



NOTICE OF PUBLIC MEETING
Pursuant to Section 34
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATION FOR ZONING BY-LAW AMENDMENT (ZBA-11-2024)

OWNER: David Harrigan
LOCATION: 34112 Richmond Street
ROLL NO: 39580001013001

Purpose and Effect of the Application:

The Municipality is seeking input on a development application within 120 metres of your property. The purpose and effect of the proposed temporary use by-law is to permit the establishment of a mobile home to provide accommodation for family members. The land contains an existing single detached dwelling, an uninsulated barn, attached garage and steel grain bin. The mobile home is proposed to be located northeast of the existing single detached dwelling, in front of the uninsulated barn. The mobile home would be permitted to remain on the property for 10 years, with the possibility of extending the temporary use in 3 year increments up to a maximum period of 20 years and would be required to be removed after this timeframe.

A location map is attached to this notice.

Description and Location of Subject Land:

The subject property is legally described as Concession North of London Road Part 1 of Lot 1 and Part 1 of Registered Plan 33R2920 in the Township of Lucan Biddulph, County of Middlesex. The property is located on the north side of King's Highway 4 (Richmond Street), northwest of the intersection at Coursey Line and Richmond Street in Lucan.

The lands are designated Agricultural Area in the Middlesex County Official Plan, Agricultural in the Township of Lucan Biddulph Official Plan and zoned Special Agricultural (A2) in the Township of Lucan Biddulph Comprehensive Zoning By-law.

How Can I Get Involved?

The Township's Council will hold a public meeting to consider the zoning by-law amendment application for information. 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 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.

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 Section 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 Zoning By-law Amendment.
- 2) 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 application is 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 Tribunal, 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 submit a written request to the Clerk of the Township of Lucan Biddulph at 270 Main Street, Lucan, Ontario N0M 2J0.

Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

In accordance with Sections 34(10.4) of the Planning Act, R.S.O., 1990, as amended, the Township of Lucan Biddulph has deemed the application for a Zoning By-law Amendment to be complete on September 17th, 2024 for the purposes of Section 34(10.1) and 34(10.2) of the Planning Act.

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.

The Township of Lucan Biddulph Office is located at 270 Main Street, Lucan, Ontario N0M 2J0. Please contact Tina Merner, Deputy Clerk at 519-227-4491 for 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 24th day of September, 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

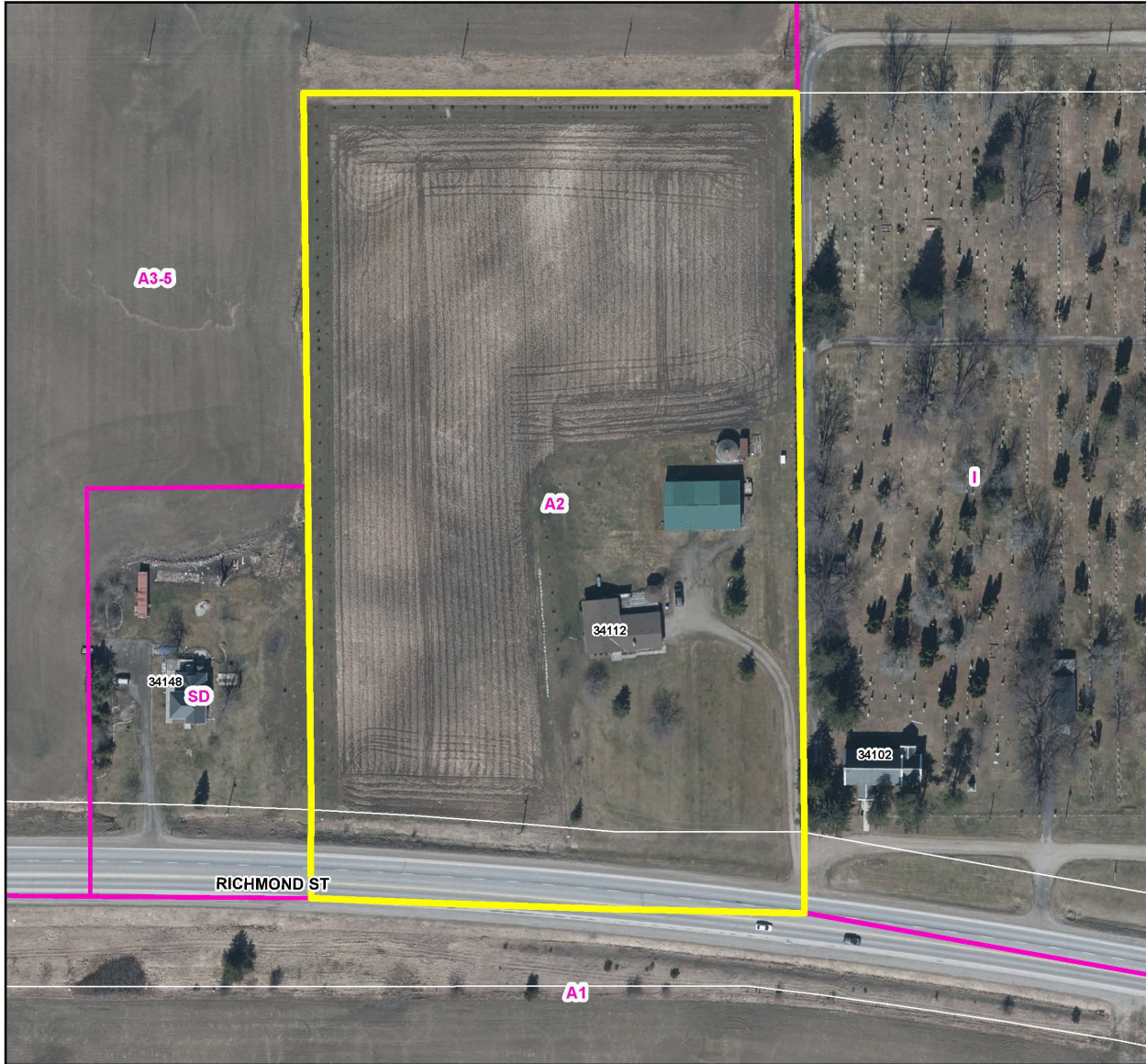
APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 11-2024

Owner: David Harrigan

34112 Richmond Street
 CON NLR PT LOT 1 RP 33R2920 PART 1
 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
 September, 2024

- Special Agricultural (A2) Zone' to a 'Temporary Special Agricultural (A2-T) Zone
- Zone Boundary



1:1,500
 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.

Concept Site Plan

