



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-07-2024)

OWNER: Adam Finch (33851 Coursey Line)
Shelly Maguire-Plumb and Denis Maguire (34863 Coursey Line)
LOCATION: 33851 and 34863 Coursey Line
ROLL NOS.: 395800002008301 / 395800002008300

Purpose and Effect of the Zoning By-law Amendment Application

The Municipality is seeking input on a zoning by-law amendment application for two lots located on west side of Coursey Line. As a result of a provisionally approved consent application, the applicants are seeking to rezone 34863 Coursey Line to a site specific General Agricultural (A1-#) Zone to recognize the undersized area of the remnant parcel. Likewise, the owner of 33851 Coursey Line is seeking to zone the portion of land being transferred as part of the severance application to a Special Agricultural (A2) Zone, consistent with the zoning currently on the larger parcel. The effect of the application would be to implement the consent conditions for B-1-2024, as approved by the Committee of Adjustment. 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 21st, 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 tmerner@lucanbiddulph.on.ca or call 519-227-4491 ext. 23 by FRIDAY May 17th, 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 21st, 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

Consent application B-1-2024.

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 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 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.

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 30th day of April, 2024.

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 - ZBA-7-2024

Owners: Adam Finch

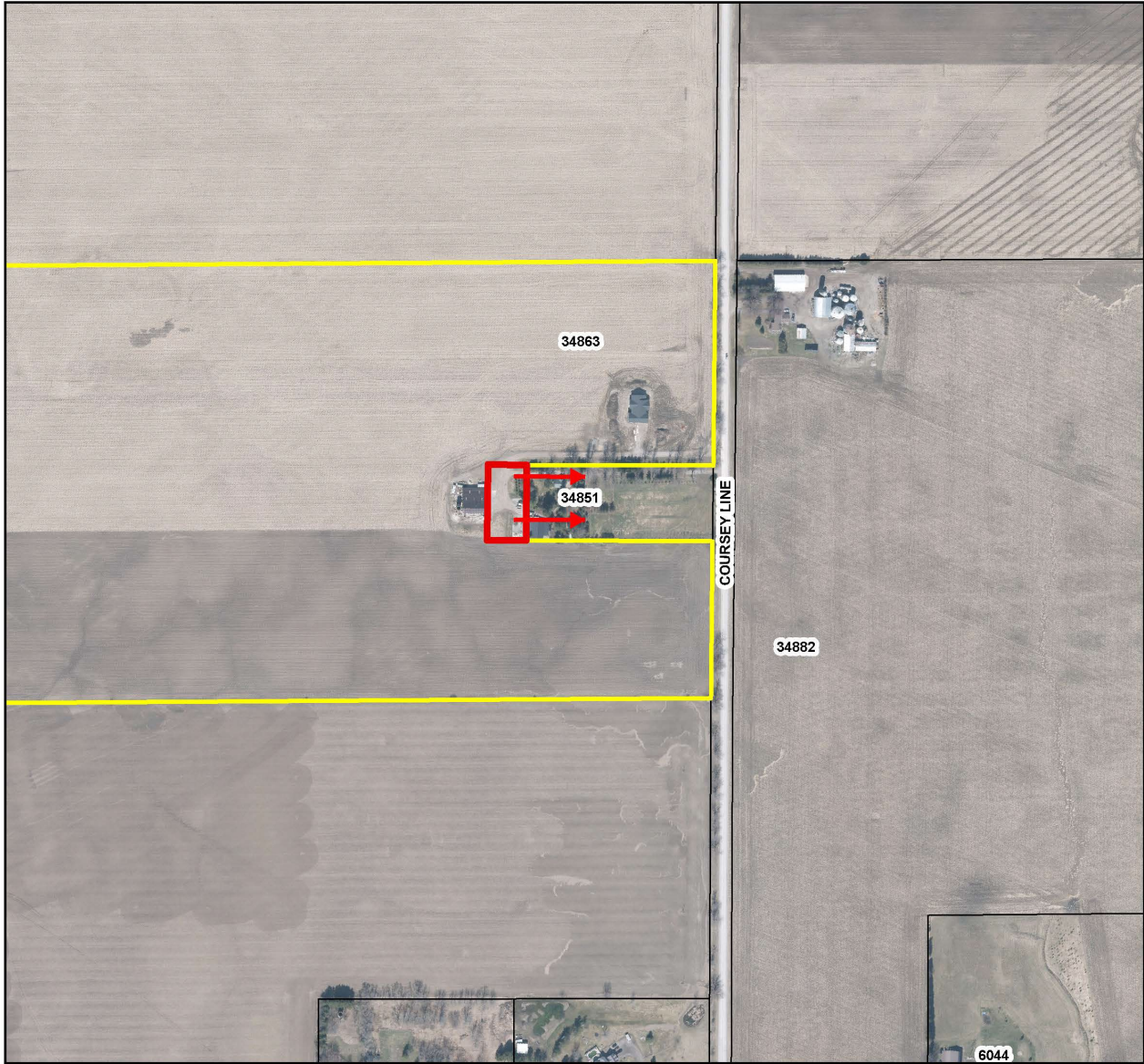
Shelley and Denis Maguire





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

34863 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 rezoned A1-#
-  Lands to be rezoned A2



1:5,286
Metres
0 40 80 120 160
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.