

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

**APPLICATION FOR
ZONING BY-LAW AMENDMENT (ZBA 7/2025)**

OWNER: 2219260 Ontario Inc.
AGENT: Dillon Consulting Limited c/o Connor Wilks
LOCATION: Part of Lots 27 and 28, Concession 5
ROLL NO.: 395800001010300 / 395800001010500

Purpose and Effect of the Zoning By-law Amendment

The purpose and effect of this application is to amend the site-specific Residential First Density – Exception (R1-11-H4) Holding Zone to permit a maximum lot coverage of 45% for all lots, whereas a maximum lot coverage of 40% is permitted.

The purpose and effect of this application is also to amend the site-specific Residential First Density – Exception (R1-12-H4) Holding Zone to permit a maximum lot coverage of 45% for single detached dwellings only, whereas a maximum lot coverage of 40% is permitted.

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 November 20th 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 27, Concession 5, and Part of Lot 28, Concession 5, in the Township of Lucan Biddulph, County of Middlesex. The lands are located on the east side of Saintsbury Line (County Road 47), north of Kent Avenue in Lucan Biddulph.

How Can I Get Involved?

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

Date: **Tuesday, December 16TH, 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 tmerner@lucanbiddulph.on.ca or call 519-227-4491 ext. 23 by THURSDAY December 11th, 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 16th, 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

ZBA12-2020 (approved) and 39T-LB2002 (ongoing).

Other Information:

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) of the Planning Act prescribes the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal.

A hard copy of the application is available at the Township of Lucan Biddulph Office, located at 270 Main Street, Lucan, Ontario N0M 2J0. Please contact Tina Merner, Deputy Clerk at 519-227-4491 for special accommodation to view the application documents. If you have any general questions regarding the application 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.

DATED AT LUCAN, ONTARIO this 26th day of November, 2025.

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

Location Map

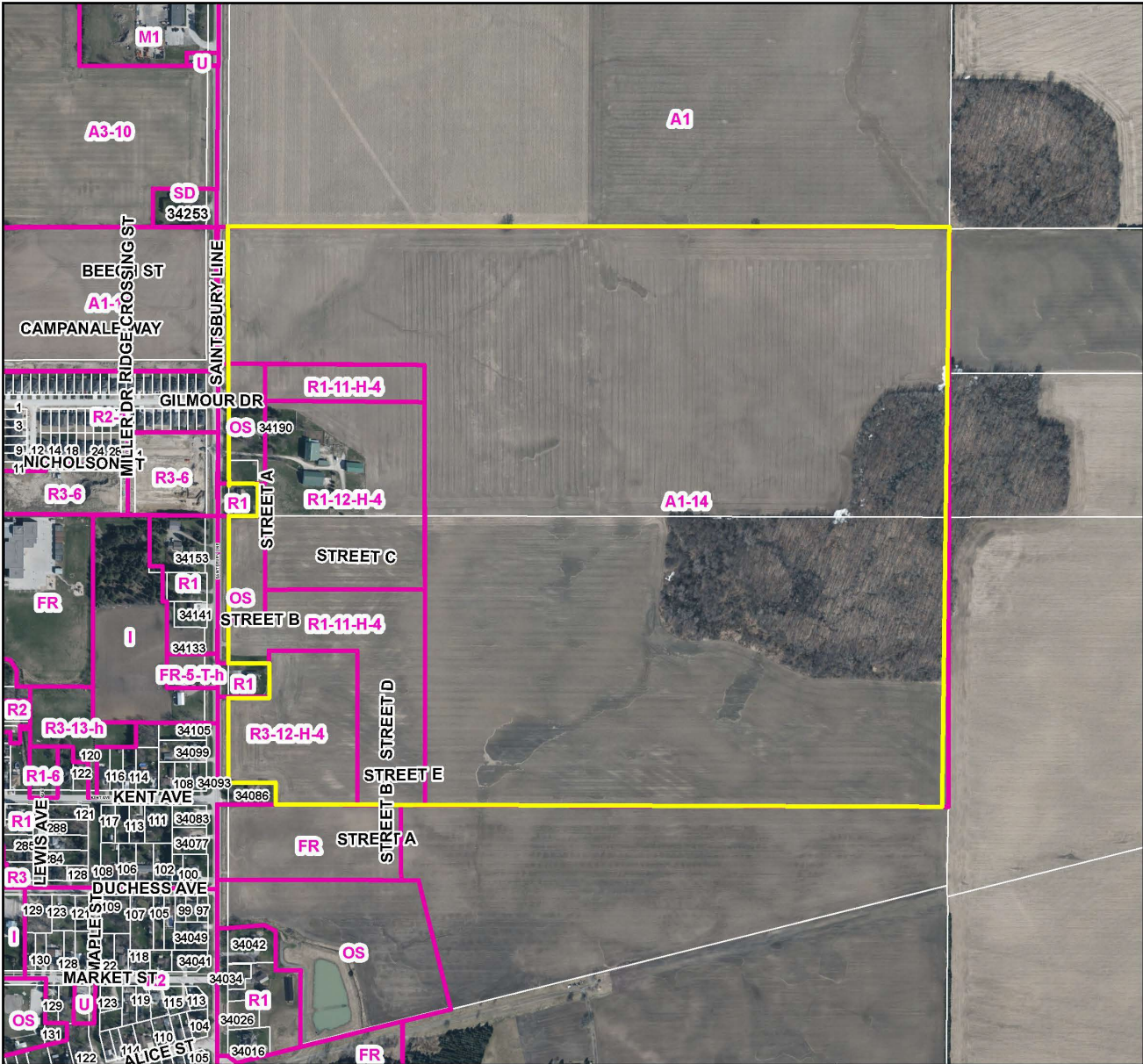
APPLICATION FOR ZONING BY-LAW AMENDMENT ZBA 7-2025

Owner: 2219260 Ontario Inc. c/o Vita Campanale
Agent: Dillon Consulting Limited c/o Jason Johnson

Part of Lots 27 and 28, Concession 5
Township of Lucan



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, 2025

- Lands subject to Zoning By-Law Amendment
- Zone Boundary



1:8,000
0 60 120 180 240 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.