



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

**APPLICATIONS FOR CONSENT (B-3/2019) &  
ZONING BY-LAW AMENDMENT (ZBA-3/2019)**

**OWNER:** 2219260 Ontario Inc. (Vito Campanale)  
**AGENT:** Dillon Consulting Ltd. (Jason Johnson)  
**LOCATION:** South side of Nicholson Street, Lucan  
**ROLL NOS.:** 3958-000-010-11403

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

**Date:** Tuesday, April 16, 2019  
**Time:** 6:00 p.m.  
**Place:** Township Council Chambers, 270 Main Street, Lucan, Ontario.

You are invited to attend the public hearing/meeting to present verbal and written comments regarding this matter.

#### **Purpose and Effect of the Consent Application**

The purpose and effect of this application is to sever a parcel of land to allow the creation of a building lot to support a single unit dwelling. The lot to be severed would have a width of 13 metres (42.7 ft) along Nicholson Street and an area of 612 square metres (0.15 ac). The lot to be retained would have a frontage of 102 metres (335 ft) and an area of 1 hectare (2.5 ac). As a whole, the subject lands contain no buildings or structures.

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

The purpose and effect of this application is to rezone the lot to be severed from the site-specific Residential Third Density (R3-7-H) Holding Zone to the site-specific Residential Second Density (R2-1) to allow the construction of a single unit dwelling which is otherwise not permitted under current zoning. This rezoning application also proposes to rezone the lot to be retained from the site-specific Residential Third Density (R3-7-H) Holding Zone to the site-specific Residential Third Density (R3-6) Zone to allow the construction of townhouse dwellings which is otherwise not permitted. Currently, the R3-7 Zone allows low rise apartments.

In accordance with Section 34(10.4) of the Planning Act, the Township of Lucan Biddulph has deemed this rezoning application to be complete for the purposes of Section 34(10.1) and (10.2) of the Planning Act.

#### **Description and Location of Subject Lands**

The subject lands are legally described as Block 103 on Registered Plan 33M-739. The lands are located on the south side of Nicholson Street in the village of Lucan as shown on the attached map.

## **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 Local Planning Appeal 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.

Additional information regarding these applications is available for public for inspection at the Lucan Biddulph Township Office, 270 Main Street, Lucan, Ontario, N0M 2J0. If you have any questions regarding the applications, please contact Marc Bancroft, Township Planner, at 519.227.4491 x32.

**DATED AT LUCAN, ONTARIO** this 26<sup>th</sup> day of March, 2019.

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

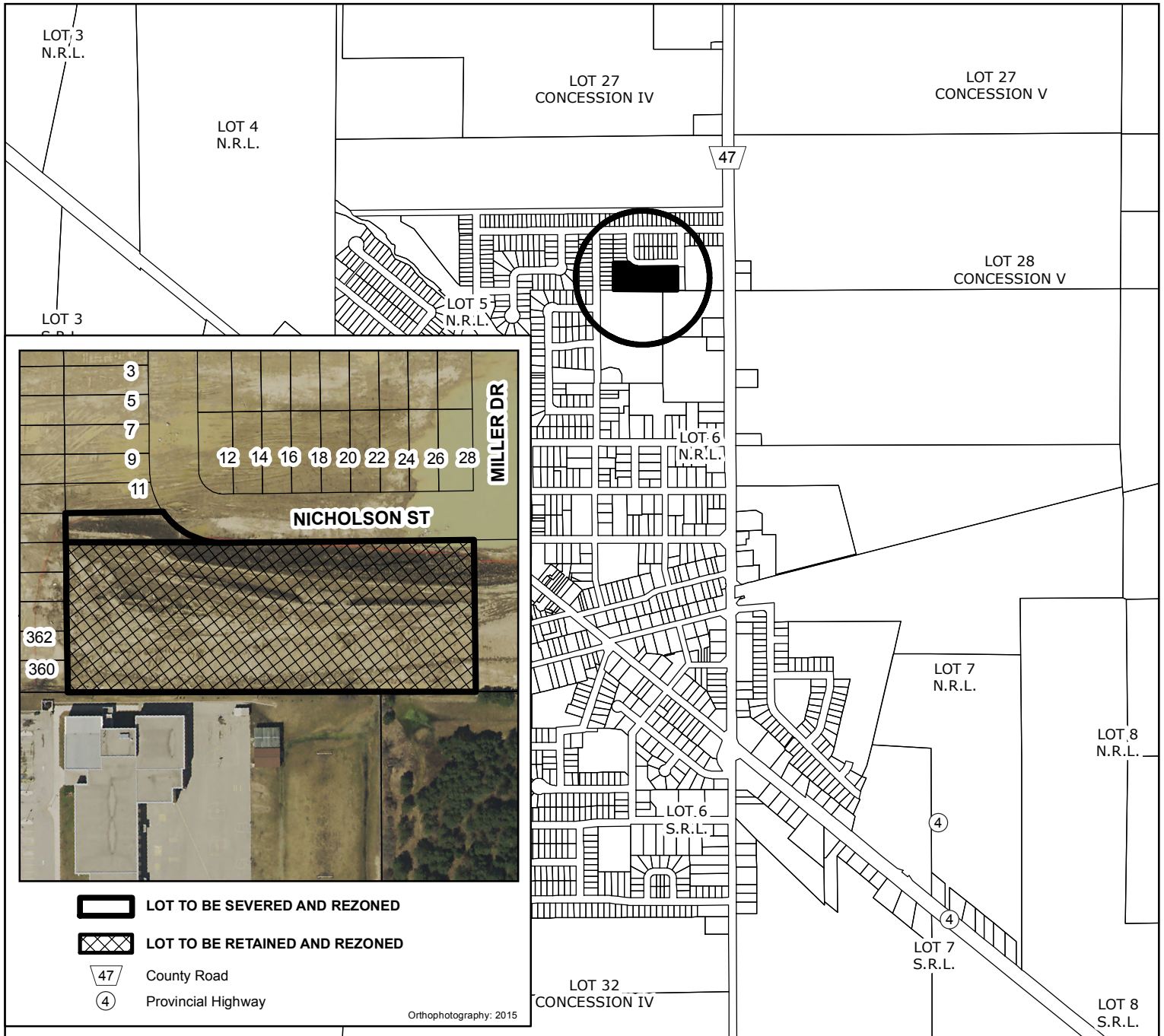
# APPLICATIONS FOR CONSENT (B-3/2019) & ZONING BY-LAW AMENDMENT (ZBA-3/2019)

Owner: 2219260 Ontario Inc. (Vito Campanale)  
 Agent: Dillon Consulting Ltd. (Jason Johnson)

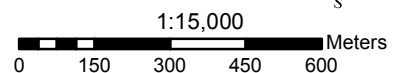
Block 103 on Registered Plan 33M-739  
 South side of Nicholson Street, Lucan



**Township of LUCAN BIDDULPH**



Published by the County of Middlesex  
 Planning Department  
 399 Ridout Street North, London, ON N6A 2P1  
 (519) 434-7321  
 March 2019



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.