



NOTICE OF PUBLIC HEARING

pursuant to Section 45 of the Planning Act

APPLICATION FOR MINOR VARIANCE (A-7/2024)

OWNER: Timothy Jack Van Engelen
AGENT: Adam Finch
LOCATION: 35088 Coursey Line
ROLL NO.: 3958000020098020000

Purpose and Effect

The purpose and effect of this Application is a request for relief from the Township's Comprehensive Zoning By-law to allow for the construction of an accessory building with a maximum permitted height of 6.0 metres, whereas the Zoning By-law permits a maximum height of 4.0 metres in the Special Agricultural (A2) Zone. The requirements and relief requested are provided below:

Requirements	Relief Requested
As per section 6.2.8 d), the maximum permitted height is 4.0 metres for an accessory building.	Maximum permitted height of 6.0 metres, which is a relief of 2.0 metres (6.56 feet).

The lands are designated Agricultural in the County of Middlesex Official Plan and Agricultural in the Township's Official Plan. Additionally, the lands are zoned Special Agricultural (A2) Zone which permits a single unit dwelling, agricultural uses, and their accessory uses.

Description and Location of Subject Property

The subject lands are located on the east side of Coursey Line, south of the intersection at Mooresville Drive and Coursey Line. They are legally described as Part of Lot 16, Concession 3, Part 1 on Reference Plan 33R9896, in the Township of Lucan Biddulph, County of Middlesex, and municipally known as 35088 Coursey Line. A location map is attached to this notice.

How Can I Get Involved?

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

Date: Tuesday, October 15th, 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 October 11th 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. October 15th, 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 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 or and will not be considered valid in the decision.

Other Planning Act Applications

None.

Why is this Public Meeting being held and what are your rights?

If a person or public body does not make oral submissions at a public meeting or make a written submission(s) to the Township of Lucan Biddulph before the application 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 Ontario Land Tribunal.

If a person or public body does not make an oral submission(s) at a public meeting or make written submissions to the Township of Lucan Biddulph before the application 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.

Notwithstanding the above, subsection 45 (12) of the Planning Act prescribes the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal.

If you wish to be notified of the decision of the Township of Lucan Biddulph's Committee of Adjustment in regards to the proposed Minor Variance Application, you must make a written request to the Planning Division of the Township of Lucan Biddulph at 270 Main Street, Lucan, Ontario N0M 2J0.

A hard copy of the application is available at the Township of Lucan Biddulph Office, located at 270 Main Street, Lucan, Ontario N0M 2J0. Please contact Tina Merner, Deputy Clerk 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.

DATED AT LUCAN, ONTARIO this 4th day of October 2024.

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

Location Map

APPLICATION FOR MINOR VARIANCE: A7-2024

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35088 Coursey Line
CON 3 PT LOT 16 RP 33R9896 PART 1
Geographic Township of Lucan



Township of LUCAN BIDDULPH



Published by the County of Middlesex
Planning Department,
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
September 2024



LANDS SUBJECT TO MINOR VARIANCE



1:1,250
0 7.5 15 22.5 30 37.5
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.