



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

**APPLICATIONS FOR CONSENT (B-19/2024) AND
ZONING BY-LAW AMENDMENT (ZBA 12/2024)**

OWNER: Clifford Harry Knip and Maria Jane Brekelmans
LOCATION: 6407 Whalen Line
ROLL NO.: 395800002013600

Purpose and Effect of the Consent Application

The purpose and effect of this application is to dispose of a dwelling deemed surplus to the farming operation by way of a land purchase and sale. The lot to be severed would have a proposed frontage of approximately 137 metres (449.5 feet) along Whalen Line (County Road 55), and an area of approximately 0.959 hectares (2.37 acres). The lot to be retained would have a frontage of approximately 542 metres (1,778.2 feet) on Whalen Line, and an area of approximately 26.57 hectares (65.7 acres). The subject lands contain a single detached dwelling and a shed to be severed together. The lands to be retained would continue to be used for agricultural purposes.

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 General Agricultural (A1) Zone to a site-specific Agricultural (A3-#) 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 General Agricultural (A1) Zone to the Surplus Dwelling (SD) Zone 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 November 19th 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 North Part of Lot 8, Concession North Boundary, in the Township of Lucan Biddulph, County of Middlesex. The lands are located on the south side of Whalen Line, southeast of the intersection at Whalen Line (County Road 55) and Saintsbury Line (County Road 47) in Lucan Biddulph.

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: Tuesday, December 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 **FRIDAY December 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. December 17th, 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 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 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 27th day of November, 2024.

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

Location Map

APPLICATION FOR CONSENT & ZONING BY-LAW AMENDMENT: B19-2024 & ZBA 12-2024

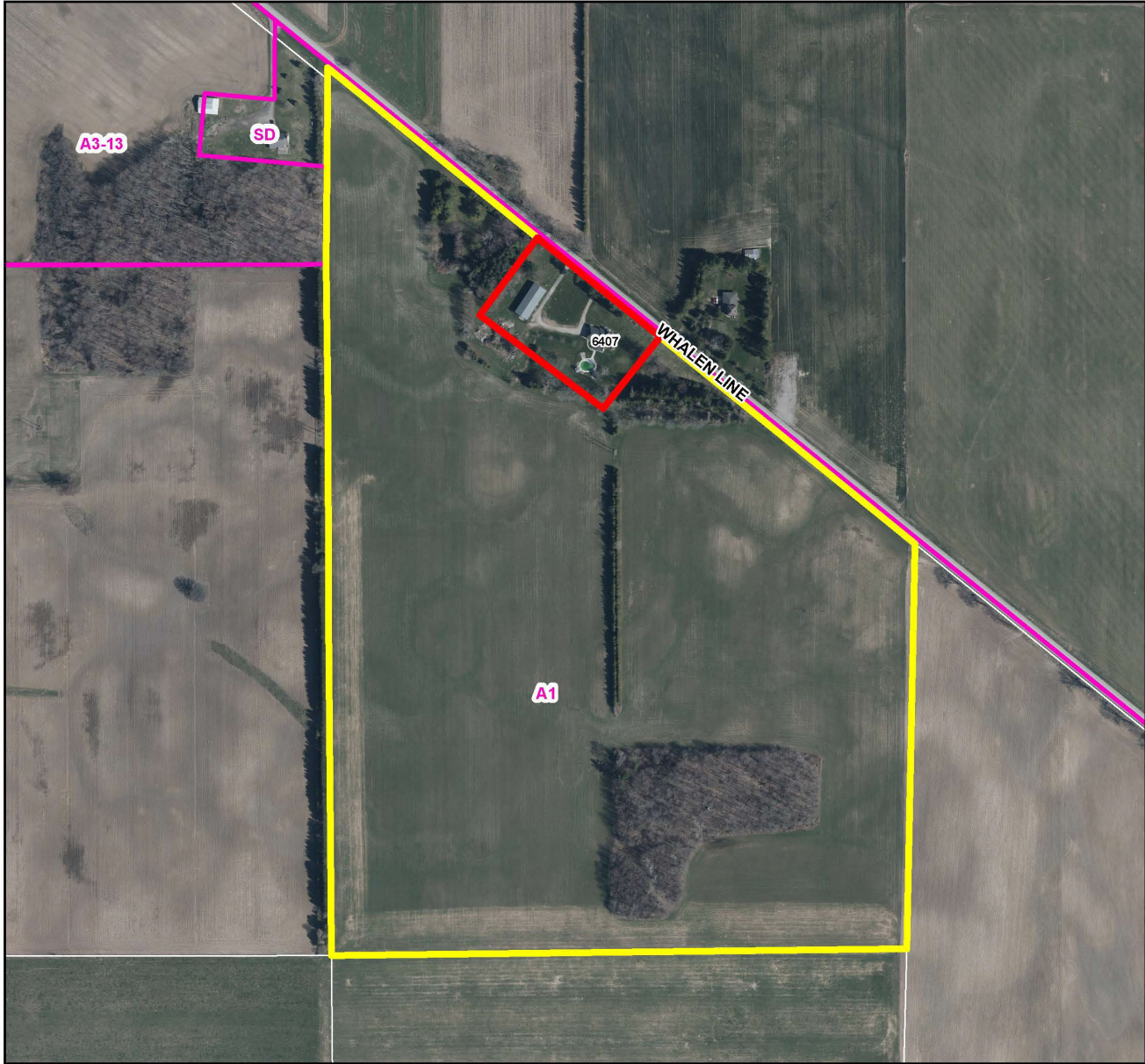
Owner: Clifford Harry Knip and Maria Jane Brekelmans

6407 Whalen Line
CON NB N PT LOT 8
Township of Lucan Biddulph



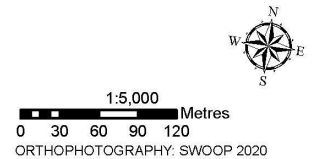
Township of LUCAN BIDDULPH

KEY MAP



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Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
November, 2024

- Lands to be retained and rezoned from 'General Agricultural (A1) Zone' to 'Agricultural (A3-#) Zone'
- Lands to be severed and rezoned from 'General Agricultural (A1) Zone' to 'Surplus Dwelling (SD) Zone'
- 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.