



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

APPLICATION FOR CONSENT (B-15/2024)

OWNER: SP Properties Ltd.
AGENT: Jacob Williams c/o Harrison Pensa LLP
LOCATION: 1020 Heenan Court (CON 4 PT LOT 25 RP 33R20206 PART 5)
ROLL NO.: 395800001009910

Purpose and Effect of the Consent Application

The purpose and effect of this application is to sever 1010 Heenan Court and 1020 Heenan Court which have merged on title to allow for the sale of the existing parcel at 1010 Heenan Court. The retained parcel currently has a 4-unit rental building under construction, would maintain a frontage of 72 metres (236 feet) on Heenan Court, and an area of approximately 1.39 acres. The severed parcel contains a 4-unit rental building, would maintain a frontage of 78 metres (256 feet) on Heenan Court, and an area of approximately 1.32 acres.

The effect of the proposed severance would be to create two (2) separate industrial lots on title, allowing 1010 Heenan Court to be sold.

Description and Location of Subject Land

The subject lands are legally described as **Concession 4 Part of Lot 25 on Reference Plan 33R20206 Part 5** in the Township of Lucan Biddulph, County of Middlesex. The lands are located on the east side of Heenan Court, northwest of the intersection at Fallon Drive and Saintsbury Line (County Road 47). The municipal address is 1020 Heenan Court.

How Can I Get Involved?

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

Date: Tuesday, October 15th, 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 FRIDAY October 11th 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. October 15th, 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 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.

Notwithstanding the above, 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 application 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 Dan FitzGerald, Planner, at 519-930-1008 or dfitzgerald@middlesex.ca.

DATED AT LUCAN, ONTARIO this 1st day of October 2024.

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

Location Map

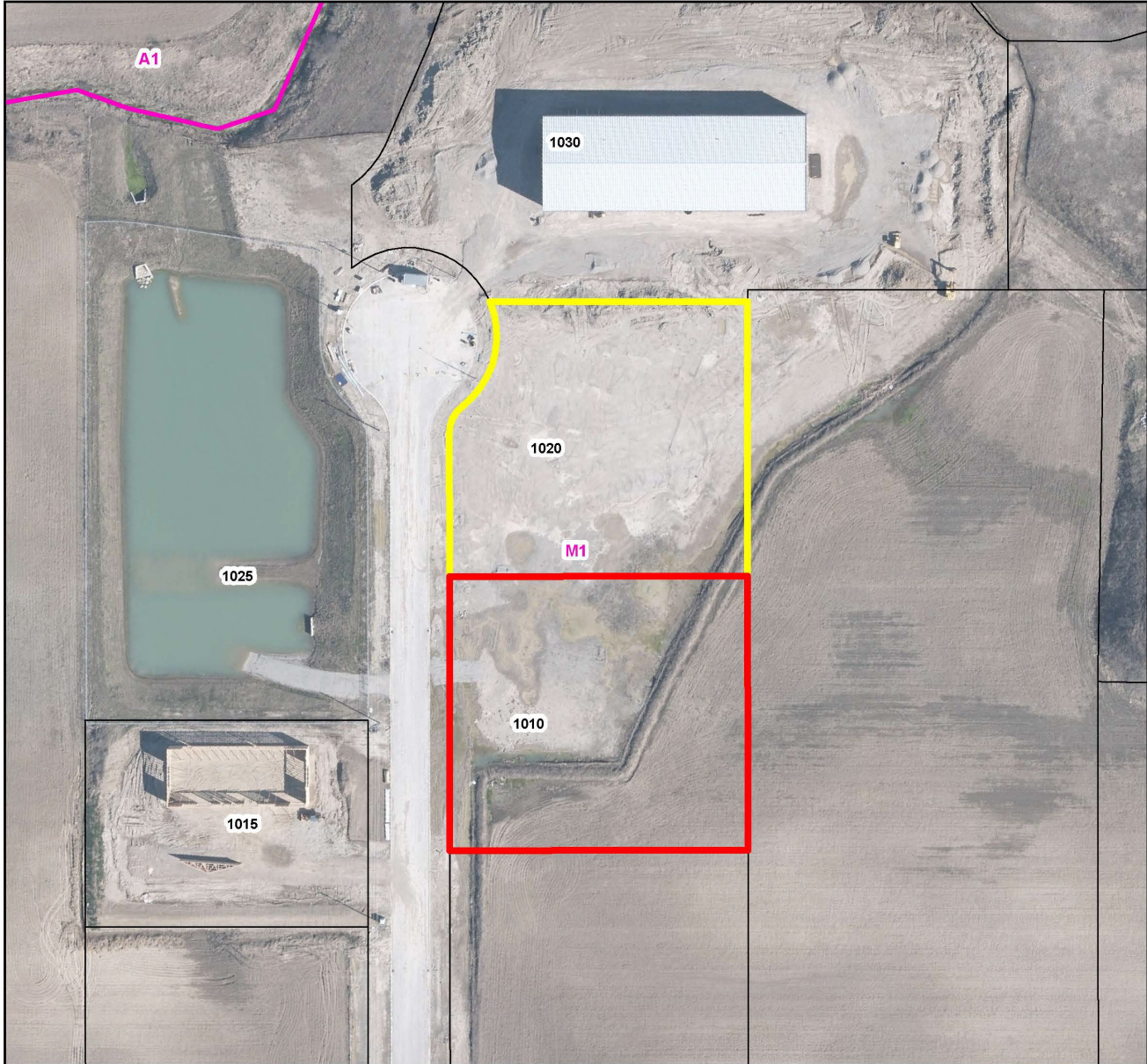
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1020 Heenan Court
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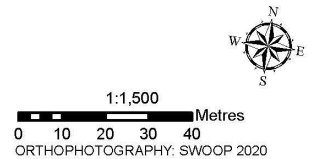


Township of LUCAN BIDDULPH
KEY MAP



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

- Lands to be retained
- Lands to be severed
- Zone Boundary



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.