



**NOTICE OF PUBLIC MEETING AND  
PUBLIC HEARING  
Pursuant to Sections 53 of the Planning Act**

**APPLICATIONS FOR CONSENT (B-1-2024)**

**OWNER:** Shelly Maguire-Plumb and Dennis Maguire  
**AGENT:** Adam Finch  
**LOCATION:** 34863 and 34851 Coursey Line  
**ROLL NOS.:** 395800002008300 and 395800002008301

**Purpose and Effect of the Consent Application**

The purpose and effect of the Application for Consent is to convey a parcel of land for lot addition purposes having an area of approximately 2521.38 square metres (0.62 acres) to be merged with an abutting lot known municipally as 34851 Coursey Line. The lot addition would add to an existing lot with an area of approximately 3.0 acres (1.21 hectares), making the combined lot area approximately 3.6 acres (1.45 hectares). The lands that would be receiving the lot addition contain a single detached dwelling, accessory buildings, and is serviced by private septic and well services. The land to be retained, being farmland, would be approximately 97.35 acres (39.4 hectares) and contain agricultural land, a single detached dwelling, and associated accessory uses.

**How Can I Get Involved?**

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

**Date:** Tuesday, March 19<sup>th</sup> 2024

**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 [planning@lucanbiddulph.on.ca](mailto:planning@lucanbiddulph.on.ca) or call 519-227-4491 ext. 23 by FRIDAY March 15<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. March 19, 2024 – 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 19, Concession 2, in the Township of Lucan Biddulph, County of Middlesex. The lot is located on the west side of Coursey Line, north of the intersection at McGillivray Drive and Coursey Line. The lands are municipally known as 34863 and 34851 Coursey Line as shown on the attached map.

## **Other Planning Act Applications**

None.

## **Other Information:**

If a person or public body that files an appeal of a decision of the Township of Lucan Biddulph's Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Township of Lucan Biddulph's Committee of Adjustment with respect to the proposed consent, you must submit a written request to the Township of Lucan Biddulph, Secretary-Treasurer, 270 Main Street, Lucan, Ontario, N0M 2J0.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Lucan Biddulph before the Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Lucan Biddulph to the Local Planning Appeal Tribunal. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Lucan Biddulph before the Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so. If you wish to be notified of the decision of the Township of Lucan Biddulph with respect to the proposed zoning by-law amendment, you must submit a written request to the Township of Lucan Biddulph, Clerk, 270 Main Street, Lucan, Ontario, N0M 2J0.

Notwithstanding the above, subsection 51(48.3) of the Planning Act prescribes the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal.

Recognizing that the Township of Lucan Biddulph Office, located at 270 Main Street, Lucan, Ontario N0M 2J0 is currently closed to the public, 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 4<sup>th</sup> day of March, 2024.

Tina Merner, Deputy Clerk  
Township of Lucan Biddulph  
270 Main Street, Lucan, ON, N0M 2J0  
519.227.4491  
tmerner@lucanbiddulph.on.ca

Attachment

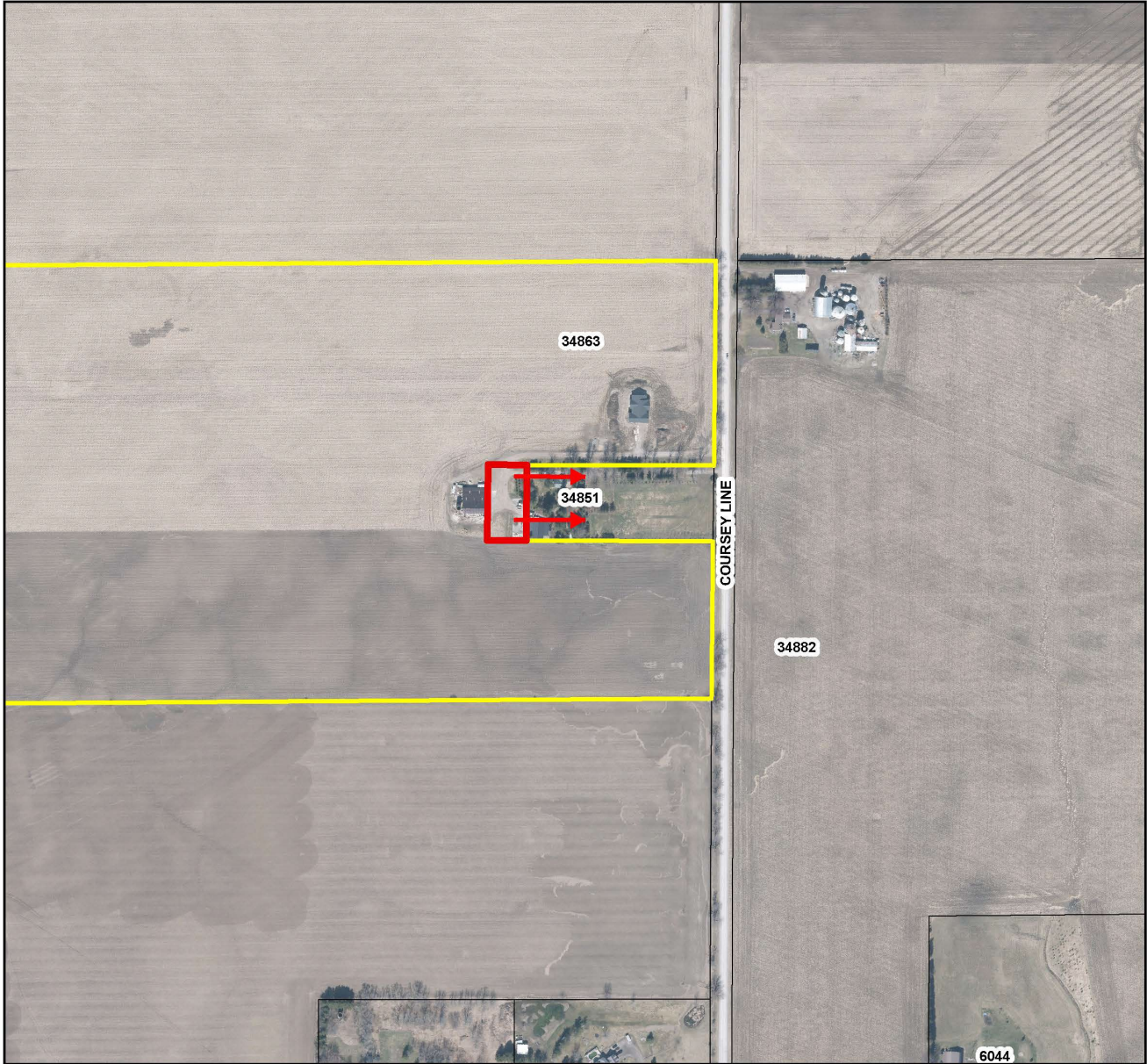
APPLICATION FOR CONSENT: B1-2024

Owners: Adam Finch



34851 Coursey Line  
CON 2 PT LOT 19  
Township of Lucan Biddulph

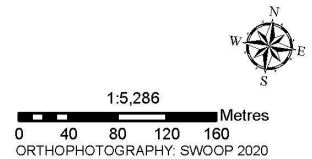


Township of LUCAN BIDDULPH  
KEY MAP



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

-  Lands to be retained
-  Lands to be severed and merged with 34851 Coursey Line



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.