



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

APPLICATIONS FOR CONSENT (B-12-14-2024)

OWNERS: Robert Joseph Seiler and Evelyn Orlene Rollings
AGENT: Allison C. Dale (Lerners LLP)
LOCATION: 150 Alice Street and 146 Alice Street
ROLL NOS.: 395805900116100 and 395805900116000

Purpose and Effect of the Consent Application

The purpose of the Application for Consent is to correct the legal description of the existing access easement to be consistent with its actual location. The applications are seeking to establish a mutual access easement as shown as Parts 3 and 4 on the attached reference plan. A property location map is also attached to this notice.

The effect of this consent application is to achieve permanent access to the subject lands through a mutual access easement.

How Can I Get Involved?

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

Date: Monday, June 17th 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 planning@lucanbiddulph.on.ca or call 519-227-4491 ext. 23 by THURSDAY June 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. June 17, 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 Part of Lots 164 & 165, Plan 188, in the Township of Lucan Biddulph, County of Middlesex. The lots are located on the northeast side of the intersection at Alice Street and King's Highway 4 (Main Street). The lands are municipally known as 146 Alice Street and 150 Alice Street, 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 Consent 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 Consent 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 consent, 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.

Please contact Tina Merner, Deputy Clerk 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 31st day of May, 2024.

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

Attachments

APPLICATION FOR CONSENT: B12-2024

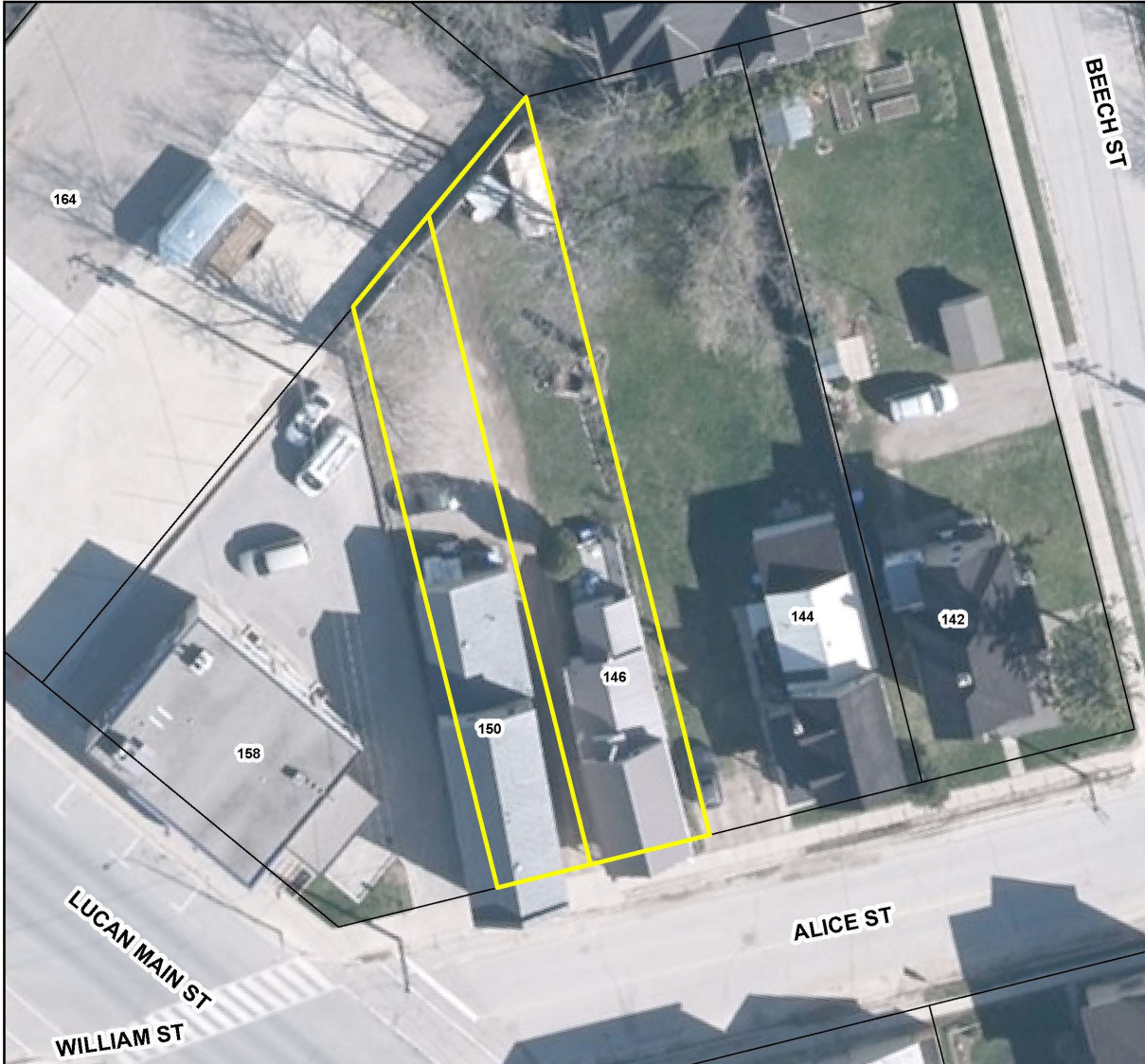
Applicant: Robert Joseph Seiler and Evelyn Orlene Rollings

150 & 146 Alice St
PLAN 188 PT LOT 164 & 165
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
May 2024

 Lands subject to easement correction



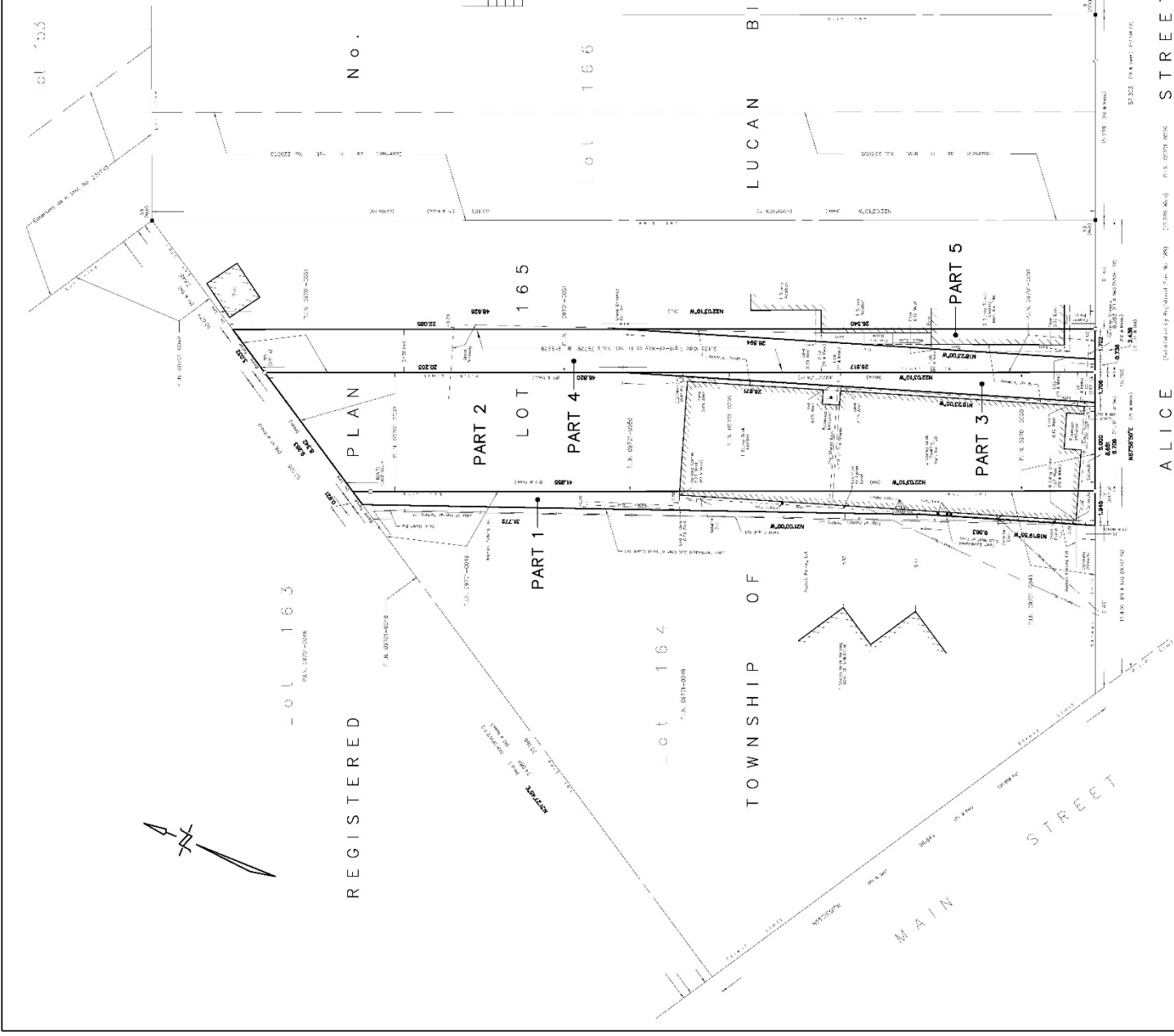
1:400
0 3 6 9 12 Metres
ORTHOPHOTOGRAPHY: SWOOP 2020

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.

NO.	DESCRIPTION	DATE
1	Plan of Lot 164	2023
2	Plan of Lot 165	2023
3	Plan of Lot 166	2023
4	Plan of Lot 167	2023
5	Plan of Lot 168	2023

PLAN OF SURVEY
 OF PART OF
LOTS 164 AND 165
REGISTERED PLAN No. 188
 (ORIGINALLY THE VILLAGE OF LUCAN)
 IN THE
TOWNSHIP OF
LUCAN BIDDULPH
COUNTY OF MIDDLESEX

2023
ARCHIBALD, GRAY & MCKAY LTD.
 ONTARIO LAND SURVEYORS



AREA	AREA (SQ. METERS)
1	10,000.00
2	10,000.00
3	10,000.00
4	10,000.00
5	10,000.00

UTM GRID NOTES
 BEARING AND DISTANCE MEASUREMENTS ARE GIVEN IN METERS AND DEGREES.
 ALL DISTANCES ARE GIVEN TO THE CENTRE OF THE LINE UNLESS OTHERWISE STATED.
 ALL BEARINGS ARE GIVEN AS TRUE BEARINGS UNLESS OTHERWISE STATED.
 ALL DISTANCES ARE GIVEN TO THE CENTRE OF THE LINE UNLESS OTHERWISE STATED.

POINT	EASTING (M)	NORTHING (M)
1	498,000.00	4,500,000.00
2	498,000.00	4,500,000.00
3	498,000.00	4,500,000.00
4	498,000.00	4,500,000.00
5	498,000.00	4,500,000.00

ROTATION NOTE
 THE BEARING COMPASS AND INSTRUMENTS OF ALL TYPES CHECKED AND FOUND TO BE CORRECT TO WITHIN 0.01 DEGREES.

- NOTES AND LEGEND**
- 1. ALL DISTANCES ARE GIVEN TO THE CENTRE OF THE LINE UNLESS OTHERWISE STATED.
 - 2. ALL BEARINGS ARE GIVEN AS TRUE BEARINGS UNLESS OTHERWISE STATED.
 - 3. ALL DISTANCES ARE GIVEN TO THE CENTRE OF THE LINE UNLESS OTHERWISE STATED.
 - 4. ALL BEARINGS ARE GIVEN AS TRUE BEARINGS UNLESS OTHERWISE STATED.
 - 5. ALL DISTANCES ARE GIVEN TO THE CENTRE OF THE LINE UNLESS OTHERWISE STATED.
 - 6. ALL BEARINGS ARE GIVEN AS TRUE BEARINGS UNLESS OTHERWISE STATED.
 - 7. ALL DISTANCES ARE GIVEN TO THE CENTRE OF THE LINE UNLESS OTHERWISE STATED.
 - 8. ALL BEARINGS ARE GIVEN AS TRUE BEARINGS UNLESS OTHERWISE STATED.
 - 9. ALL DISTANCES ARE GIVEN TO THE CENTRE OF THE LINE UNLESS OTHERWISE STATED.
 - 10. ALL BEARINGS ARE GIVEN AS TRUE BEARINGS UNLESS OTHERWISE STATED.

SURVEYOR'S CERTIFICATE
 I, THE SURVEYOR, ARCHIBALD, GRAY & MCKAY LTD., DO HEREBY CERTIFY THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5, AND THAT THE PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY.

AGM
 ARCHIBALD, GRAY & MCKAY LTD.
 ONTARIO LAND SURVEYORS
 PLAN SURVEY ENGINEER
 2000 BAYVIEW AVE. SUITE 100
 SCARBOROUGH, ONTARIO M1S 5B5
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WEB: www.agm.com

METRIC: ALL DISTANCES AND BEARINGS ARE GIVEN IN METERS AND DEGREES.
 ALL DISTANCES ARE GIVEN TO THE CENTRE OF THE LINE UNLESS OTHERWISE STATED.