



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

**APPLICATIONS FOR CONSENT (B-13/2025) AND  
ZONING BY-LAW AMENDMENT (ZBA 6/2025)**

**OWNER:** Mark Scott  
**AGENT:** Van Geel Building Company Inc. (Matt Van Geel)  
**LOCATION:** 6024 William Street (BIDDULPH CON 3 SLR PT LOT 30 PT LOTS 3 AND 4)  
**ROLL NO.:** 395800001006500

**Purpose and Effect of the Consent Application**

The purpose and effect of this application is to sever the land designated residential within the settlement area boundary from the retained agricultural lands. The lot to be severed has a proposed frontage of approximately 74 metres along William Street, and an area of approximately 20 hectares. The lot to be retained has a proposed frontage of approximately 499 metres along William Street, and an area of 33.65 hectares. The subject lands currently contain both residential dwellings and agricultural farm buildings.

The proposal is summarized as follows:

|                     | <b>Parcel 1 (severed)</b> | <b>Parcel 2 (retained)</b> |
|---------------------|---------------------------|----------------------------|
| <b>Lot Frontage</b> | 74 m (242.8 ft)           | 499 m (1637 ft)            |
| <b>Lot Area</b>     | 20.029 ha (49.493 ac)     | 33.65 ha (83.15 ac)        |

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

The purpose and effect of this application is to rezone the severed lands from the General Industrial (M1-H) Zone to Future Residential (FR) to prepare the lands for a plan of subdivision application in the future. Its purpose is also to amend the site-specific General Agricultural (A1-7) Zone of the retained parcel to reflect a new minimum lot area provision of 33.65 hectares.

In accordance with Section 34(10.4) of the Planning Act, R.S.O., 1990, as amended, the Township of Lucan Biddulph has deemed this application for a Zoning By-law Amendment to be complete on October 21<sup>st</sup> 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 Lots 3 and 4, Part of Lot 30, Biddulph Concession 3 SLR, in the Township of Lucan Biddulph, County of Middlesex. The lands are located on the north side of William Street (County Road 13), east of Coursey Line.

**How Can I Get Involved?**

The Township's Committee of Adjustment will hold a public hearing to consider the consent and zoning by-law amendment application. The details for both are as follows:

**Date:** **Monday, Nov 17<sup>TH</sup>, 2025**

**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 [planning@lucanbiddulph.on.ca](mailto:planning@lucanbiddulph.on.ca) or call 519-227-4491 ext. 23 by **THURSDAY November 13<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. November 17<sup>th</sup>, 2025 – 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 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 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.

Notwithstanding the above, subsection 34(19) and subsection 53(19) of the Planning Act prescribes the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal.

General information regarding the applications can be viewed at the Township of Lucan Biddulph Office, located at 270 Main Street, Lucan. If you have any general questions regarding the applications or wish to be sent a digital copy of the application materials, please contact Alyssa Soldo, Planner, at 519-930-1004 or [asoldo@middlesex.ca](mailto:asoldo@middlesex.ca).

**DATED AT LUCAN, ONTARIO** this 28<sup>th</sup> day of October, 2025.

Tina Merner, Deputy Clerk  
Township of Lucan Biddulph  
270 Main Street, Lucan, ON, N0M 2J0  
519.227.4491  
[tmerner@lucanbiddulph.on.ca](mailto:tmerner@lucanbiddulph.on.ca)

## Location Map

**APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND CONSENT:  
ZBA 6-2025 & B13-2025**

Owner: Mark Scott

Agent: Van Geel Building Company Inc. (Matt Van Geel)

6024 William Street

BIDDULPH CON 3 SLR PT LOT 30 PT LOTS 3 AND 4)

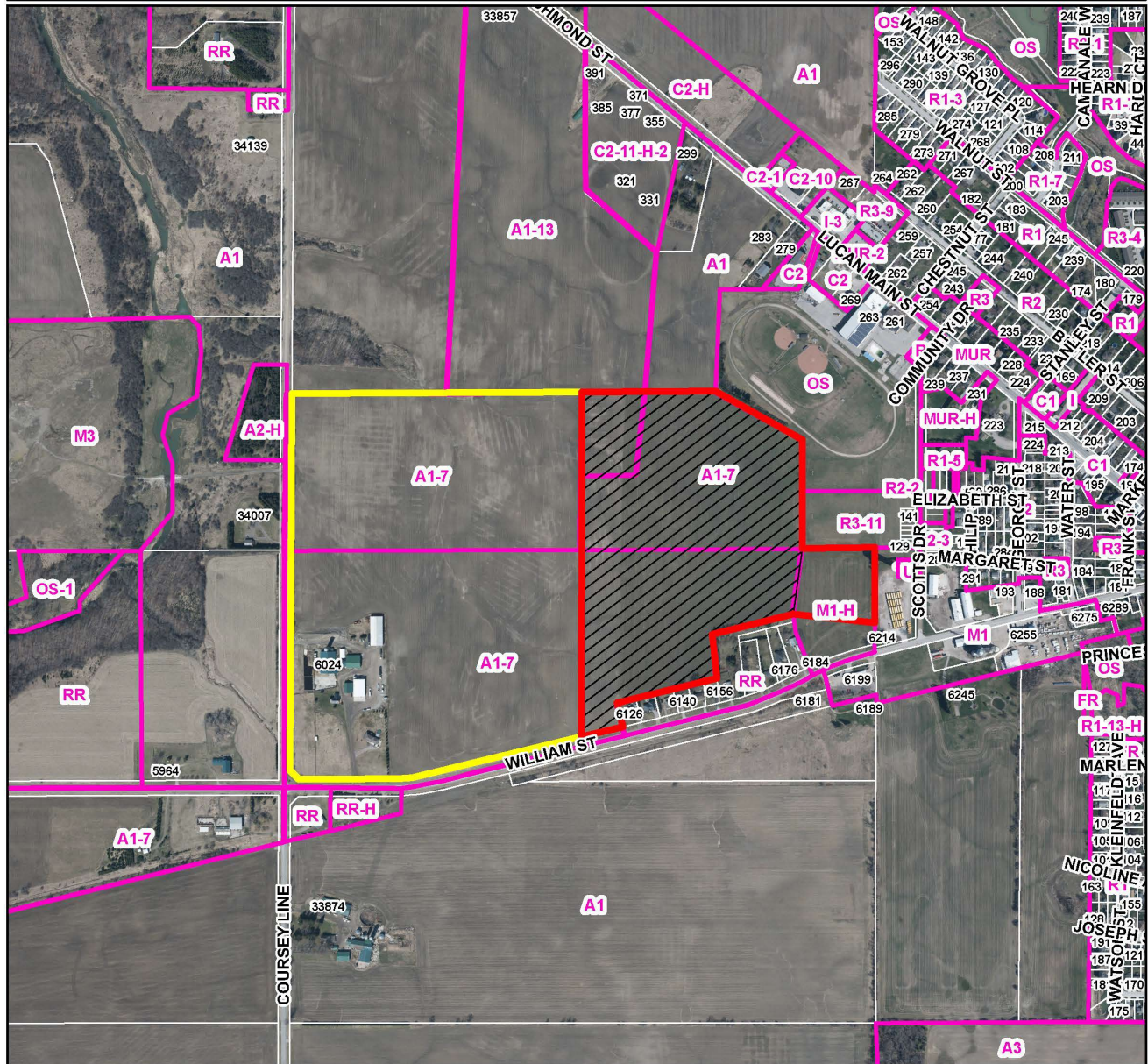
Township of Lucan



LUCAN  
BIDDULPH

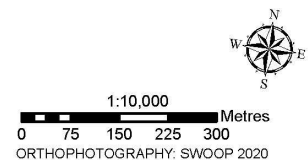
***Township of LUCAN BIDDULPH***

## KEY MAP



Published by the County of Middlesex  
Planning Department  
399 Ridout Street North, London, ON N6A 2P1  
(519) 434-7321  
October, 2025

-  Lands to be retained
-  Lands to be severed
-  Lands to be rezoned to FR
-  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.*