



**NOTICE OF PUBLIC MEETING AND  
PUBLIC HEARING  
Pursuant to Section 53 of the Planning Act**

**APPLICATION FOR CONSENT (B-1/2026)**

**OWNER:** Angela & Scott Dart  
**LOCATION:** 132 Francis Street (PLAN 188 LOT 38 CON N PLR PT LOT 6 RP 33R11532 PART 32)  
**ROLL NO.:** 395805900110900

**Purpose and Effect of the Consent Application**

The purpose and effect of this application is to sever one lot from an existing residential parcel to allow for the development of a new single detached dwelling.

**Description and Location of the Subject Land**

The subject lands are legally described as PLAN 188 LOT 38 CON N PLR PT LOT 6 RP 33R11532 PART 32, in the Township of Lucan Biddulph, County of Middlesex. The lands are located on the north side of Francis Street, east of the intersection at Main Street in Lucan Biddulph.

**How Can I Get Involved?**

The Township's Committee of Adjustment will hold a public hearing to consider the consent application. The details are as follows:

**Date:** Tuesday, April 21<sup>ST</sup>, 2026

**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 THURSDAY April 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. April 21<sup>st</sup>, 2026 – 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.

Notwithstanding the above, subsection 53(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](mailto:asoldo@middlesex.ca).

**DATED AT LUCAN, ONTARIO** this 7<sup>th</sup> day of April, 2026.

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

APPLICATION FOR CONSENT:  
B1-2026

Owner: Scott & Angela Dart

132 Francis Street  
PLAN 188 LOT 38 CON N PLR PT LOT 6 RP 33R11532 PART 32  
Township of Lucan Biddulph

**LUCAN**  
BIDDULPH

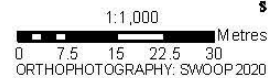
Township of LUCAN BIDDULPH

KEY MAP



Published by the County of Middlesex  
Planning Department  
399 Ridout Street North, London, ON N6A2P1  
(519) 434-7321  
March 2026

- Lands to be Severed for Lot Creation
- Lands to be Retained



*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.*