



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

**REVISED APPLICATION FOR ZONING BY-LAW AMENDMENT (ZBA 02/2022)**

**OWNER:** Fernando Cabral  
**LOCATION:** Part of Lot 2 and 3, Plan 220  
**ROLL NO.:** 395805900123400

Note: This is a revised notice of public meeting based on comments of Council and changes brought forward by the applicant.

**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-T) Temporary Zone to a Residential First Density (R1) Zone for the purpose of recognizing the existing single detached dwellings on the lands. The portion of the lot to be retained would be maintained as an amended Future Residential (FR-T-H) Temporary - Holding Zone in order to recognize the existing temporary dwelling and associated accessory building to continue to remain on the lands for a period of time not exceeding three years, or removed upon draft plan approval of subdivision for the lands, and to recognize the reduced frontage and area of the lands as a result of the provisionally approved 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 2 and 3, Plan 220 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 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 Council in respect of the proposed consent does not make written submissions to Council before it gives or refuses to amend the existing zoning, the Ontario Land Tribunal 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 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 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.

Recognizing that the Township of Lucan Biddulph Office, located at 270 Main Street, Lucan, Ontario N0M 2J0 is currently closed to the public, 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)

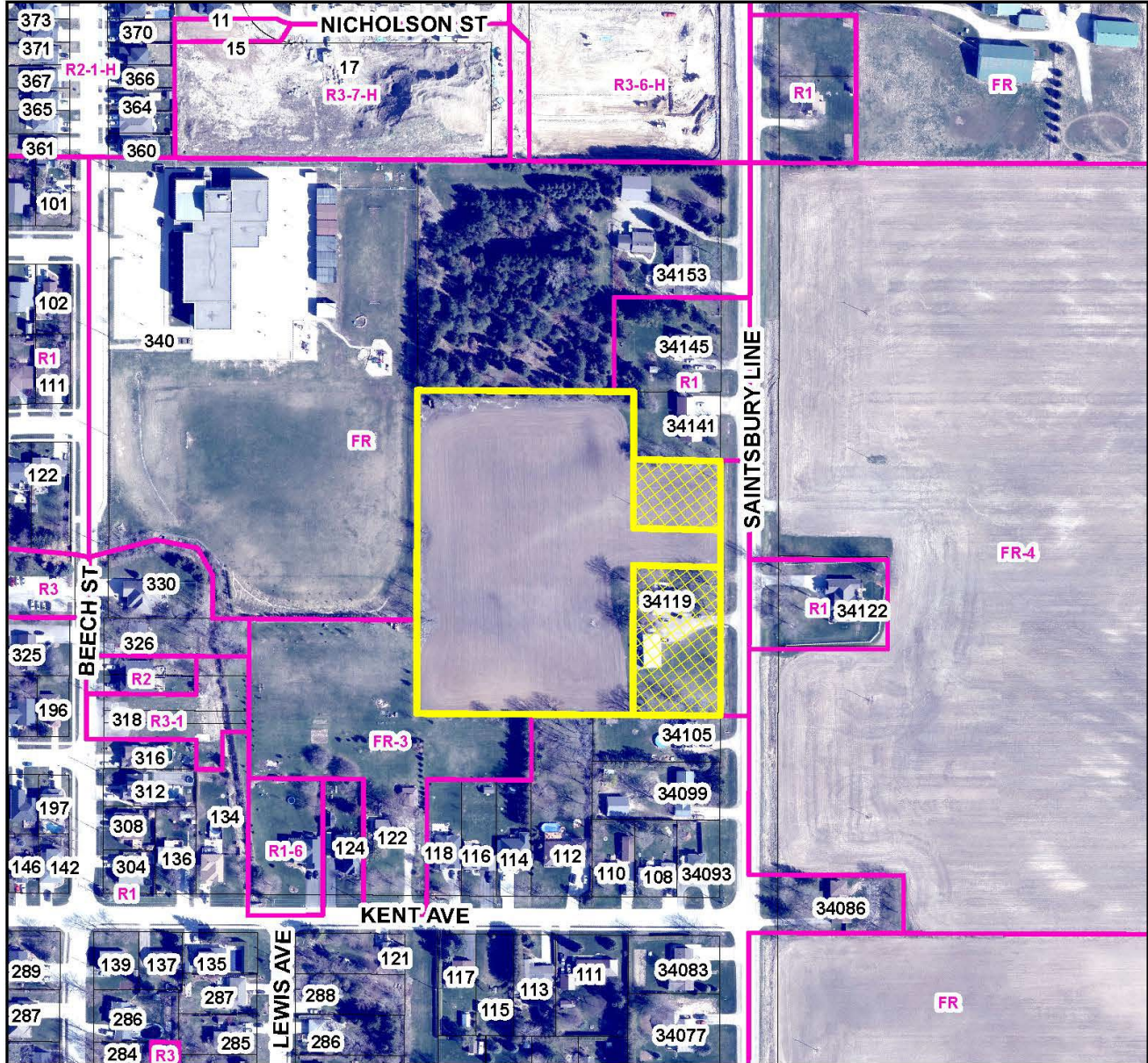
# Location Map

## APPLICATION FOR CONSENT: B3-2022 and B5-2022 and APPLICATION FOR ZONING BY-LAW AMENDMENT Z-2/2022






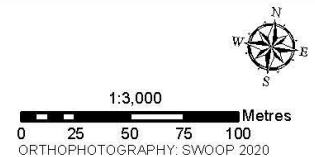
Owners: Fernando Cabral 34119 Saintsbury Line  
Township of Lucan Biddulph

## Township of LUCAN BIDDULPH KEY MAP



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Planning Department  
399 Ridout Street North, London, ON N6A 2P1  
(519) 434-7321  
July 2022

-  Lands to be retained and rezoned from Future Residential (FR) Zone to FR-#-H (Future Residential - Exception (FR-#-H) Holding Zone
-  Lands to be severed and rezoned from Future Residential (FR) Zone to Residential First Density (R1) Zone
-  Zone Boundary



*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.*