



## NOTICE OF PUBLIC HEARING

pursuant to Section 45 of the Planning Act

### APPLICATION FOR MINOR VARIANCE (A-4/2022)

**OWNER:** Jim and Wendy Thomas

**LOCATION:** 34007 Coursey Line

**ROLL NO.:** 395800001006200

#### Purpose and Effect

The purpose and effect of this Application is a request for relief from the Township's Comprehensive Zoning By-law to reduce a Minimum Distance Separation I setback, and a reduction to the required front yard setback to permit the development of an additional temporary dwelling. Section 5.2.6 of the By-law indicates single unit dwellings shall not be erected unless in accordance with MDS I. The By-law requires a setback of at least 286 metres (938 feet) from the closest neighbouring barn (6024 William Street) whereas a setback of 212 metres (695 feet) is being requested. The applicant is therefore requesting relief in the order of 74 metres (242.7 feet). Additionally, the applicant is seeking a reduction to the required front yard setback to 20.03 metres (65.7 feet), whereas the Zoning By-law currently requires a setback of 28 metres (91.8 feet). A summary of the requirements and relief requested are provided below:

Requirements	Relief Requested
Section 5.2.6 of the By-law indicates single unit dwellings shall not be erected unless in accordance with MDS I.	212 metres from the livestock operations (reduction of 74 metres).
Section 5.1.5 requires a minimum front yard setback of 28 metres.	20.03 metres from the road (reduction of 7.97 metres)

A site plan is attached to this notice indicating the proposed location of the temporary dwelling unit.

The lands are designated 'Agricultural' in the County of Middlesex Official Plan, 'Country Residential' under the Township's Official Plan, and zoned General Agricultural (A1) Zone.

#### Description and Location of Subject Property

The subject property is a 75.2 acre (30.4 hectares) parcel of land located on the west side of Coursey Line, north of the intersection at County Road 13 (William) and Coursey Line. The lands are legally described as Part of Lot 29 Concession 2, Biddulph, Part 4 on Reference Plan 33R17592, in the Township of Lucan-Biddulph. The lands are municipally known as 34007 Coursey Line, Lucan.

#### How Can I Get Involved?

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

**Date:** Tuesday, June 21<sup>st</sup>, 2022

**Time:** 6:00 p.m.

**Place:** *Due to COVID-19 state of emergency and related social distancing requirements, the format of Statutory Public Meetings has changed and will now take place virtually. 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. 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 FRIDAY June 17<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 21<sup>st</sup>, 2022 – 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 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 valid in the decision.

### **Other Planning Act Applications**

1. Future temporary use Zoning By-law Amendment.

### **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 Section 45 of the *Planning Act*, you have the following rights:

1. If you do not attend or are not represented at the Hearing, the Committee may proceed in your absence and you will not be entitled to any further notice of the proceedings. Written comments may be submitted to the Secretary-Treasurer prior to the Hearing. Please note that all written material submitted and verbal comments presented will form part of the public record and will be available for full disclosure.
2. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Minor Variance Application.
3. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality before the Minor Variance Application is 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.
4. If you wish to be notified of the decision of the Township of Lucan Biddulph's Committee of Adjustment in regards to the proposed Minor Variance Application, you must make a written request to the Planning Division of the Township of Lucan Biddulph at 270 Main Street, Lucan, Ontario N0M 2J0.

A hard copy of the application is available at the Township of Lucan Biddulph Office, located at 270 Main Street, Lucan, Ontario N0M 2J0. Please contact Ron Reymer, CAO 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](mailto:dfitzgerald@middlesex.ca).

**DATED AT LUCAN, ONTARIO** this 7<sup>th</sup> day of June, 2022.

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



## Location Map

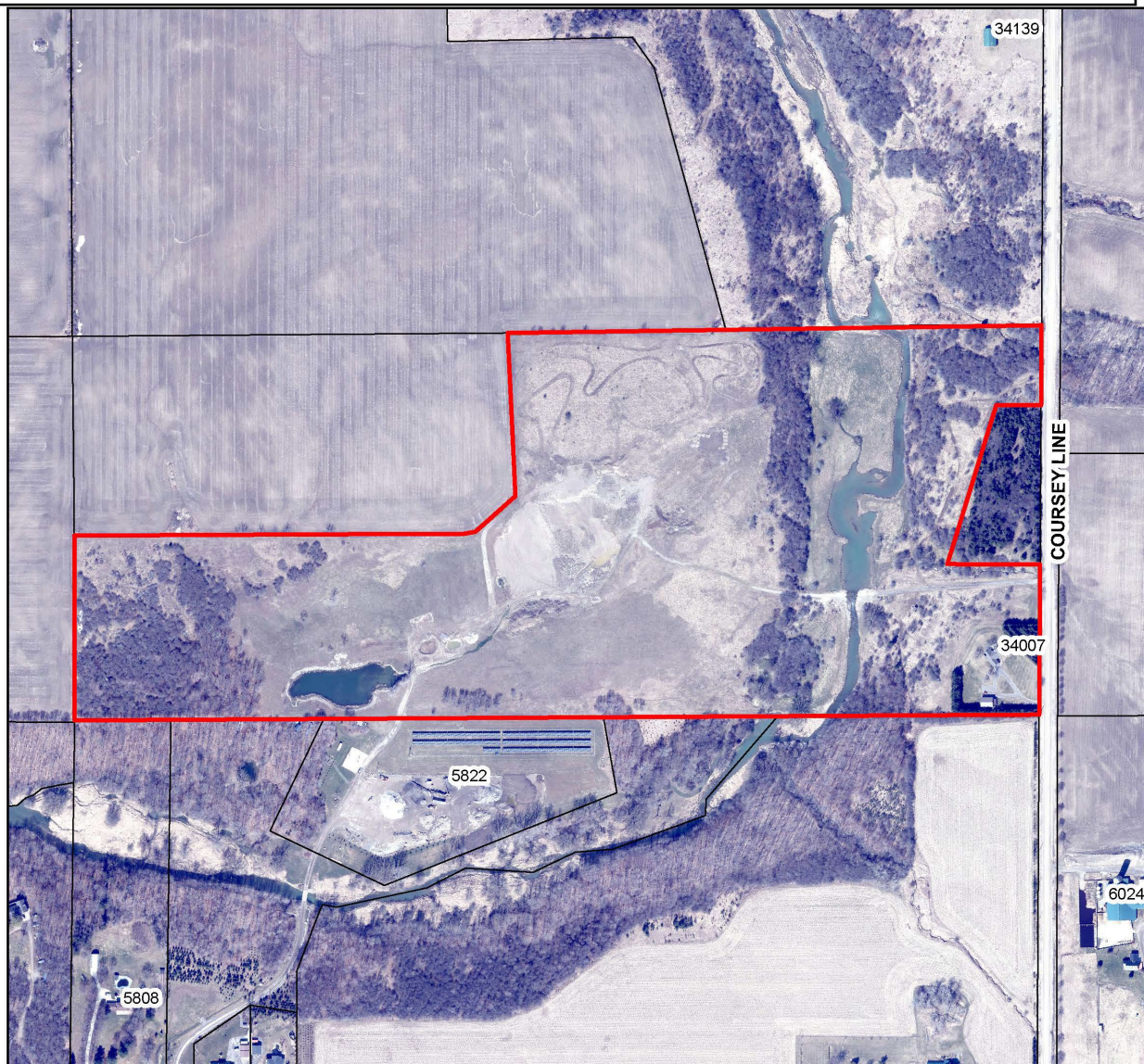
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34007 Coursey Line  
Geographic Township of Lucan

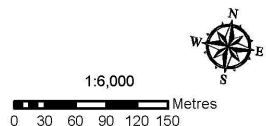


**Township of LUCAN BIDDULPH**



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 **SUBJECT LANDS**



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.*