



**NOTICE OF PUBLIC MEETING AND
PUBLIC HEARING**
Pursuant to Sections 22 and 34 of the Planning Act

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT (OPA 1-2024)
AND ZONING BY-LAW AMENDMENT (ZBA 13-2024)**

OWNER: Farhi Holdings Corporation
AGENT: Siv-ik Planning & Design Inc (Lauren Sooley)
LOCATION: 33400 Richmond Street
ROLL NO.: 395800001014803

Purpose and Effect of the Zoning By-law Amendment

The applicant is proposing to develop a 5-storey mixed-use apartment building containing residential units on the 2nd to 5th floor, and the main floor providing amenity space and a commercial unit.

The purpose of the Official Plan Amendment application is to redesignate lands from the 'Highway Commercial' designation to a 'Highway Commercial – Special Policy Area XX' designation to permit the addition of residential uses in the form of apartment dwellings.

The purpose of the Zoning By-law Amendment application submitted concurrently is to change the zoning of the subject lands to facilitate the development of the medium density mixed use apartment building with both residential and highway commercial uses. The subject lands are currently located within the site-specific Highway Commercial (C2-3) Zone in the Township of Lucan Biddulph Comprehensive Zoning By-law. The proposed compound zone seeks to maintain the existing site-specific Highway Commercial (C2-3) Zone alongside a site-specific Residential Third Density (R3-#) Zone to allow for the proposed 5-storey mixed-use apartment building accessed from King's Highway 4 (Richmond Street).

The applicant's proposed zoning provisions are outlined below:

Zoning Provisions for Apartment Dwelling		Existing Provisions (Residential Third Density (R3) Zone) (m = metres)	Proposed Provisions - Site Specific Residential Third Density – exception (R3-#) Zone
Permitted Uses		<ul style="list-style-type: none"> - Apartment dwelling - Multiple-unit dwelling - Senior citizen home - Townhouse dwelling 	<p>In addition to uses permitted in 9.1.1, the following commercial uses shall be permitted on the ground-floor of an apartment building:</p> <ul style="list-style-type: none"> - Office, general or professional - Personal care establishment - Personal service establishment - Retail store or convenience store
Minimum Lot Area		90 m ² per unit	85 m² per unit
Minimum Lot Frontage		25.0 m	
Maximum Lot Coverage		45 %	
Minimum Front Yard Depth		6.0 m	
Minimum Side Yard Depth	Interior	3.0 m	
	Corner	8 m on the side abutting the street and 3 m on the other side	
Minimum Rear Yard Depth		9.0 m	First 14.0 m of height (1st- 4th)

		<p>storey): 14.0 m</p> <p>Beyond 14.0 m in height (5th storey): 17.0 m</p> <p>No dwelling units shall be located within 30.0 m of the rear property line, above the 4th storey</p>
Maximum Height	15 m	18.0 m
Minimum Number of Parking Spaces	<p>Apartment: 1.25 per dwelling unit plus 1 visitor parking space per 10 units</p> <p>Commercial: 1 per 30m² of net floor area</p>	
Minimum Amenity Area	<p>Every lot containing more than four (4) dwelling units shall have amenity area(s). The minimum size of the amenity area shall be 10 m² per dwelling unit.</p>	<p>Common outdoor amenity space is permitted to be accommodated within the required 14.0 m Ministry of Transportation setback.</p>
Municipal Services	<p>No dwelling shall be erected, used, or altered, unless such dwelling is connected to a public water supply system and a public sanitary sewage system.</p>	
Additional Regulations		<p>Notwithstanding any provisions of the by-law to the contrary, the zoning regulations shall be applied to the limits of the proposed C2-3/R3() Zone Boundary event in the event of a future severance, partition or division of the lot.</p>

Description and Location of Subject Land

The subject property is approximately 0.46 hectares (1.14 acres) in area and is located on the north side of King's Highway 4 (Richmond Street), east of the intersection at Richmond Street and Saintsbury Line (County Road 47). The lands are surrounded by single-detached dwellings to the north (Lucan Estates Subdivision) and highway commercial uses to the east, south, and west.

The lands are legally described as Part of Lot 7, North of Proof Line Road, Part 17, 18 and 20 on Reference Plan 33R-19013, in the Township of Lucan Biddulph, County of Middlesex. The lands are designated Settlement Area (Urban and Community) in the Middlesex County Official Plan, split designated Highway Commercial and Residential in the Township of Lucan Biddulph Official Plan and zoned Highway Commercial (C2-3) Exception Zone in the Township of Lucan Biddulph Comprehensive Zoning By-law.

How Can I Get Involved?

The Township's Committee of Adjustment will hold a public hearing to consider the Official Plan and Zoning By-law Amendment application. The details for both are as follows:

Date:	<u>Tuesday, June 16TH, 2026</u>
Time:	6:00 p.m.
Place:	<i>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 or call 519-227-4491 ext. 23 by <u>THURSDAY June 11th, at 4:30 p.m.</u> 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 16th, 2026 – a link will be posted in the meeting agenda on the Township of Lucan Biddulph website - https://www.lucanbiddulph.on.ca/</i>

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 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.

In accordance with Sections 22(6.1) and 34(10.4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Municipality of Lucan Biddulph has deemed the Official Plan Amendment and Zoning By-law Amendment applications to be complete on April 20, 2026 for the purposes of Sections 22(4), 22(5), 34(10.1) and 34(10.2) of the Planning Act.

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 Dan Fitzgerald, Manager of Planning, at 519-930-1008 or dfitzgerald@middlesex.ca or Alyssa Soldo, Planner, at 519-930-1004 or asoldo@middlesex.ca.

DATED AT LUCAN, ONTARIO this 6th day of May, 2026.

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

Location Map

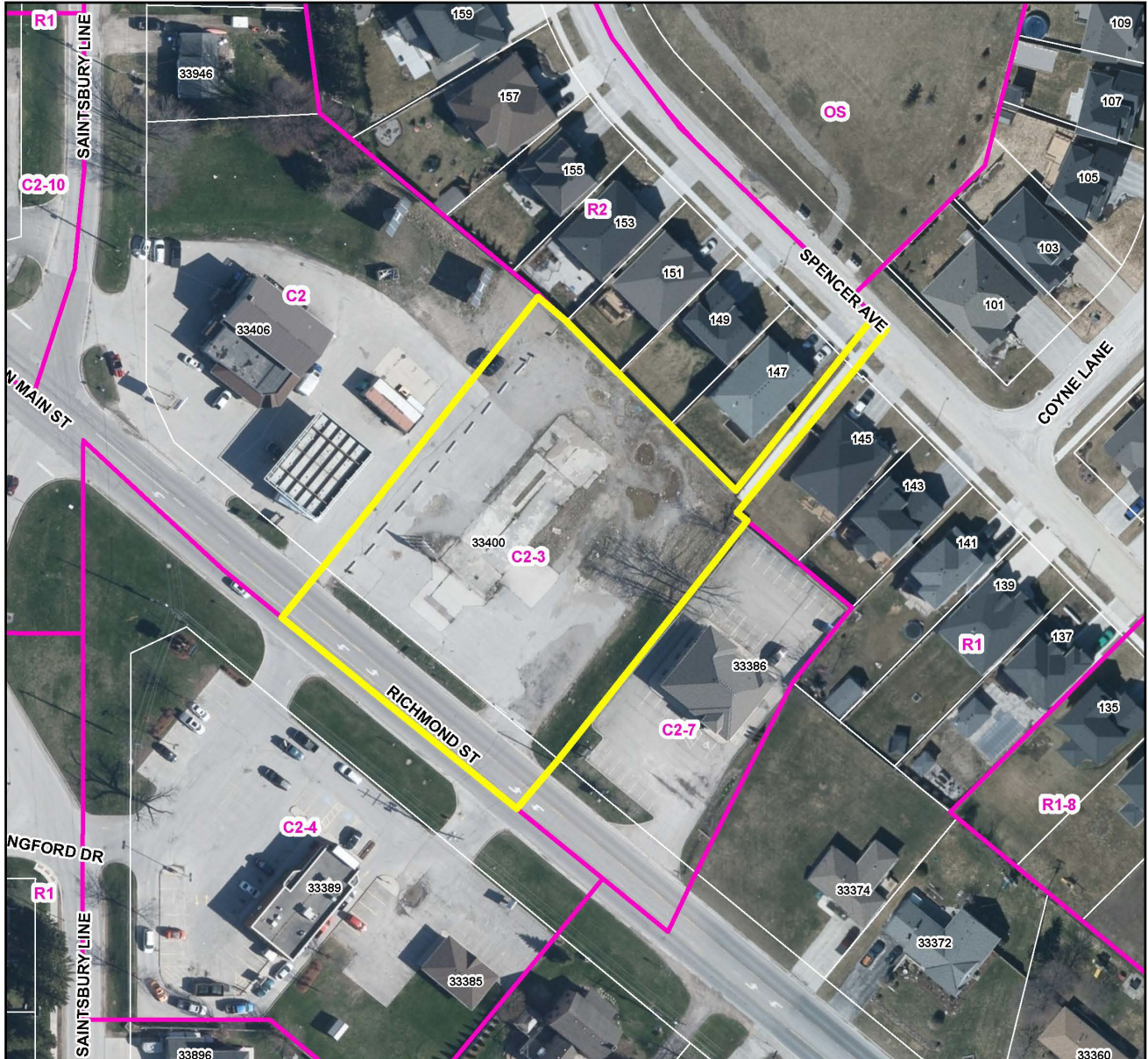
APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 13-2024 & OPA1-2024

Owner: Farhi Holdings Corporation
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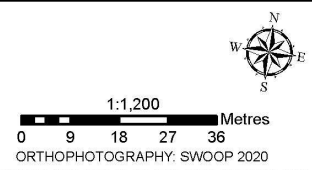
33400 Richmond Street
 BIDDULPH CON NPLR PT LOT 7 RP 33R19013 PARTS 17 18 AND 20
 Township of Lucan Biddulph

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
 December, 2024

- Lands to be retained and rezoned from Highway Commercial (C2-3) Exception Zone' to a 'Highway Commercial (C2-3) Exception Zone / Residential Third Density (R3-#) Exception Zone' and subject to OPA 1 2024
- 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.