



NOTICE OF APPLICATION AND PUBLIC MEETING
pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended

APPLICATION FOR ZONING BY-LAW AMENDMENT (Z-03-2023)

OWNER: Kirk and Marie Hall
AGENT: Brown Beattie O'Donovan LLP c/o Jack Sousa
LOCATION: 33823 Saintsbury Line, Lucan
ROLL NOS.: 395800001009400

Purpose and Effect of the Zoning By-law Amendment Application

The Municipality is seeking input on a zoning by-law amendment application for a lot that is located on the west side of Saintsbury Line, south of the intersection at Saintsbury Line and Watson Street. The agent is proposing to rezone a parcel of land as a condition of consent application B-12-2022. The application would rezone a 1.0 hectares (2.47 acres) parcel, known as the severed lands, to a Surplus Dwelling (SD) Zone. The effect for doing so is to recognize the residential use of the lands. Additionally, the applicant is seeking to rezone the remnant farmland to an Agricultural (A3) Zone, with the effect of prohibiting the construction of a residential dwelling on the farmland. A location map is attached to this notice.

In accordance with Section 34(10.4) of the Planning Act, the Township of Lucan Biddulph has deemed this rezoning application to be complete for the purposes of Section 34(10.1) and (10.2) of the Planning Act.

How Can I Get Involved?

The Township's County of Middlesex will hold a public hearing to consider the zoning by-law amendment application. The details for both are as follows:

Date: Tuesday, MAY 23rd, 2023

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 May 19th, 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. May 23rd, 2023 – 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.

Description and Location of Subject Lands

The subject lands are legally described as Part of Lot 32, Concession 4 North, in the Township of Lucan Biddulph, County of Middlesex. They are located on the west side of Saintsbury Line and more specifically south of the intersection at Saintsbury Line and Watson Street. The lands are municipally known as 33823 Saintsbury Line as shown on the attached map.

Other Planning Act Applications

Consent Applications B-12-2022 provisionally approved.

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.
- 4) If you wish to be notified of the decision of the County of Middlesex with respect to the proposed Official Plan Amendment, you must submit a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A 2P1 (fax: 519-434-0638)

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 2nd day of May, 2023.

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

Attachment 1

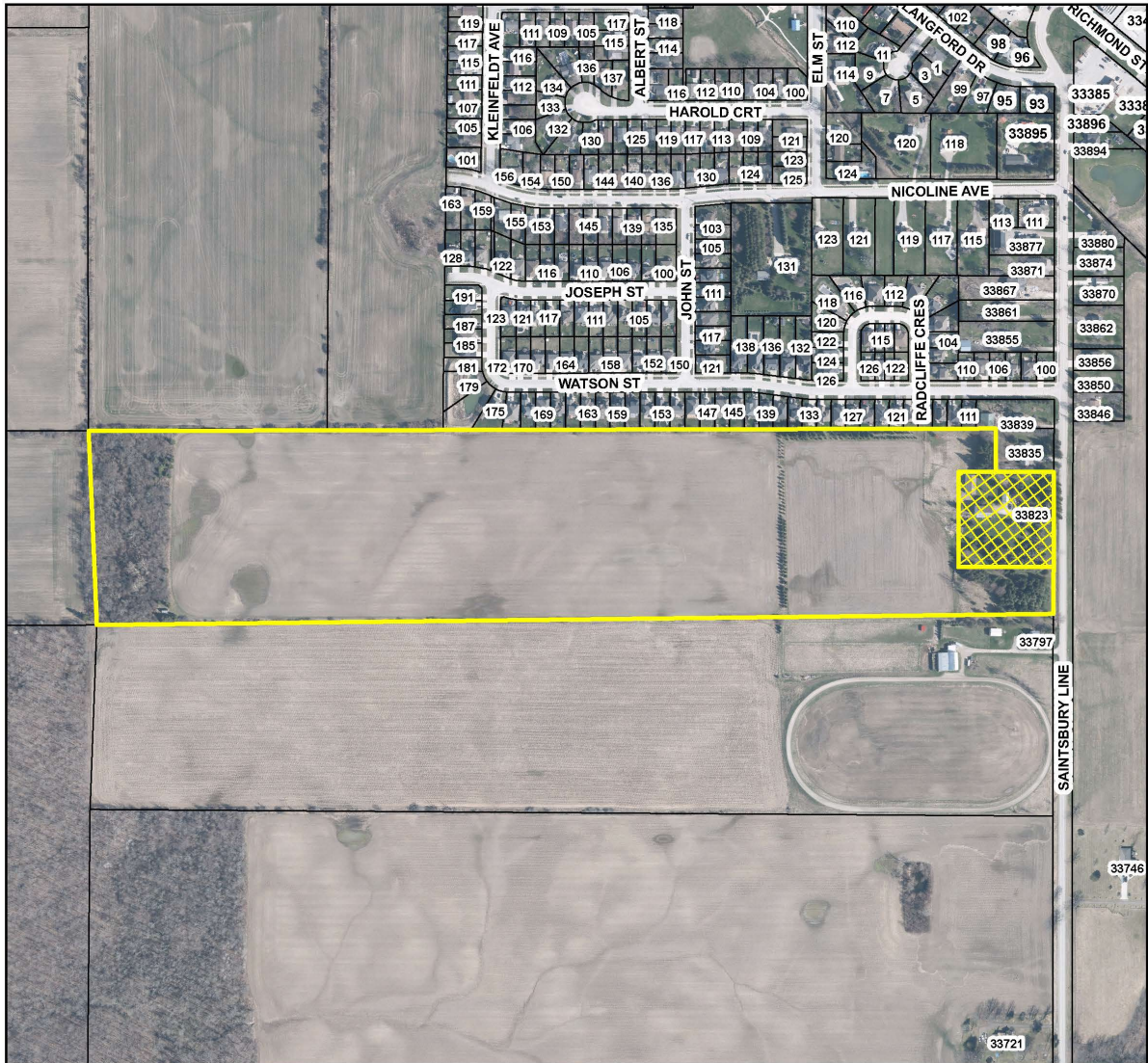
APPLICATION FOR ZONING BY-LAW AMENDMENT: Z-3/2023

Owners: Kirk and Marie Hall
Agent: Jack Sousa

33823 Saintsbury Line
Township of Lucan Biddulph



Township of LUCAN BIDDULPH KEY MAP



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



Lands to be zoned Surplus Dwelling (SD) Zone

Lands to be zoned Agricultural No Residence (A3) Zone



1:6,000
0 40 80 120 160 Metres

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.