



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

APPLICATIONS FOR CONSENT (B-13/2022) & ZONING BY-LAW AMENDMENT (Z-7/2022)

OWNERS: 1525020 Ontario Inc.
AGENT: Christine Traher
LOCATION: North of William St. on the west side of Queen St., Lucan
ROLL NO.: 395805900138300

Purpose and Effect of the Consent Application

The purpose and effect of this application is to convey a vacant parcel from an existing larger vacant parcel to facilitate the residential development of the lands. The lands to be conveyed are proposed to have a frontage of approximately 68.49 metres (224.70 ft.) along the extension of Scotts Drive and an area of approximately 0.18 hectares (0.44 acres). The lands to be retained are proposed to have a frontage of approximately 30.11 metres (98.8 ft.) and an area of 1.77 hectares (4.37 acres). The applicants are proposing to develop nine (9) municipal street fronting townhomes on the lands to be severed. The subject lands are currently located within Block 13 of the Ausable Fields Subdivision.

Purpose and Effect of Zoning By-law Amendment Application

The purpose and effect of this application is to amend the existing site- specific Residential Third Density – Exception Holding (R3-11-H-3) Zone to include the following clause:

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 additional provision would be to permit two 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 two 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. A location map and a concept plan are attached to this notice providing a location of the lands and details regarding the proposed severance and zoning by-law amendment.

Description and Location of Subject Land

The subject lands are legally described as **PLAN 350 LOT 15 PT LOTS 14 AND 16 SLR PT LOT 4 RP 33R20612 PART 2**. The lands are located north of William Street (County Road 13) and on the west side of Queen Street in the village of Lucan.

How Can I Get Involved?

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

Date: **Tuesday, December 6th, 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 or call 519-227-4491 ext. 23 by FRIDAY December 2nd 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. December 6th 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 in respect of the proposed consent does not make written submissions to the Committee before it gives or refuses to give a provisional consent, 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 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 consent 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 oral submissions at a public meeting, or make written submissions to the Township of Lucan Biddulph before the consent 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. 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.

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 Local Planning Appeal 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.

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.

DATED AT LUCAN, ONTARIO this 15th day of November, 2022.

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

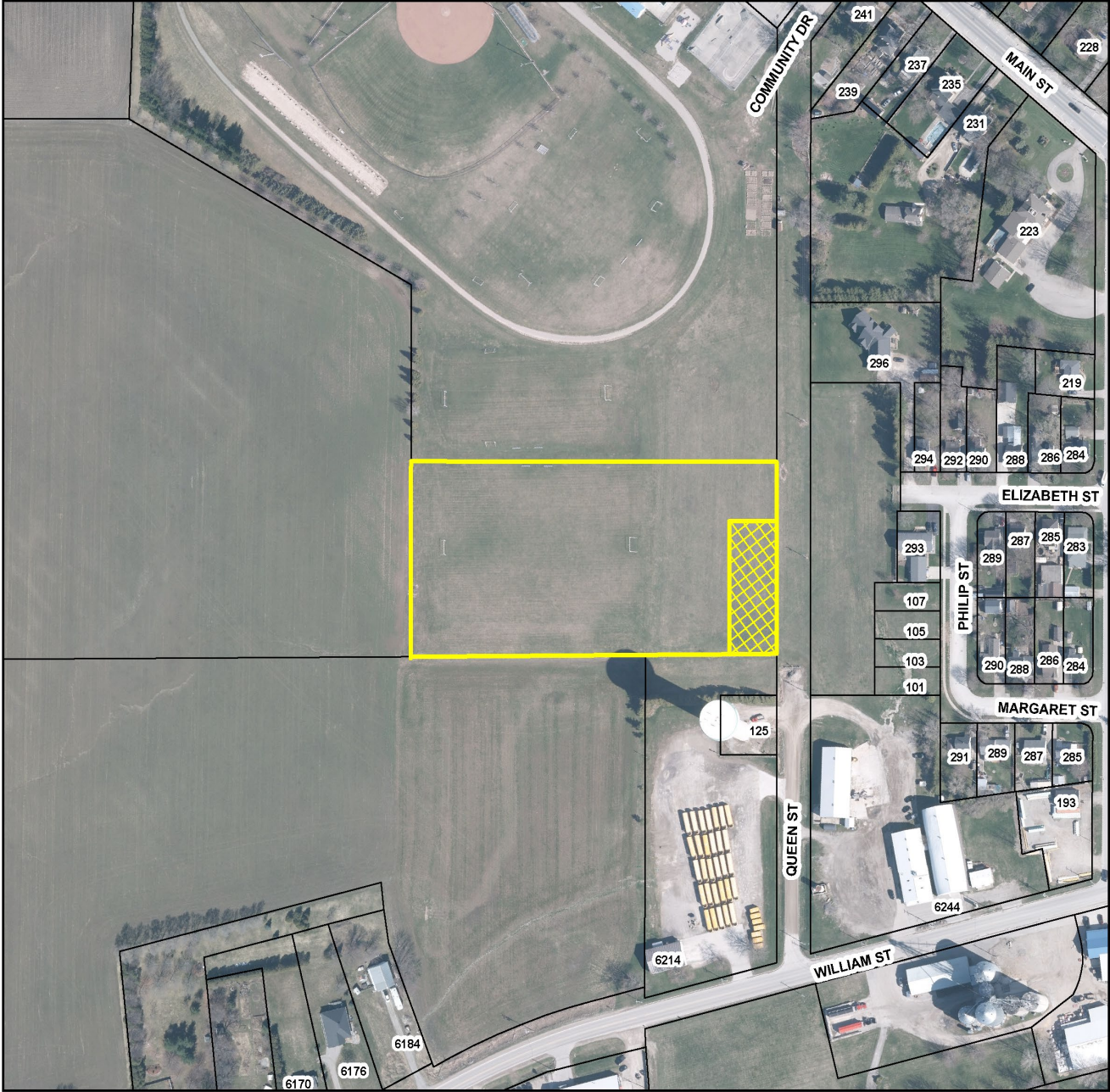
Location Map

APPLICATION FOR CONSENT: B13-2022



Owners: 1525020 Ontario Inc.
Agent: Christine Traher
PLAN 350 LOT 15 PT LOTS 14
AND 16 SLR PT LOT 4 RP 33R20612 PART 2
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
November 2022

-  Lands to be severed
-  Lands to be retained



1:3,000
0 20 40 60 80 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 Plan

