



NOTICE OF PUBLIC MEETING
pursuant to Section 17 and Section 26 of the *Planning Act*, R.S.O. 1990, as amended

LUCAN BIDDULPH OFFICIAL PLAN AMENDMENT (OPA1/2021)

TAKE NOTICE that the Township of Lucan Biddulph has initiated a municipal comprehensive review of its Official Plan under Sections 17 and 26 of the *Planning Act*. The proposed amendment affects all lands within the Township of Lucan Biddulph.

PURPOSE AND EFFECT

The Township of Lucan Biddulph has undertaken a five year municipal comprehensive review of the Official Plan. In consultation with staff, stakeholders, Council and the community, an Official Plan Amendment has been prepared for review and comment. The purpose and effect of the proposed Official Plan Amendment is to amend and update the Lucan Biddulph Official Plan by:

1. Making textual amendments based on components of the updated Provincial Policy Statement 2020 (PPS 2020);
2. Increasing the residential land supply by identifying and designating additional land for future residential development; and,
3. Updating and providing recommendations for housing policies to ensure conformity with PPS 2020, efficient development patterns and intensification, while also respecting the intended vision for the community.

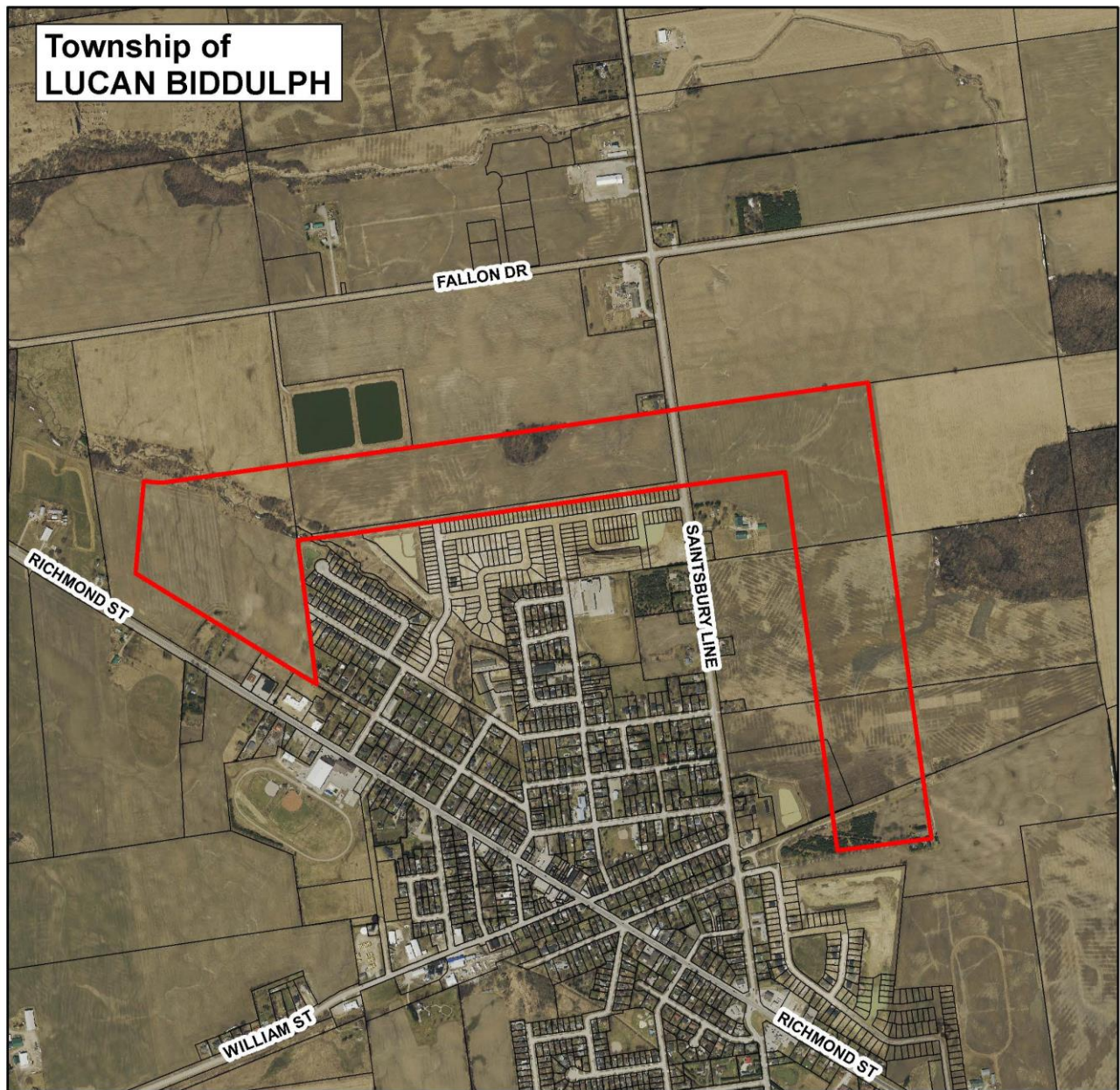
A copy of the proposed Official Plan Amendment is available on the Township website under the 'Planning Services' tab at the following link: <https://www.lucanbiddulph.on.ca/town-hall/planning-services>. Alternatively, a hard copy of the proposed Official Plan Amendment is available for viewing at the Township office, located at the following address:

270 Main Street
Lucan, Ontario,
N0M 2J0

DESCRIPTION AND LOCATION OF SUBJECT PROPERTY

The proposed policies as depicted in the Official Plan Amendment generally apply to the entirety of Lucan Biddulph, while the proposed settlement boundary expansion, as recommended, is depicted in the location map below. The proposed lands to accommodate the settlement boundary expansion are outlined in red.

**Township of
LUCAN BIDDULPH**



LOCATION MAP

Description:
OFFICIAL PLAN AMENDMENT NO. 10
TOWNSHIP OF LUCAN BIDDULPH

FILE NO. 39T-LB-OPA10

Prepared by: Planning Department,
The County of Middlesex, October 27, 2021



LEGEND



 Subject Lands

1:15,000

0 200 400 600 800

Metres

VIRTUAL PUBLIC MEETING – NOVEMBER 30, 2021 at 6:00 PM

You are invited to participate in a virtual public meeting in order to provide all stakeholders with an opportunity to make formal written and/or oral submissions on the proposed Official Plan Amendment, prior to Council consideration. The public meeting will be broadcast live – a link will be posted in the meeting agenda on the Township of Lucan Biddulph website at <https://www.lucanbiddulph.on.ca/>.

Due to the ongoing COVID-19 public health situation and related social distancing requirements, the public meeting will be held virtually. If you would like to participate in the public meeting, please provide your name and phone number to the Township by email to planning@lucanbiddulph.on.ca or by phone to 519-227-4491 ext. 23 no later than November 29, 2021 at 4:30PM.

Note: Comments on the Lucan Biddulph YouTube page utilized for the public to 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 in the decision.

OTHER PLANNING ACT APPLICATIONS: None

WHAT IF I CAN'T ATTEND THE PUBLIC MEETING?

While the Township encourages the public to attend the public meeting and offer any comments you may have, you can learn more about the proposed development by contacting the Municipal office, or by visiting the Municipality's website. If you are unable or do not wish to attend the public meeting but still wish to make a formal submission, please contact Tina Merner, Deputy Clerk, by phone at 519-227-4491 ext 23, or by email at planning@lucanbiddulph.on.ca. Alternatively, you can also contact Dan FitzGerald, Planner, at 519-930-1008, or by email at dfitzgerald@middlesex.ca.

SHOULD YOU WISH TO MAKE A WRITTEN SUBMISSION regarding the proposed Official Plan Amendment, please contact Tina Merner, by phone at 519-227-4491 ext. 23; by email at planning@lucanbiddulph.on.ca; or by addressing written submissions to the Township Office at 270 Main Street, Lucan, Ontario NOM 2J0.

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 Official Plan Amendment. Attendees have the opportunity to hear a brief presentation about the proposed changes, ask questions, and/or make statements either in favour of, or in opposition to, the proposed changes.

The public meeting will take place at a Council meeting and the mayor will chair the meeting and allow staff, 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 when considering an Official Plan Amendment. This meeting represents an opportunity for you to learn about the development proposal and offer your opinions.

Under the legislation governing this development process, i.e. Section 17 of the *Planning Act*, you have the following rights:

- 1) Anyone 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.
- 2) If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Middlesex, being the approval authority, before the Official Plan Amendment is adopted or refused;
 - a. the person or public body is not entitled to appeal a decision 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 the County of Middlesex Council on the proposed Official Plan Amendment (39T-LB-OPA10), you must make a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6P 2P1 (phone: 519-930-1008) (fax: 519-434-0638) (email: dfitzgerald@middlesex.ca).

Due to the ongoing pandemic, if you wish to view the proposed Official Plan Amendment at the Township of Lucan Biddulph Office, located at 270 Main Street, Lucan, Ontario N0M 2J0, please contact Tina Merner, Deputy Clerk at 519-227-4491 to schedule an appointment to view the application documents. If you have any general questions regarding the amendment or wish to be sent a digital copy, please contact Dan FitzGerald, Planner, at 519-930-1008 or 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 8th day of November, 2021.

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