



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

**APPLICATIONS FOR CONSENT (B-9/2022) AND  
ZONING BY-LAW AMENDMENT (Z-6/2022)**

<b>OWNER:</b>	<b>Carmen Elaine Jones and David Wilmer Jones</b>
<b>AGENT:</b>	<b>Colin McClure c/o Pemco Kent Land Corp.</b>
<b>LOCATION:</b>	<b>Part of Park Lots 3 and 4, Plan 220, Part 6 on Reference Plan 33R18537</b>
<b>ROLL NO.:</b>	<b>395805900123700</b>

**Purpose and Effect of the Consent Application**

The purpose and effect of this application is to convey a lot from a larger existing future residential parcel of land as indicated in the attached location map, to create a new lot to support the removal of the existing single detached dwelling, and construction of a new single detached dwelling on the lands. The remaining vacant portion of lands are being considered for multi family development as indicated in the zoning by-law amendment section below. The existing lot maintains a frontage of approximately 33.27 metres (109 feet) on Kent Ave with an area of approximately 2.84 acres (1.15 hectares). Through consent application B-9/2022, that applicant is proposing to sever a lot with a frontage of 21.3 metres (69.9 feet) on Kent Ave, a depth of 34.86 metres (114.37 feet), and an area of approximately 742.86 square metres (0.18 acres). The remnant lands would have a proposed frontage of approximately 12.0 metres (39.3 feet) on Kent Ave, and an area of approximately 2.65 acres (1.075 hectares). This area would be vacant and subject to a zoning by-law amendment and subsequent future planning applications as indicated below.

The effect of the proposed severance application would be to create a new single detached dwelling lot along Kent Ave, while preserving the remaining land for future residential development.

**Purpose and Effect of the Zoning By-law Amendment**

The purpose and effect of this application is to rezone the lands from the site specific Future Residential – Exception (FR-3) Zone to a Residential First Density (R1) Zone for the lands proposed to be severed, and a site specific Residential Third Density – Exception (R3-#) Zone for the remnant (larger) residentially designated lands. The requested R1 zone for the severed lands requested through Consent Application B-9/2022 (above) would permit the development of one, single detached residence as proposed.

The balance of the remnant land is requested to be rezoned to a site specific Residential Third Density – Exception (R3-#) Zone to permit the development of a mixed density vacant land condominium. The zoning, as proposed, seeks the following specific provisions:

- Add the use semi-detached dwelling to the list of permitted uses;
- Reduce the minimum frontage requirement to 12 metres, whereas the zoning by-law requires a minimum frontage of 30 metres;
- A minimum rear yard depth of 6 metres, whereas the zoning by-law requires a minimum rear yard depth of 10 metres;
- A minimum exterior side yard setback of 3.0 metres, whereas the zoning by-law requires a minimum exterior side yard setback of 8 metres on the side abutting the road, and 3 metres on the other side

The effect of the proposed Zoning By-law Amendment Z-6/2022 would be to establish a new, infill multi-unit condominium. A concept plan of the proposal is provided as an attachment to this notice. Conceptually, the applicant is proposing an 18 unit development, broken into three (3) townhouse blocks, and two (2) semi-detached blocks. The development also proposed a private road to service the development.

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 Park Lots 3 and 4, Plan 220, Part 6 on Reference Plan 33R18537**, in the Township of Lucan Biddulph, County of Middlesex. The lands are located on the north side of Kent Ave, east of the intersection at Kent Ave and Saintsbury Line. They are municipally addressed 122 Kent Street in Lucan.

**How Can I Get Involved?**

The Township's Committee of Adjustment and Council will hold a public hearing to consider the concurrent Consent and Zoning By-law Amendment applications. The details for both are as follows:

**Date:** Tuesday, October 18<sup>th</sup>, 2022

**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](mailto:tmerner@lucanbiddulph.on.ca) or call 519-227-4491 ext. 23 by FRIDAY October 14<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 6:00 p.m. October 18<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**

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 and / or Council in respect of the proposed consent does not make written submissions to the Committee / Council before it gives or refuses to give a provisional consent or zoning by-law amendment, the Ontario Land Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Township of Lucan Biddulph's Committee of Adjustment or Council with respect to the proposed consent and zoning by-law amendment applicaitons, 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 Consent or 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 Ontario Land 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 Consent and 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 consent and zoning by-law amendment, you must submit a written request to the Township of Lucan Biddulph, Clerk, 270 Main Street, Lucan, Ontario, N0M 2J0.

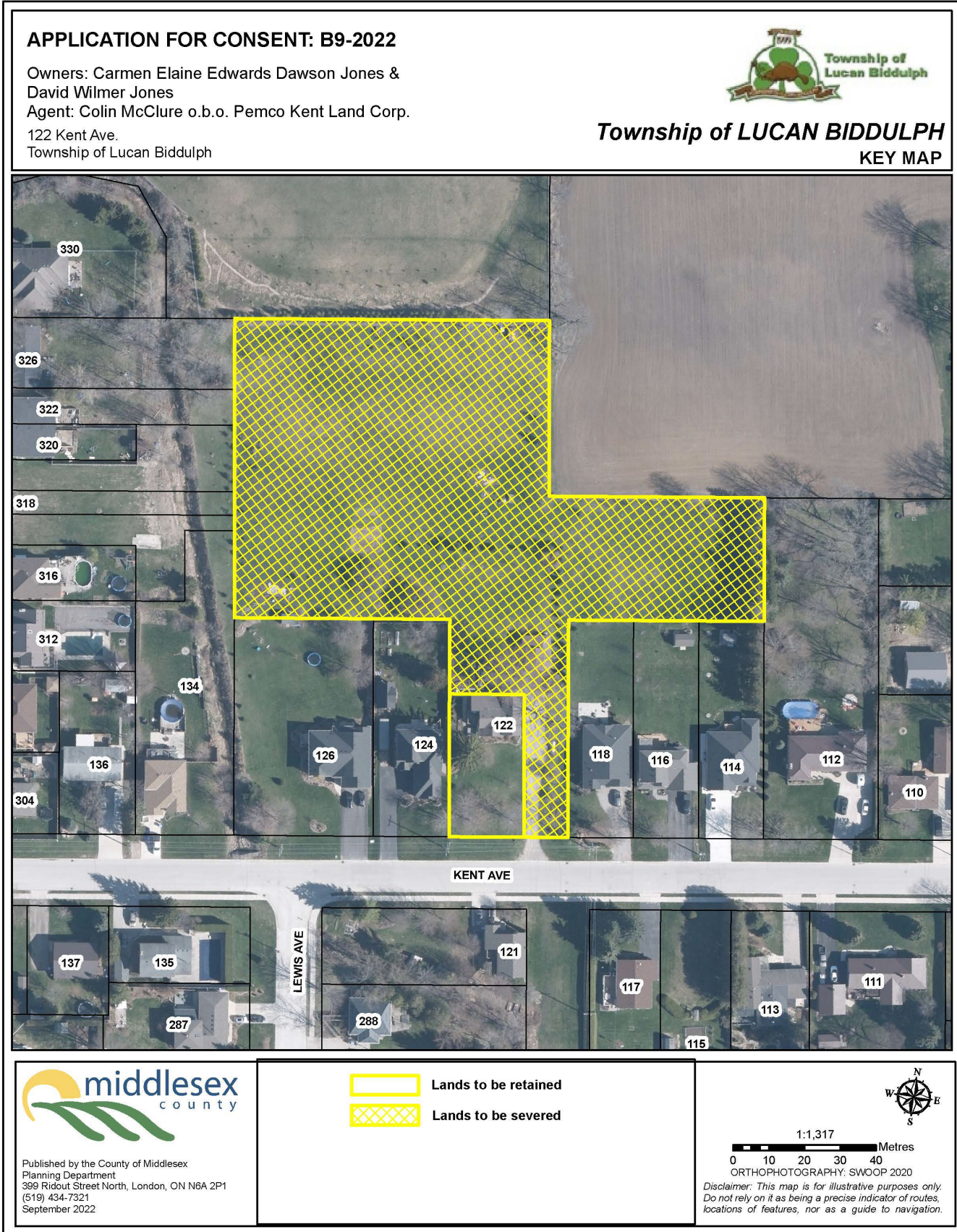
Please contact Ron Reymer, CAO at 519-227-4491 for special accommodation to view the application documents. If you have any general questions regarding the applications or wish to be sent a digital copy of the application materials, please contact Dan FitzGerald, Planner, at 519-930-1008 or [dfitzgerald@middlesex.ca](mailto:dfitzgerald@middlesex.ca).

**DATED AT LUCAN, ONTARIO** this 28<sup>th</sup> day of September, 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)



Location Map





Proposed Zoning Map

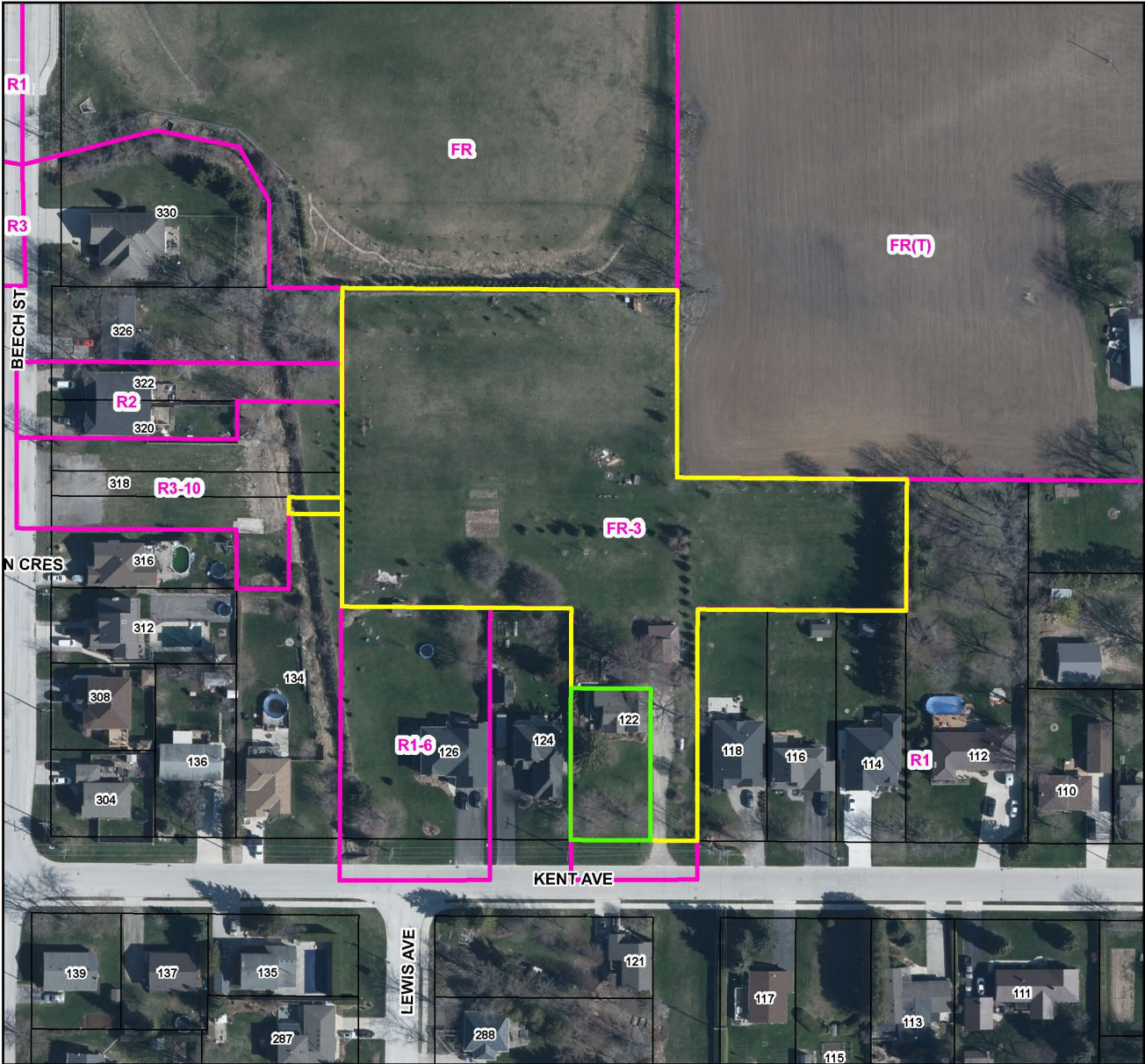
APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 6-2022

Owners: Carmen Elaine Edwards Dawson Jones &  
David Wilmer Jones  
Agent: Colin McClure o.b.o. Pemco Kent Land Corp.


122 Kent Ave.  
Township of Lucan Biddulph

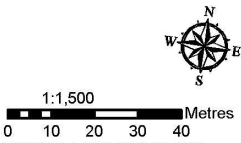


Township of LUCAN BIDDULPH  
KEY MAP



Published by the County of Middlesex  
Planning Department  
399 Ridout Street North, London, ON N6A 2P1  
(519) 434-7321  
September, 2022

-  Lands to be rezoned from Future Residential (FR-3) Zone to First Density Residential (R1) Zone
-  Lands to be rezoned from Future Residential (FR-3) Zone to Third Density Residential (R3-xx) Zone
-  Zone Boundary



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.

