



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

**APPLICATION FOR ZONING BY-LAW AMENDMENT (ZBA 5-2022)**

**OWNER:** 2381414 ONTARIO LTD  
**LOCATION:** 267, 265, 263 Butler Street  
**ROLL NO:** 395805900132402 / 395805900132407

**Purpose and Effect of the Applications:**

The Municipality is seeking input on a development application within 120 metres of your property. The application would consider a site specific zoning by-law amendment which would seek the inclusion of the following clause in the existing Residential Third Density – Exception (R3-9) Zone:

Additional Provision

Despite any existing or future severance, partition, or division of the lot, the provisions of this By-law shall apply to the whole of the zone as if no severance, partition or division had occurred.

The purpose of the additional provision would be to permit three separate condominiums on the property, as opposed to one phased condominium as previously considered. The effect of the application would be to ensure zoning compliance should the site be separated into three separate condominiums with joint use agreements, as opposed to one phased condominium.

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 situated on the south side of Butler Street, east of Walnut Street, and adjacent to the Township offices and the medical clinic. The lands are legally described as Part of Lot 4, North of the Proof Line Road (geographic Township of Biddulph) and Part of Lots 117 and 118 on Registered Plan 340, now the Township of Lucan Biddulph, designated as Parts 6 to 12 on Reference Plan 33R-20627.

**How Can I Get Involved?**

The Township's Council will hold a public meeting to consider the zoning by-law amendment application. The details for both are as follows:

**Date:** Tuesday, August 9, 2022

**Time:** 9:00 a.m.

**Place:** *Due to COVID-19 state of emergency and related social distancing requirements,*

***the format of Statutory Public Meetings has changed and will now take place virtually. 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. If you would like to participate in the public hearing, please email [tmerner@lucanbiddulph.on.ca](mailto:tmerner@lucanbiddulph.on.ca) or call 519-227-4491 ext. 23 by FRIDAY August 5<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 9:00 a.m. August 9<sup>th</sup>, 2022 – 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**

Pending application for a condominium exemption with the County of Middlesex.

### **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 Municipality 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 Board, there are reasonable grounds to do so.

- 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 Township Clerk, whose contact information is provided below.

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.

Recognizing that the Township of Lucan Biddulph Office, located at 270 Main Street, Lucan, Ontario N0M 2J0 is currently operating on an appointment basis for access, please contact Ron Reymer, CAO 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](mailto:dfitzgerald@middlesex.ca)

**DATED AT LUCAN, ONTARIO** this 19<sup>th</sup> day of July, 2022.

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

**SITE PLAN**

**zedd ARCHITECTURE**  
 ARCHITECTURE | DESIGN | PLANNING  
 4801 Woodbine Ave. 2nd Floor, Markham, Ontario L3R 9W7  
 905.305.8101 | www.zeddarchitecture.com

**PROJECT NAME**  
 Lucan Woods 3  
 267 Butler Street  
 Lucan Ontario

**DRAWING TITLE**  
 Site Plan & Details

**DRAWING INFO.**  
 Project Number: 21-015  
 Date: June 25, 2021  
 Scale: As Indicated  
 Drawn by: J.K.  
 Checked by: J.K.

**SHEET NO.**  
 A020

**Site Plan**  
 1 of 1

REQUIREMENTS	BUTLER AMPT. BLDG. 1	BUTLER AMPT. BLDG. 2	BUTLER AMPT. BLDG. 3	INDIVIDUAL PARCEL COMPLIANCE	BUTLER AMPT. BLDG. COORDINATED COMPLIANCE
<b>ZONING</b>	R10	R10	R10	R10	R10
<b>PERMITTED USES</b>	Residential Medium-Density Dwelling	Residential Medium-Density Dwelling	Residential Medium-Density Dwelling	1 - (res. 2 - (res. 3 - (res. 4 - (res. 5 - (res. 6 - (res. 7 - (res. 8 - (res. 9 - (res. 10 - (res. 11 - (res. 12 - (res. 13 - (res. 14 - (res. 15 - (res. 16 - (res. 17 - (res. 18 - (res. 19 - (res. 20 - (res. 21 - (res. 22 - (res. 23 - (res. 24 - (res. 25 - (res. 26 - (res. 27 - (res. 28 - (res. 29 - (res. 30 - (res. 31 - (res. 32 - (res. 33 - (res. 34 - (res. 35 - (res. 36 - (res. 37 - (res. 38 - (res. 39 - (res. 40 - (res. 41 - (res. 42 - (res. 43 - (res. 44 - (res. 45 - (res. 46 - (res. 47 - (res. 48 - (res. 49 - (res. 50 - (res. 51 - (res. 52 - (res. 53 - (res. 54 - (res. 55 - (res. 56 - (res. 57 - (res. 58 - (res. 59 - (res. 60 - (res. 61 - (res. 62 - (res. 63 - (res. 64 - (res. 65 - (res. 66 - (res. 67 - (res. 68 - (res. 69 - (res. 70 - (res. 71 - (res. 72 - (res. 73 - (res. 74 - (res. 75 - (res. 76 - (res. 77 - (res. 78 - (res. 79 - (res. 80 - (res. 81 - 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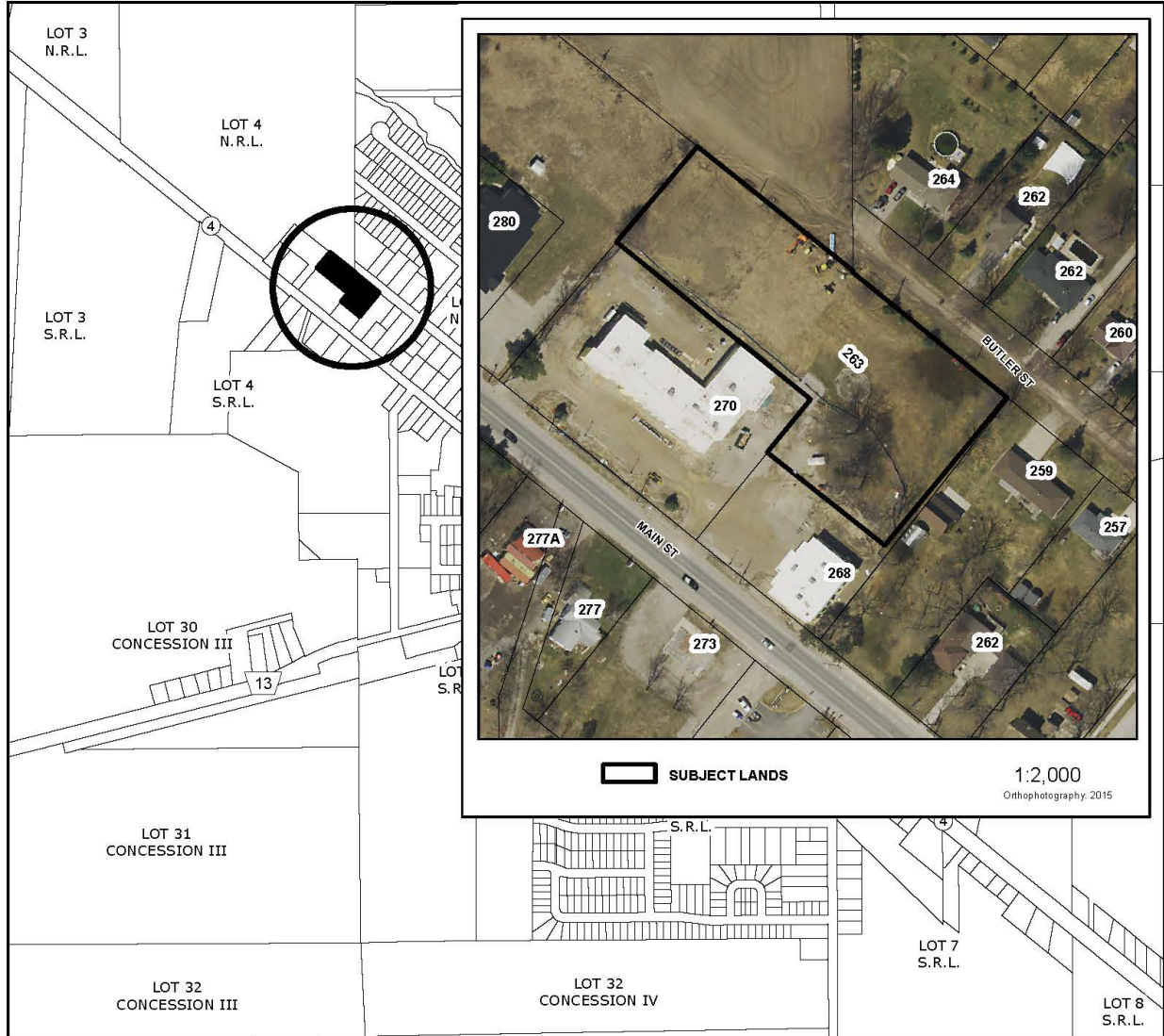
# LOCATION MAP

## NOTICE OF ZONING BY-LAW AMENDMENT (Z5/2022)

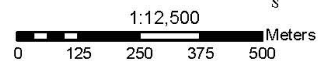
2381414 Ontario Ltd. (Amir Shenoudah)  
267, 265, 263 Butler Street, Lucan



Township of LUCAN BIDDULPH



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Planning Department  
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(519) 434-7321  
July 19, 2022



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