



THE TOWNSHIP OF LUCAN BIDDULPH
NOTICE OF APPLICATIONS
OF A PROPOSED PLAN OF SUBDIVISION
OFFICIAL PLAN & ZONING BY-LAW AMENDMENT

The Township of Lucan Biddulph has received an application to subdivide land in Lucan. The details of the proposed draft plan of subdivision are described below. The Township has also received an Official Plan Amendment and Zoning By-law Amendment applications in support of the development proposal.

The purpose of this notice is to inform the public of the nature of the applications, invite public input, advise the public how to provide comments on the application, and to advise the public of future notifications and appeal rights.

Applicant / Agent: Pemic Lucan Land Corp, c/o Craig Linton.

Subject Lands: The subject properties as a whole are approximately 11.02 hectares (27.24 acres). They are located north of Kleinfeldt Avenue, west of Albert and Princess Street, and south of William Street. Subject to this application, the proposed development would consist of lands with an approximate area of 3.14 hectares (7.76 acres) that are currently within the existing settlement boundary of Lucan. The remainder of lands (7.88 hectares, 19.48 acres) located west of Kleinfeldt Avenue as noted above, are outside of the Settlement Area of Lucan and do not formulate a part of this application. The lands are surrounded by low density single detached dwellings to the east and south, a mix of residential and Industrial uses to the north, and agricultural lands to the west. A Municipal Drain (Benn Drain) bisects the property on a northwest angle. The lands are fully regulated by the Ausable Bayfield Conservation Authority and are largely identified as a Natural Heritage feature in the Middlesex Natural Heritage Systems Study 2014.

The lands are legally described as Part of Lot 65, Plan 210, and Part of Lot 5, Concessional SLR E. The lands are designated Settlement Area (Urban and Community) in the Middlesex County Official Plan, Residential in the Township of Lucan Biddulph Official Plan and split zoned Future Residential (FR) Zone and an Open Space (OS) Zone in the Township of Lucan Biddulph Comprehensive Zoning By-law.

Proposal:

The draft Plan of Subdivision proposed the following:

- 10 building lots for single-detached dwellings (extension of Kleinfeldt Ave);
- 2 lots for semi-detached dwellings (extension of Princess Street);

- An extension of Kleinfeldt Ave;
- 1 Block for a storm water easement (0.01 hectares); and,
- 1 Block for Open Space

A map illustrating the proposed subdivision layout is attached below.

The purpose of the Official Plan Amendment application submitted concurrently is to re-define the hazard land lines on the schedules to exclude the lands proposed for residential uses. The redefining of the lines would only apply to those areas subject to development, as deemed appropriate by the Conservation Authority, Township and County.

The purpose of the Zoning By-law Amendment application submitted concurrently is to change the zoning of the subject lands to facilitate the proposed Plan of Subdivision's consideration for residential development. The subject lands are currently located within the Future Residential (FR) Zone as well as an Open Space (OS) Zone in the Township of Lucan Biddulph Comprehensive Zoning By-law. A portion of the requested residential zoning for the site includes a site specific Residential First Density exception (R1-#) Zone for the proposed 10 single detached dwelling lots extending from Kleinfeldt Avenue. The applicant is also seeking to rezone the two residential lots proposed along Princess Street from Future Residential (FR) Zone to a site specific Residential Second Density – Exception (R2-#) Zone to accommodate semi-detached dwellings. The remaining balance of lands are proposed to remain Open Space (OS) Zone, which would not permit any further private development.

The applicants proposed zoning provisions are outlined below:

Zoning Provisions for Single Detached Dwelling		Existing Provisions (Residential First Density (R1) Zone) (m = metres)	Proposed Provisions - Site Specific Residential First Density – exception (R1-#) Zone
Minimum Lot Area		460 m ²	400 m²
Minimum Lot Frontage		15 m	13.7 m
Maximum Lot Coverage		40 %	50 %
Minimum Front Yard Depth		6 m	6 m to a garage, 4.5 m to main house / front porch
Minimum Side Yard Depth	Interior	1.2 m	1.2 m
	Exterior	3.5 m	3.5 m

Minimum Rear Yard Depth		7 m	6 m
Maximum Height		10 m	10.5 m
Minimum Floor Area		90 m ²	90 m ²
Max Dwelling Per Lot		1	1
Minimum Parking Spaces	Single Unit Dwelling	2	2
	Home Occupation	1	1
Landscape Open Space (minimum)		N/A	25%

Zoning Provisions for Single Semi-Detached Dwellings		Existing Provisions (Residential Third Density (R2) Zone) (m = metres)	Proposed Provisions - Site Specific Residential Second Density – exception (R2-#) Zone (m = metres)
Minimum Lot Area		200 m ² per dwelling unit	200 m ² per dwelling unit
Minimum Lot Frontage		6 m per dwelling unit	6 m per dwelling unit
Maximum Lot Coverage		40%	50%
Minimum Front Yard Depth		6.0 m	6 m to a garage, 4.5 m to main house / front porch
Minimum Side Yard Depth	Interior	on an interior lot, the side yard width shall be 1.2 metres on both sides of a dwelling;	on an interior lot, the side yard width shall be 1.2 metres on both sides of a dwelling;
	Exterior	on a corner lot, the side yard width shall be 3.5 metres on the side abutting the street and 1.2 metres on the other side for a dwelling;	on a corner lot, the side yard width shall be 3.5 metres on the side abutting the street and 1.2 metres on the other side for a dwelling;

		notwithstanding Subsection 8.1.6a) and b) to the contrary, no side yard width shall be required between the common wall dividing individual dwelling units of a semi-detached dwelling.	notwithstanding Subsection 8.1.6a) and b) to the contrary, no side yard width shall be required between the common wall dividing individual dwelling units of a semi-detached dwelling.
Minimum Rear Yard Depth		10 m	6 m
Maximum Height		10 m	10.5 m
Maximum Number of Dwelling Units Per lot		1	1
Minimum Parking Spaces	Dwelling	1 per dwelling unit	1 per dwelling unit
	Home Occupation	1	1
Landscape Open Space (minimum)		N/A	25 %

Public Meeting: The statutory public meeting for the applications for Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment will be held on a future date. You will receive another notice inviting you to attend this meeting in the future.

Open House: The applicant will be hosting a public open house for the proposed Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment applications, on January 23, 2023, from 5:30 pm to 7:30 pm. The open house will be located within the multi-purpose hall at the Lucan Biddulph Community Memorial Centre. You will receive another notice from the applicant inviting you to attend this meeting in the future clarifying the location, format, and time indicated. If necessary, the open house may be held virtually to ensure safe distancing protocols and adherence with Provincial requirements for public gatherings. Communication will be sent out in advance should this be necessary.

Applications Complete: In accordance with Sections 51(19.4.2) of the Planning Act, R.S.O., 1990, as amended, the County of Middlesex, as approval authority for Plans of Subdivision has deemed the application for draft plan of subdivision to be complete on December 8, 2023 for the purposes of Section 51(17) and 51(18) of the Planning Act.

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 Middlesex Centre has deemed the Official Plan Amendment and Zoning By-law Amendment applications to be complete on December 21, 2023 for the purposes of Sections 22(4), 22(5), 34(10.1) and 34(10.2) of the Planning Act.

**Additional
Information:**

If a person or public body would otherwise have an ability to appeal the decision of the Township of Lucan Biddulph to the Ontario Land Tribunal but the person does not make oral submissions at the public meeting or make written submissions to the Township of Lucan Biddulph before the zoning by-law is passed, the person or public body is not entitled to appeal the decision.

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 is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the County of Middlesex with respect to the proposed Plan of Subdivision (39T-LB2301), you MUST submit a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A 2P1 (fax: 519-434-0638).

If you wish to be notified of the decision of the Township of Lucan Biddulph with respect to the proposed Zoning By-law Amendment (ZBA 12-2020), you MUST submit a written request to the Township of Lucan Biddulph Office, located at 270 Main Street, Lucan, Ontario N0M 2J0.

Additional information regarding the proposed development applications is available for public inspection by contacting Ron Reymer, CAO at 519-227-4491 or Dan FitzGerald, Manager of Planning at 519-930-1008 or dfitzgerald@middlesex.ca. Alternatively, a copy of the applications is available for viewing at the Township office, located at 270 Main Street in Lucan.

DATED AT LUCAN, ONTARIO this 23rd day of December, 2023.

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

Location Map

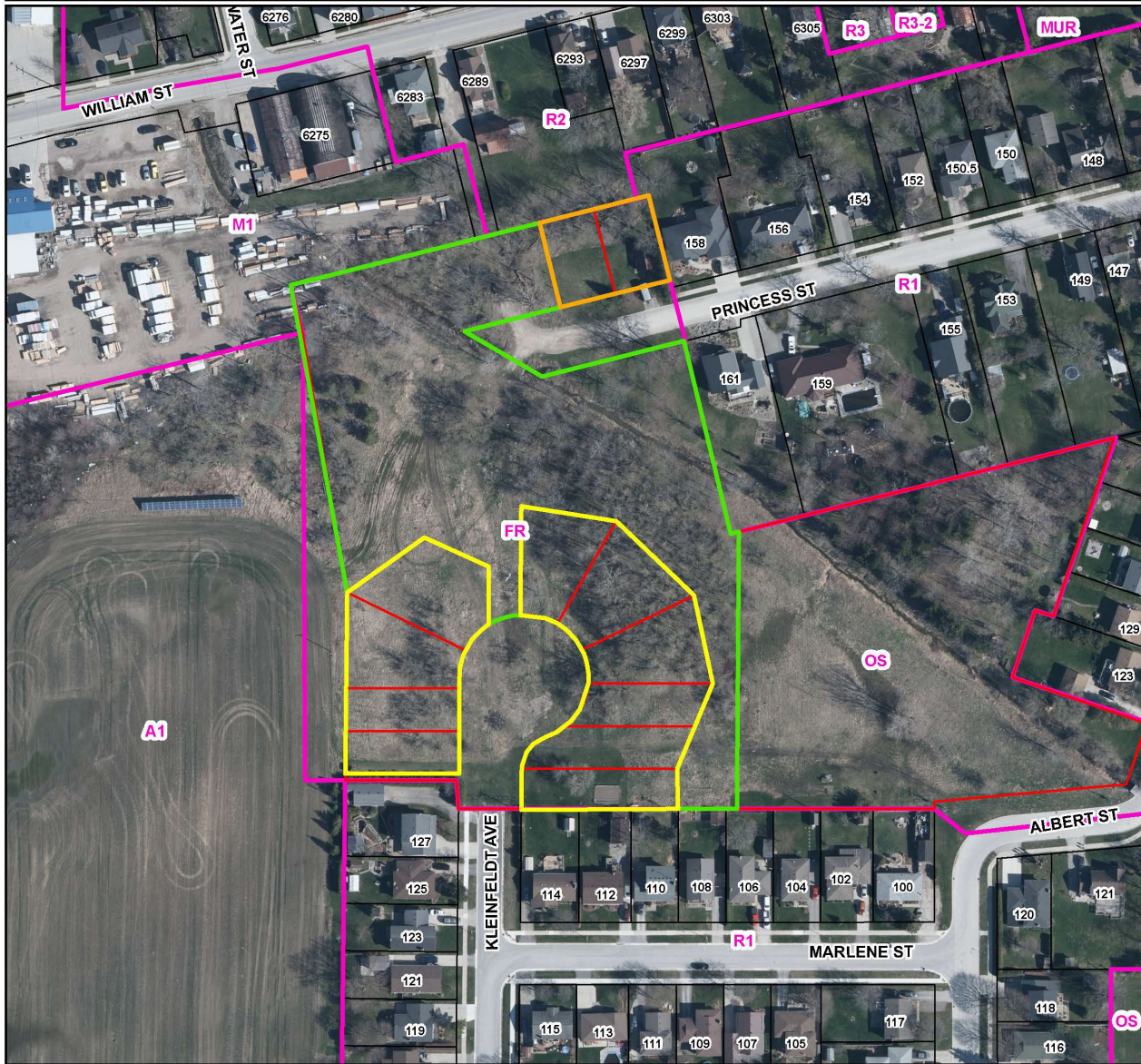
APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 5-2023 APPLICATION FOR OFFICIAL PLAN AMENDMENT: OPA 1 2023

Owner: Pemic Lucan Land Corp.
Agent: Craig Linton
CON SLR E PT LOT 5
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) 434-7521
December, 2023

- Lands to be rezoned from 'Future Residential (FR) Zone' to 'Residential First Density Site Specific (R1-#) Zone' and subject to OPA 1 2023
- Lands to be rezoned from 'Future Residential (FR) Zone' to 'Residential Second Density Site Specific (R2-#) Zone' and subject to OPA 1 2023
- Lands to be rezoned from 'Future Residential (FR) Zone' to 'Open Space (OS) Zone'
- Plan of Subdivision 39T-LB2301
- Zone Boundary

1:1,830
0 10 20 30 40 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.

