By-law Amendment

The purpose and effect of this application is to rezone the agricultural lot to be retained from the Special Agricultural (A2) Zone to an amended site-specific Agricultural (A3-11) Zone to restrict its use to agricultural purposes and recognize a reduced minimum lot area. The residential portion of the lot to be severed would be rezoned from the Special Agricultural (A2) Zone to a site-specific Surplus Dwelling (SD-5) Zone to permit a reduced minimum lot frontage and to permit the existing dwelling and its accessory building.

In accordance with Section 34(10.4) of the Planning Act, R.S.O., 1990, as amended, the Township of Lucan Biddulph has deemed this application for a Zoning By-law Amendment to be complete on October 17th for the purposes of Section 34(10.1) and (10.2) of the Planning Act.

Description and Location of Subject Land

The subject lands are legally described as Part of Lot 15, Concession South Boundary, in the Township of Lucan Biddulph, County of Middlesex. The lands are located on the north side of Elginfield Road (County Road 7), east of Granton Line (County Road 59).

How Can I Get Involved?

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

Date: Monday, Nov 17TH, 2025

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 planning@lucanbiddulph.on.ca or call 519-227-4491 ext. 23 by THURSDAY November 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. November 17th, 2025 – 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 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 34(19) and subsection 53(19) of the Planning Act prescribes the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal.

General information regarding the applications can be viewed at the Township of Lucan Biddulph Office, located at 270 Main Street, Lucan. If you have any general questions regarding the applications or wish to be sent a digital copy of the application materials, please contact Alyssa Soldo, Planner, at 519-930-1004 or asoldo@middlesex.ca.

DATED AT LUCAN, ONTARIO this 28th day of October, 2025.

Tina Merner, Deputy Clerk
Township of Lucan Biddulph
270 Main Street, Lucan, ON, N0M 2J0
519.227.4491
tmerner@lucanbiddulph.on.ca

Location Map

APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND CONSENT: ZBA 5-2025 & B12-2025

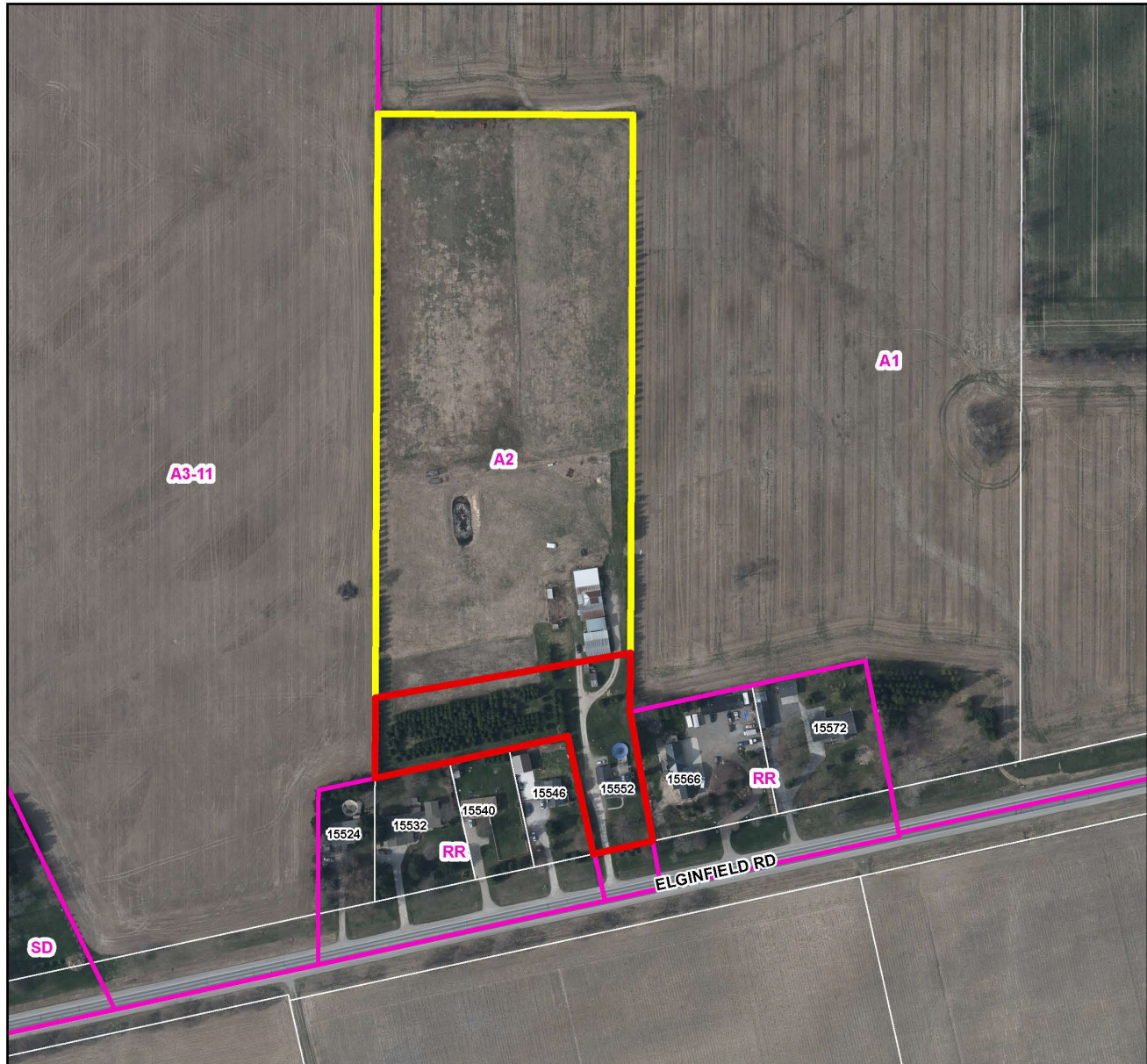
Owner: BaconAcre Farm Inc. (Gerald Kodde)

15552 Elginfield Road
CON SB PT LOT 15
Township of Biddulph

LUCAN
BIDDULPH

Township of LUCAN BIDDULPH

KEY MAP



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(519) 434-7321
October, 2025

- Lands to be retained and rezoned from Special Agricultural "A2" to a site-specific Agricultural "A3-11" zone
- Lands to be severed and rezoned from Special Agricultural "A2" to a site-specific Surplus Dwelling "SD-5" zone
- Zone Boundary



1:3,000
0 20 40 60 80 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.