

TOWNSHIP OF LUCAN BIDDULPH

NOTICE OF INTENTION TO REMOVE A HOLDING (H-3) SYMBOL

1525020 Ontario Inc.

**PLAN 350 LOT 15 PT LOTS 14 AND 16 SLR PT LOT 4
RP 33R20612 PART 2 RP 33R21489 PART 2**

TAKE NOTICE that Township Council will, no sooner than **Tuesday, May 23, 2023**, at their regular meeting, will consider a by-law to remove a holding (H-3) symbol to the zoning of the subject lands pursuant to Section 36 of the Planning Act.

The developer is seeking the removal of the holding (H-3) symbol to facilitate the development of a nine unit townhome block. The land in question is zoned site-specific Residential Third Density (R3-11-H-3). The prerequisite for the removal of the holding (H-3) symbol include the following:

3.3.3 Holding Provision (H-3) re Ausable Fields Subdivision, Lucan

To ensure the orderly development of the lands, the “H-3” symbol shall not be removed:

- i) until a subdivision agreement, including but not necessarily limited to the requirement for the development to be connected to a public water supply system and a public sanitary sewer system, has been entered into with the Municipality;
- ii) until all required extensions to municipal services are installed and functional to the satisfaction of the Municipality;
- iii) until a traffic impact study be provided assessing the potential impacts of the proposed development on the existing road infrastructure to the satisfaction of the Municipality and County of Middlesex; and,
- iv) until a site plan agreement for the subject lands has been entered into with and to the satisfaction of the Municipality addressing the issues identified under Section 41 of the Planning Act.

The purpose and effect for the removal is to permit the construction of a block consisting of 9 townhome units

The subject lands are situated north of William Street, on the west side of Scotts Street. They are legally described as **PLAN 350 LOT 15 PT LOTS 14 AND 16 SLR PT LOT 4 RP 33R20612 PART 2 33R21489 PART 2**.

ATTACHED TO THIS NOTICE is a key map showing the location of the subject lands.

DATED AT LUCAN, ONTARIO this 2nd day of May, 2023.

Ron Reymer
Chief Administrative Officer / Clerk

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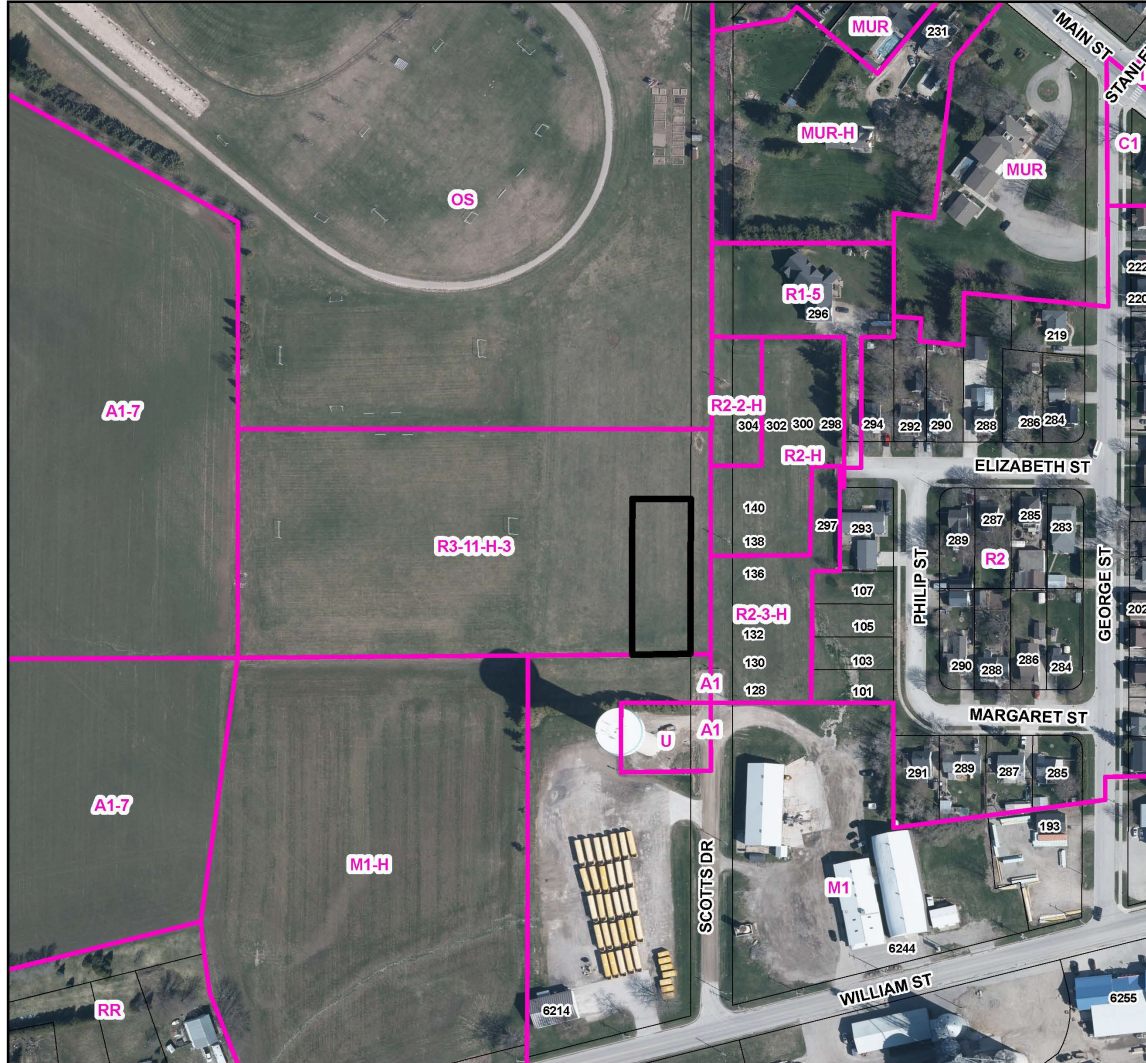
Location Map


APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 1-2023

Owner: 1525020 Ontario Inc.
 Agent: Christine Traher
 Scotts Drive
 33R-21489 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
 May 2023

 Subject Lands
 Zone Boundary


 1:2,500
 0 10 20 30 40 Metres
 ORTHOPHOTOGRAPHY: SWOOP 2015
 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.