



NOTICE OF PUBLIC MEETING
Pursuant to Sections 22, 34 and 51
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATION FOR DRAFT PLAN OF SUBDIVISION (39T-LB2301), OPA1-2023 AND ZONING BY-LAW AMENDMENT (ZBA-5-2023)

OWNER: Pemic Lucan Land Corporation
AGENT: Craig Linton
LOCATION: Part of Lot 65, Plan 210, and Part of Lot 5, Concessional SLR E
ROLL NOS.: 395805900110700 / 395805900109900

Purpose and Effect of the Applications:

The Municipality is seeking input on a development application within 120 metres of your property. The application would consider a proposed draft plan of subdivision that is approximately 3.14 hectares (7.76 acres) that are currently within the existing settlement boundary of Lucan, and proposes to create the following:

- 10 building lots for single-detached dwellings (extension of Kleinfeldt Ave);
- 2 lots for semi-detached dwellings (extension of Princess Street) (four units);
- An extension of Kleinfeldt Ave;
- 1 Block for a storm water easement (0.01 hectares); and,
- 1 Block for Open Space

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 applicant’s proposed zoning is 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
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Minimum Lot Area		460 m2	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 m2	90 m2
Max Dwelling Per Lot		1	1
Minimum Parking Spaces	Single Unit Dwelling	2	2
	Home Occupation	1	1
Landscape (minimum)	Open Space	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 m2 per dwelling unit	200 m2 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 %

Description and Location of Subject Land:

The subject property's as a whole are approximately 11.02 hectares (27.24 acres) in area and is 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.

How Can I Get Involved?

The Township's Council will hold a public meeting to consider the draft plan of subdivision and zoning by-law amendment application. The details for both are as follows:

Date: Tuesday, FEBRUARY 20th, 2024.

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 FRIDAY February 16th, 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. February 20, 2024 – 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.

What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development.

The public meeting will take place at a Council meeting and the mayor will keep the meeting in order and allow the applicant (or their development team), the public, and Council to speak and ask questions.

Why is this Public Meeting being held and what are your rights?

Within Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. By law municipalities must hold a public meeting. This meeting is one of your chances to learn about the development proposal and offer your opinions.

Under the legislation governing this development process, which is Section 22, 34 and 51 of the *Planning Act*, you have the following rights:

- 1) Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment and Zoning By-law Amendment.
- 2) If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality before the Official Plan Amendment and Zoning By-law Amendment application is approved or refused;
 - a. the person or public body is not entitled to appeal the decision of the Township of Lucan Biddulph to the Ontario Land Tribunal,
 - b. the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
- 3) If you wish to be notified of the decision of Council of the Township of Lucan Biddulph on the proposed Zoning By-law Amendment, you must submit a written request to the Township Clerk, whose contact information is provided below.
- 4) 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).

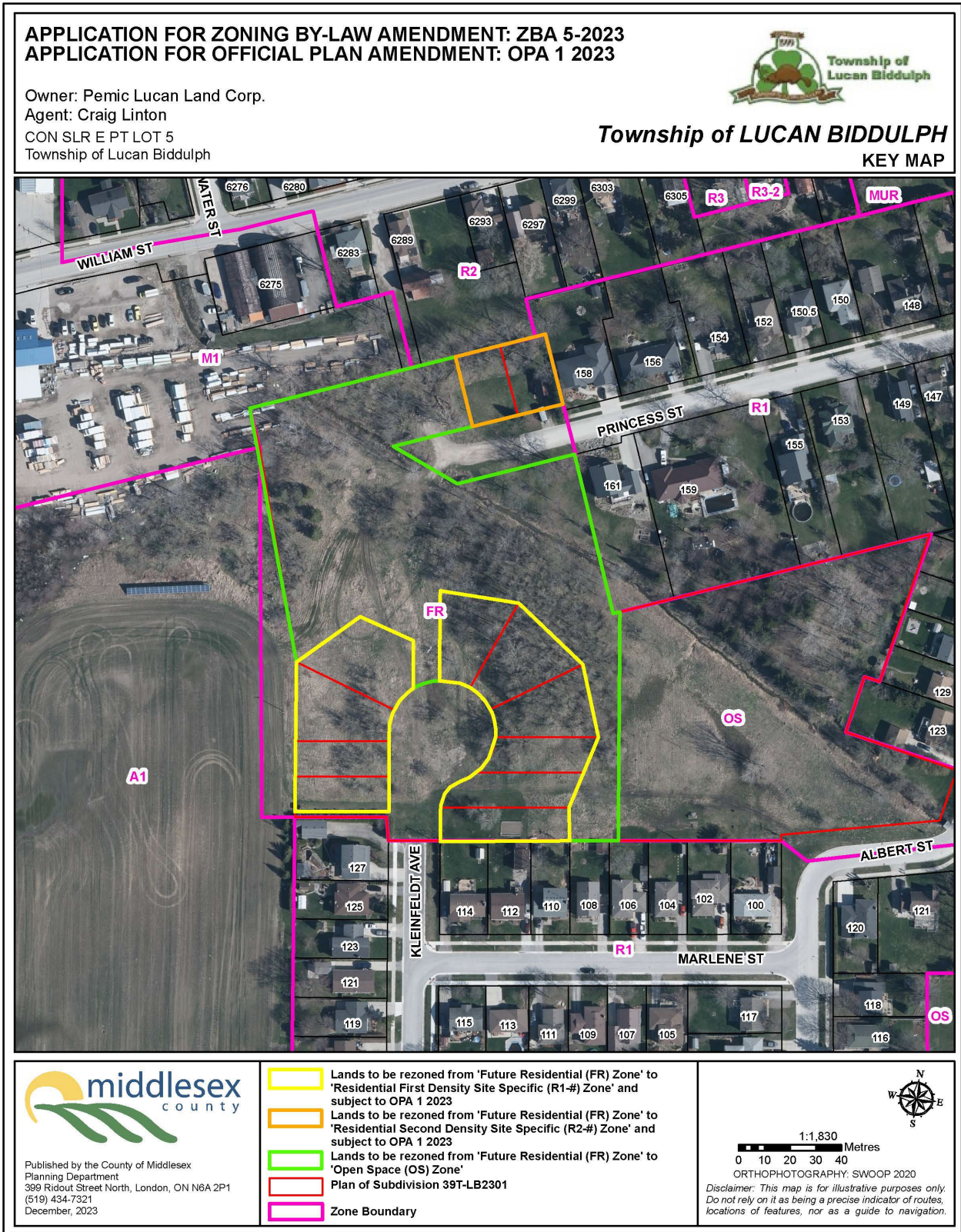
If you are aware of any persons affected by these applications who have not received a copy of this notice, it would be appreciated if you would so advise them.

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 29th day of February 2024.

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

Location Map



Proposed Subdivision Plan

KEY PLAN

DRAFT PLAN OF SUBDIVISION

PARCELS OF LOT 5, SOUTH OF PROOF LINE ROAD (REDEVELOPMENT AND LAYOUT OF LOTS) REGISTERED PLAN NO. 210 (TOWNSHIP OF LUCAN, COUNTY OF MIDDLESEX)

OWNER'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE PLAN OF SUBDIVISION.
PEMIC LUCAN LAND CORP.
1100 SHEPPARD AVENUE EAST, SUITE 200
SCARBOROUGH, ONTARIO M1B 3Y4

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE PLAN OF SUBDIVISION.
AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING ACT AND THE SUBDIVISION ACT.
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LAND USE SCHEDULE

SMALL VILLAGE RESIDENTIAL - CODE 1-10	0.25 HA
MEDIUM DENSITY RESIDENTIAL - CODE 1-11	0.25 HA
DENSE RESIDENTIAL - CODE 1-12	0.25 HA
INDUSTRIAL - CODE 1-13	0.25 HA
COMMERCIAL - CODE 1-14	0.25 HA
OFFICE - CODE 1-15	0.25 HA
RETAIL - CODE 1-16	0.25 HA
RECREATION - CODE 1-17	0.25 HA
OTHER - CODE 1-18	0.25 HA
TOTAL AREA	3.25 HA

REQUIREMENTS OF SECTION 51(7) OF THE PLANNING ACT

(a) AS SHOWN ON PLAN
(b) AS SHOWN ON PLAN
(c) AS SHOWN ON PLAN
(d) AS SHOWN ON PLAN
(e) AS SHOWN ON PLAN
(f) AS SHOWN ON PLAN
(g) AS SHOWN ON PLAN
(h) AS SHOWN ON PLAN
(i) AS SHOWN ON PLAN
(j) AS SHOWN ON PLAN

**6245 WILLIAM STREET
LUCAN**

PEMIC LUCAN LAND CORP.

DRAFT PLAN

DATE: 11/11/2024
SCALE: 1:500
PROJECT NO.: 24-0001
SHEET NO.: 1 OF 1

