



**NOTICE OF PUBLIC MEETING AND
PUBLIC HEARING
Pursuant to Sections 34 & 53 of the Planning Act**

**APPLICATIONS FOR CONSENT (B-11/2024) AND
ZONING BY-LAW AMENDMENT (ZBA 04/2024)**

OWNER: Patrick Ryan and Cornelia Ryan
APPLICANT: Thames Valley District School Board
LOCATION: PLAN 220 PT LOT 1 RP 33R2837 PARTS 1 & 2
ROLL NO.: 395805900123200

Purpose and Effect of the Consent Application

The purpose and effect of this application is to convey a lot from a larger existing parcel of land as indicated in the attached location map (labeled as parcel 2), to support the separation and consolidation of a parcel for future development purposes. The existing lot maintains a frontage of approximately 79.9 metres (262 feet) on Saintsbury Line with an area of approximately 16,468.61 square metres (4.07 acres). Through consent application B-11/2024, that applicant is proposing to sever a lot with a frontage of 20 metres (66 feet) on Miller Drive, and an area of approximately 10,271 square metres (2.53 acres). The remnant lands as a result of the severance would have a frontage of approximately 79.9 metres (262 feet) on Saintsbury Line, and an area of approximately 6,707 square metres (1.65 acre).

The effect of the proposed severance application would be to separate the existing dwelling from the larger parcel and dispose of the larger parcel for development of a school.

Purpose and Effect of the Zoning By-law Amendment

The purpose and effect of this application is to rezone the lot to be severed from the Future Residential (FR) Zone, to an Institutional (I) Zone. The portion of the lot to be retained would be amended to a site specific Future Residential – Exception (FR-#) Zone to recognize the reduced area of the lands as a result of the consent application.

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.

Description and Location of Subject Land

The subject lands are legally described as Part of Lot 1 Plan 220, Parts 1 and 2 on reference plan 33R2837, in the Township of Lucan Biddulph, County of Middlesex. The lands are located on the west side of Saintsbury Line, north of the intersection at Kent Street and Saintsbury Line in Lucan.

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, May 7TH, 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 or call 519-227-4491 ext. 23 by FRIDAY May 3rd, 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 7, 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.

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 Local Planning Appeal 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.

General information regarding the application can be viewed at the Township of Lucan Biddulph Office, located at 270 Main Street, Lucan. 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.

DATED AT LUCAN, ONTARIO this 17th day of April, 2024.

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

Location Map

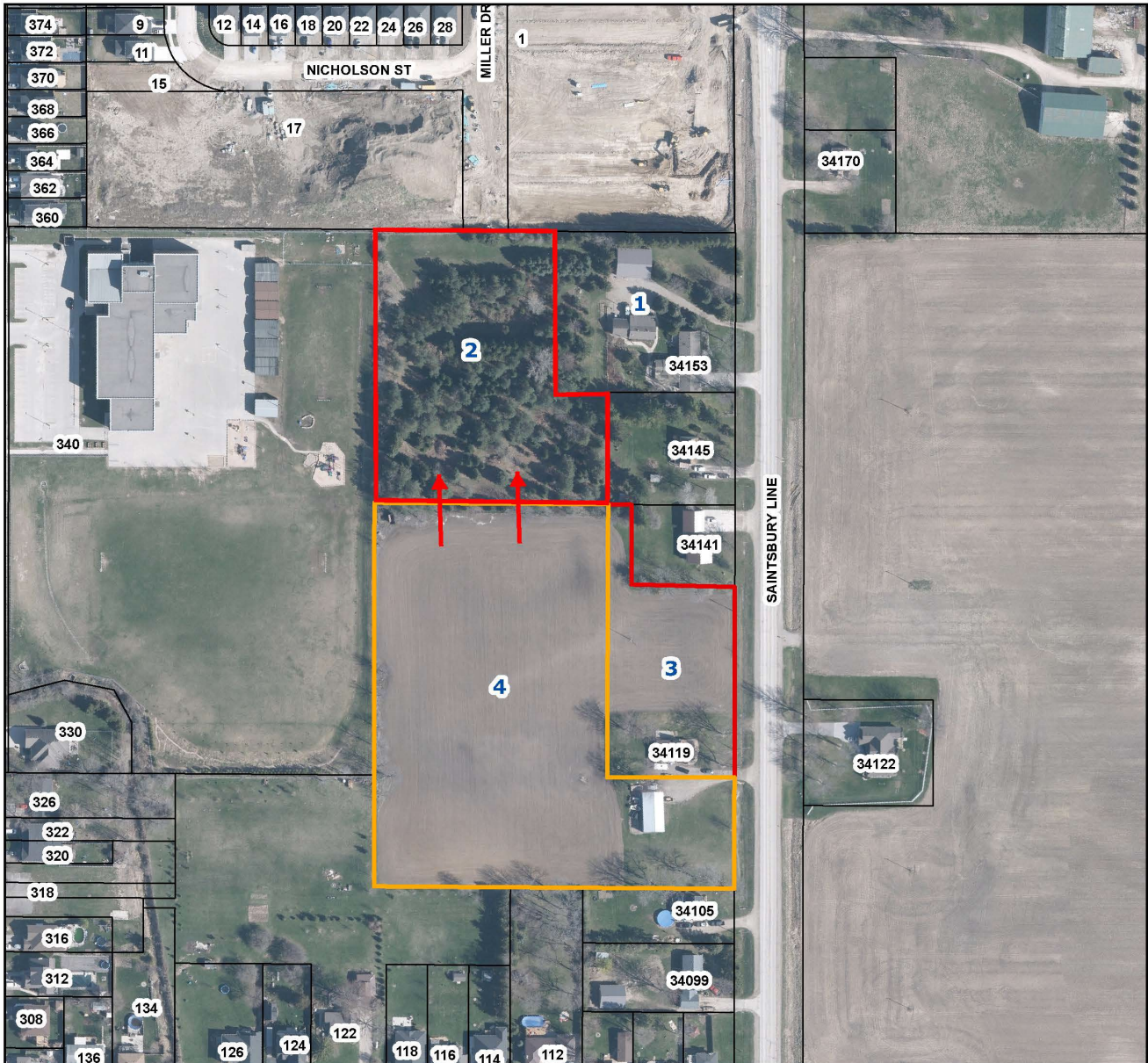
APPLICATION FOR CONSENT: B10-2024

Applicant: Thames Valley District School Board (c/o ben Puzanov)

34119 Saintsbury Line
 PLAN 220 PT LOT 2 PT LOT 3
 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
 April 2024

- Lands to be retained
- Lands to be severed
- Lands to be severed and merged with part 2



1:2,529
 0 10 20 30 40
 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.