



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

**APPLICATIONS FOR CONSENT (B-2/2023) AND  
ZONING BY-LAW AMENDMENT (Z-2/2023)**

**OWNER:** Marten and Cindy Doornekamp  
**AGENT:** Colin McClure c/o Pemco Kent Land Corp.  
**LOCATION:** Part of Park Lots 3 and 4, Plan 220, Part 6 on Reference Plan 33R18537  
**ROLL NO.:** 395805900123700

**Purpose and Effect of the Consent Application**

The purpose and effect of this application is to convey a portion of a lot for the purposes of a boundary adjustment to create a larger parcel intending for medium density residential development. The applicant is seeking to sever and convey a 1,107.8 m<sup>2</sup> portion of lands from 112 Kent Ave to add to an existing parcel municipally known at 122 Kent Ave. The remaining portion of lands will be maintained as a single detached dwelling with a similar lot depth to lots situated west of the parcel.

The effect of the proposed boundary adjustment would be to create a larger developable parcel of land for a planned medium density residential development.

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

The purpose and effect of this application is to rezone the land that would be transferred from the Residential First Density (R1) Zone, to the site specific Residential Third Density – Exception (R3-#-h) Holding Zone, consistent with the current approved zone for the lands. The remnant land from the consent application would remain Residential First Density (R1) Zone.

The effect of the rezoning would be to permit the development of the parcel subject to the boundary adjustment to permit a medium density, single storey townhouse 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, Plan 220**, in the Township of Lucan Biddulph, County of Middlesex. The lands are located on the north side of Kent Ave, west of the intersection at Kent Ave and Saintsbury Line. They are municipally addressed 112 Kent Ave 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, June 20<sup>th</sup>, 2023

**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 June 16<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. June 20<sup>th</sup>, 2023 – 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 applications, 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 30<sup>th</sup> day of May, 2023.

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)

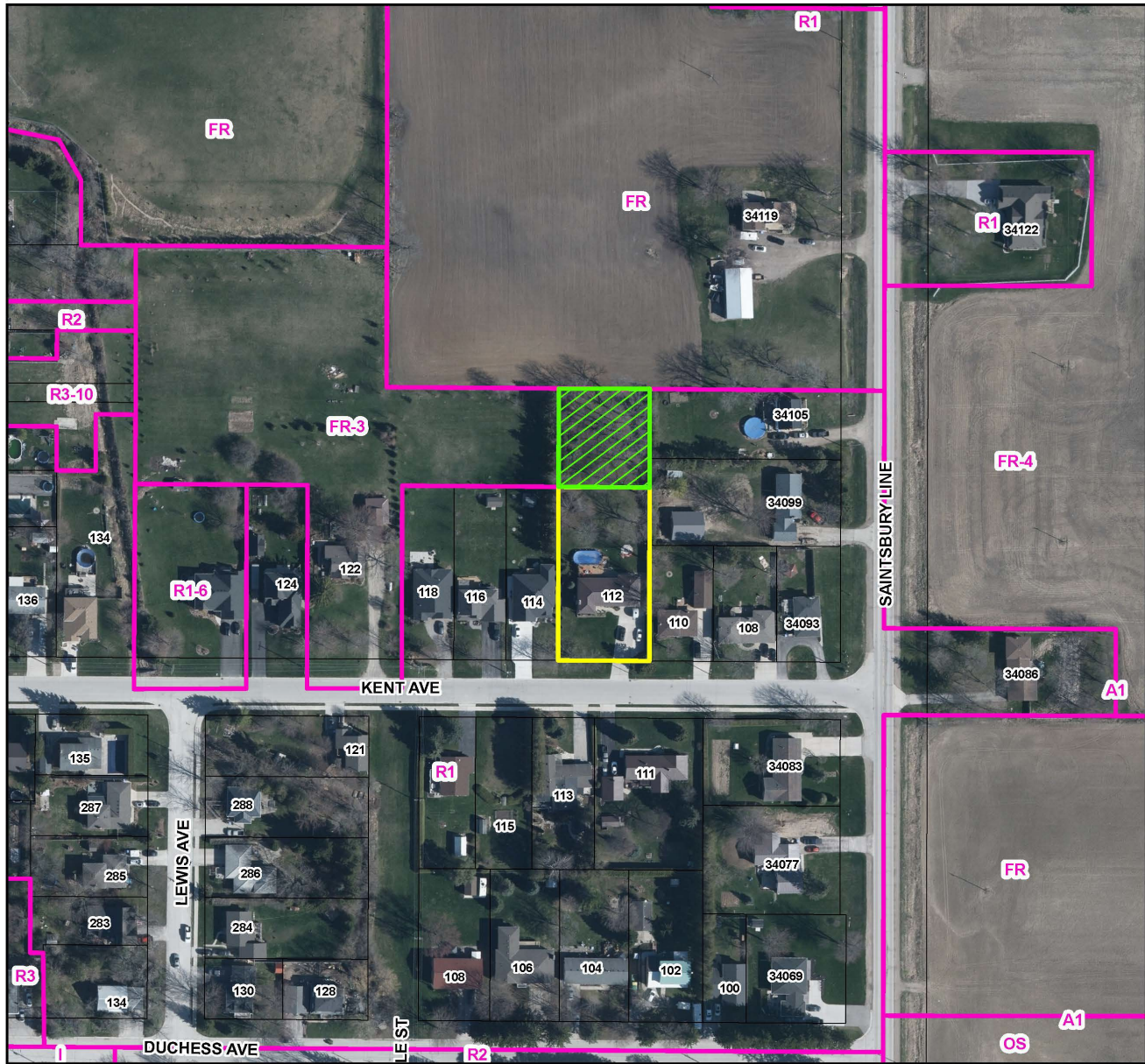
# Location Map

## APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 2-2023 & FOR CONSENT: B2-2023




Owner: Marten and Cindy Doornekamp  
 Agent: Colin McClure  
 112 Kent Avenue  
 PLAN 220 PT PK LOT 3  
 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  
 May 2023

-  Lands to be severed and rezoned from 'Residential First Density (R1) Zone' to 'Site Specific Residential Third Density (R3-xx) Zone'
-  Lands to be retained
-  Zone Boundary

1:2,000  
 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.