



NOTICE OF PUBLIC MEETING

pursuant to Section 17 and Section 21 of the *Planning Act*, R.S.O. 1990, as amended

MUNICIPALLY-INITIATED OFFICIAL PLAN AMENDMENT (OPA1-2022)

Purpose and Effect

The purpose of this housekeeping amendment is to update the Township's Official Plan to implement up-to-date policies as a result of recent legislative changes. The effect of this housekeeping amendment is to implement and update complete application requirements for Official Plan amendments, Zoning By-law amendments, site plan approval, approval of plans of subdivision (including condominiums), and consents. Further, this housekeeping amendment would provide policy direction that would allow council to delegate the passing of minor zoning by-law amendments to a municipal committee, officer, employee or agent, and provide policy direction as it relates to requests for the cancellation of a certificate of consent. These amendments are a result of recent updates to the Planning Act through Bill 13 – Supporting People and Supporting Businesses Act, 2021, Bill 276 – Supporting Recovery and Competitiveness Act, 2021 and Bill 109 – More Homes for Everyone Act, 2022.

Description and Location of Subject Property

The policies of this Official Plan Amendment would apply generally to the entirety of the Township of Lucan Biddulph, unless specified to the contrary. As such, no Key Map is required.

Public Meeting

You are invited to participate in the public meeting and to present verbal and written comments regarding this matter. Township Council will hold a public meeting to consider the zoning by-law amendment application. The details are as follows:

Date: Tuesday, December 6th, 2022

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 tmerner@lucanbiddulph.on.ca or call 519-227-4491 ext. 23 by FRIDAY December 2nd 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 6th, 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 in the decision.

Other Planning Act Applications

None.

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 proposed Official Plan Amendment and offer your opinions.

Under the legislation governing this development process, which is Section 17 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 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 Official Plan amendment is approved or refused;
 - a. the person or public body is not entitled to appeal the decision of the County of Middlesex 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 with respect to the proposed Official Plan Amendment, you **MUST** make a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A 2P1.

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 10th day of November, 2022.

Ron Reymer, Chief Administrative Officer/Clerk
Township of Lucan Biddulph
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