



NOTICE OF PUBLIC HEARING

pursuant to Section 34 & 39 of the Planning Act

APPLICATION FOR TEMPORARY USE BY-LAW AND ZONING BY-LAW AMENDMENT

OWNER: Jim and Wendy Thomas
LOCATION: 34007 Coursey Line
ROLL NO.: 395800001006200

The Township is seeking input on development applications within 120 metres of your property. The purpose of the applications is as follows:

Purpose and Effect

The proposed Temporary Use By-law would permit the establishment of a mobile home as a means to provide accommodation for family members who assist with the general maintenance of the property. The lands contain an existing single detached dwelling and an uninsulated barn. The mobile home is proposed to be located in the south interior side yard, in front of the existing uninsulated barn. The mobile home would be permitted to remain on the property for a maximum period of 20 years. 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. The subject lands were previously subject to Minor Variance A-4-2022, which was conditionally approved to reduce a Minimum Distance Separation I Setback and to reduce the minimum required front yard setback to allow for the construction of the mobile home.

A location map is attached to this notice.

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, August 9th, 2022

Time: 9:00 a.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 or call 519-227-4491 ext. 23 by FRIDAY August 5th.*

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 9:00 a.m. August 9th, 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 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.

Other Planning Act Applications

1. Conditionally approved Minor Variance A-4-2022

What if I can't attend the future Public Meeting?

You can learn more about the proposed development by contacting the Municipal office, or by visiting the Municipality's website at the below link. You may choose to submit comments via letter or email.

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

The public meeting will take place at a Council meeting and the mayor will keep the meeting in order and allow the applicant (or their development team), 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. 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 Sections 34 of the *Planning Act*, you have the following rights:

1. Any persons 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 and Zoning By-law Amendment application.
2. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality before the and Zoning By-law Amendment applications are approved or refused;
 - a. the person or public body is not entitled to appeal the decision of the Township of Lucan Biddulph to the Local Planning Appeal Tribunal,

- b. the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal 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 Council of the Township of Lucan Biddulph on the proposed Zoning By-law Amendment, you must make a written request to the Clerk of the Township of Lucan Biddulph at 270 Main Street, Lucan, Ontario N0M 2J0.

Recognizing that the Township of Lucan Biddulph Office, located at 270 Main Street, Lucan, Ontario N0M 2J0 is open to the public by appointment only, 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

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 13th day of July, 2022.

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

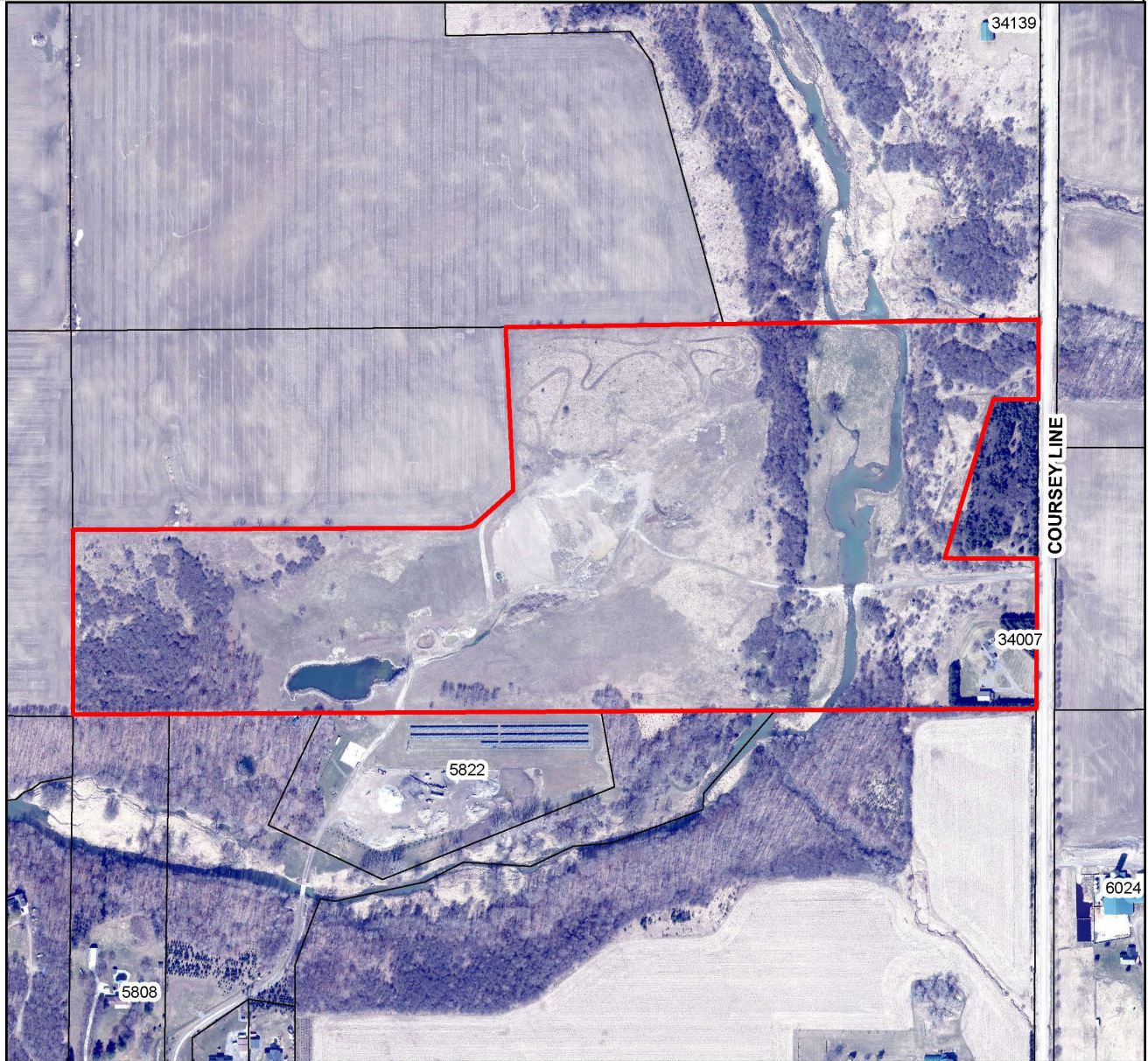
APPLICATION FOR ZONING BY-LAW AMENDMENT: Z4/2022

Owner: Jim & Wendy Thomas

34007 Coursey Line
Geographic Township of Lucan

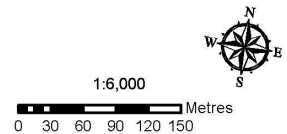


Township of LUCAN BIDDULPH



Published by the County of Middlesex
Planning Department,
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
May 2022

 **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.