



**NOTICE OF APPLICATION AND PUBLIC MEETING**  
pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended

**APPLICATION FOR ZONING BY-LAW AMENDMENT (Z-08-2024)**

**OWNER:** Sutom Holsteins Inc.  
**AGENT:** Adam Verhoog  
**LOCATION:** 35237 and 35247 Mitchell Line  
**ROLL NO.:** 395800003008700

**Purpose and Effect of the Zoning By-law Amendment Application**

The Municipality is seeking input on a zoning by-law amendment application for two lots located on west side of Mitchell Line. As a result of a provisionally approved consent application, the applicant is seeking to rezone 35237 Mitchell Line to a Surplus Dwelling (SD) Zone to permit the size and use for residential purposes. The owner is seeking to rezone the retained farm lands at 35247 Mitchell Line to the Agricultural (A3) Zone to prohibit any new residential use. The effect of the application would be to implement the consent conditions for B-1-2023, as approved by the Committee of Adjustment. A location map is attached to this notice.

In accordance with Section 34(10.4) of the Planning Act, the Township of Lucan Biddulph has deemed this rezoning application to be complete for the purposes of Section 34(10.1) and (10.2) of the Planning Act.

**How Can I Get Involved?**

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

**Date:** Monday, JUNE 17<sup>th</sup>, 2024

**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 THURSDAY June 13<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. June 17<sup>th</sup>, 2024 – 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 lots are 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 and 35247 Mitchell Line as shown on the attached map.

## **Other Planning Act Applications**

Consent application B-1-2023.

## **What if I can't attend the future Public Meeting?**

You can learn more about the proposed development by contacting the Municipal office, or by visiting the Municipality's website at the below link. You may choose to submit comments via letter or email.

## **What can I expect at the Public Meeting?**

The public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development.

The public meeting will take place at a Council meeting and the mayor will keep the meeting in order and allow the applicant (or their development team), the public, and Council to speak and ask questions.

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

Within Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. By law municipalities must hold a public meeting. This meeting is one of your chances to learn about the development proposal and offer your opinions.

Under the legislation governing this development process, which is Sections 34 of the *Planning Act*, you have the following rights:

- 1) Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment and Zoning By-law Amendment application.
- 2) If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality before the and Zoning By-law Amendment applications are approved or refused;
  - a. the person or public body is not entitled to appeal the decision of the Township of Lucan Biddulph to the Ontario Land Tribunal,

- b. the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.
- 3) If you wish to be notified of the decision of Council of the Township of Lucan Biddulph on the proposed Zoning By-law Amendment, you must make a written request to the Clerk of the Township of Lucan Biddulph at 270 Main Street, Lucan, Ontario N0M 2J0.

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)

If you are aware of any persons affected by these applications who have not received a copy of this notice, it would be appreciated if you would so advise them.

**DATED AT LUCAN, ONTARIO** this 27<sup>th</sup> day of May, 2024.

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

# Attachment 1

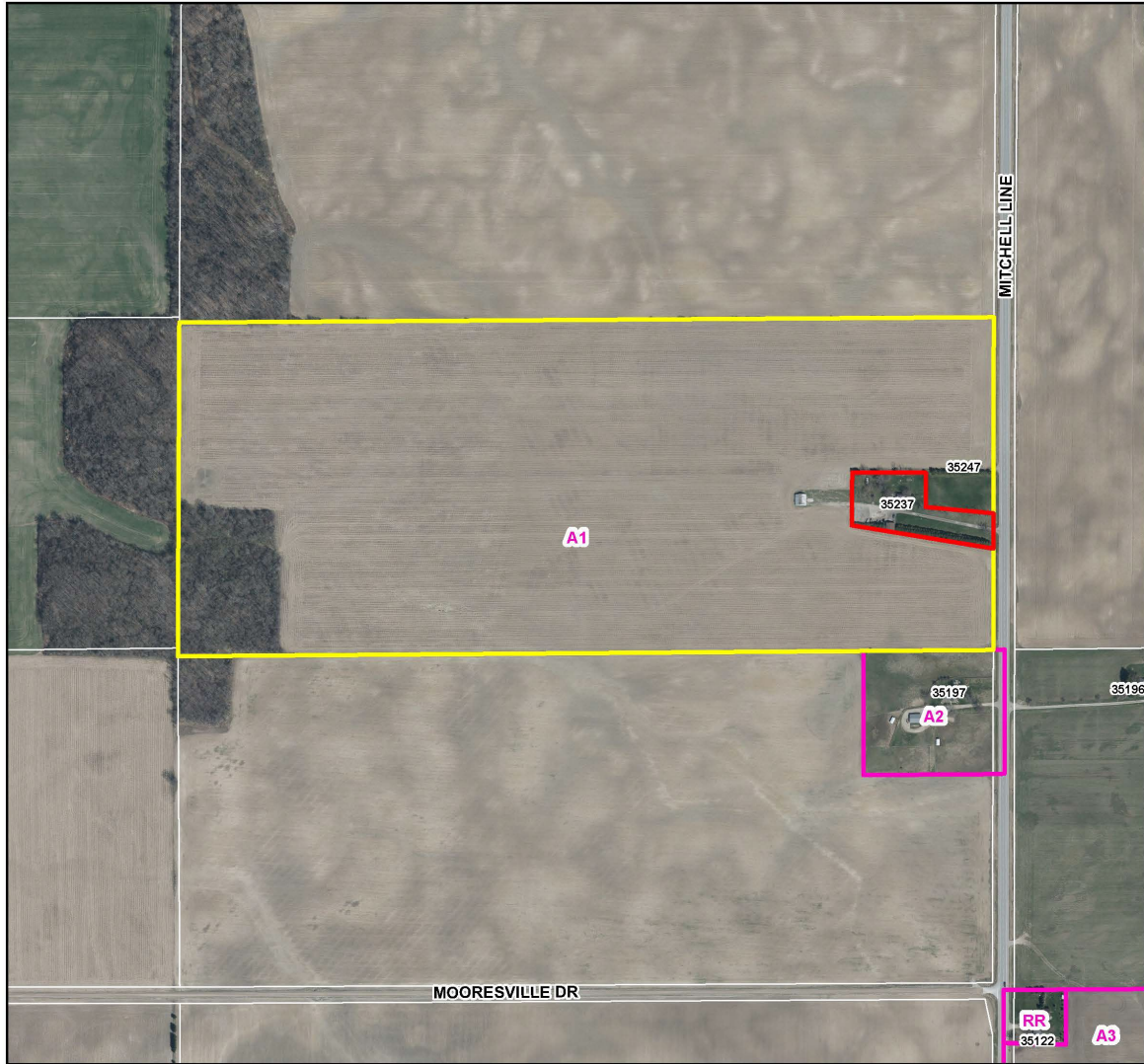
## APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 8-2024

Applicant: Sutom Holsteins Inc.

35237 Mitchell Line  
 CON 8 LOT 14  
 Township of Lucan Biddulph



**Township of LUCAN BIDDULPH**  
 KEY MAP



Published by the County of Middlesex  
 Planning Department  
 389 Ridout Street North, London, ON N6A 2P1  
 (519) 434-7321  
 May, 2024

- Lands to be rezoned from 'General Agriculture (A1) Zone' to 'Agricultural (A3) Zone'
- Lands to be rezoned from 'General Agriculture (A1) Zone' to 'Surplus Dwelling (SD) Zone'
- Zone Boundary

1:7,000  
 0 50 100 150 200 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.*