



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

**APPLICATION FOR ZONING BY-LAW AMENDMENT (ZBA 01/2024)**

**OWNER:** Theresa VanderKant and Darryl VanderKant  
**LOCATION:** Lot 248, Parts 247 and 249, Plan 188  
**ROLL NO.:** 395805900104800  
**Municipal:** 108 Main Street, Lucan

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

The Municipality is seeking input on a development application within 120 metres of your property. The purpose and effect of the proposed temporary use by-law is to permit the existing single-detached dwelling to remain on the subject property for a period not to exceed three years while the owners construct a new single detached dwelling. The existing single detached dwelling would be required to be removed following construction of the new dwelling.

In accordance with Section 34(10.4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Municipality of Middlesex Centre has deemed this application to be complete for the purposes of Section 34(10.1) and (10.2) of the Planning Act.

**Description and Location of Subject Land**

The subject lands are legally described as Lot 248, Part 247 and 249, Plan 188 in the Township of Lucan Biddulph, County of Middlesex. The lands are located on the north side of Main Street, north west of the intersection at Saintsbury Ave and Main Street (Kings Highway 4) in Lucan.

**How Can I Get Involved?**

The Township's Council will hold a public hearing to consider the concurrent Consent and Zoning By-law Amendment applications. The details for both are as follows:

**Date:** Tuesday, March 19<sup>th</sup>, 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 [planning@lucanbiddulph.on.ca](mailto:planning@lucanbiddulph.on.ca) or call 519-227-4491 ext. 23 by FRIDAY March 15<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. March 19<sup>th</sup>, 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.

### **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 Ontario Land 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.

Should more information related to the application be required, please visit the Township Office. If you have any general questions regarding the applications or wish to be sent a digital copy of the application materials, please contact Dan FitzGerald, Planner, at 519-930-1008 or [dfitzgerald@middlesex.ca](mailto:dfitzgerald@middlesex.ca).

**DATED AT LUCAN, ONTARIO** this 29<sup>th</sup> day of February, 2024.

Tina Merner, Deputy Clerk  
Township of Lucan Biddulph  
270 Main Street, Lucan, ON, N0M 2J0  
519.227.4491  
tmerner@lucanbiddulph.on.ca

# Location Map

## APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 1-2024

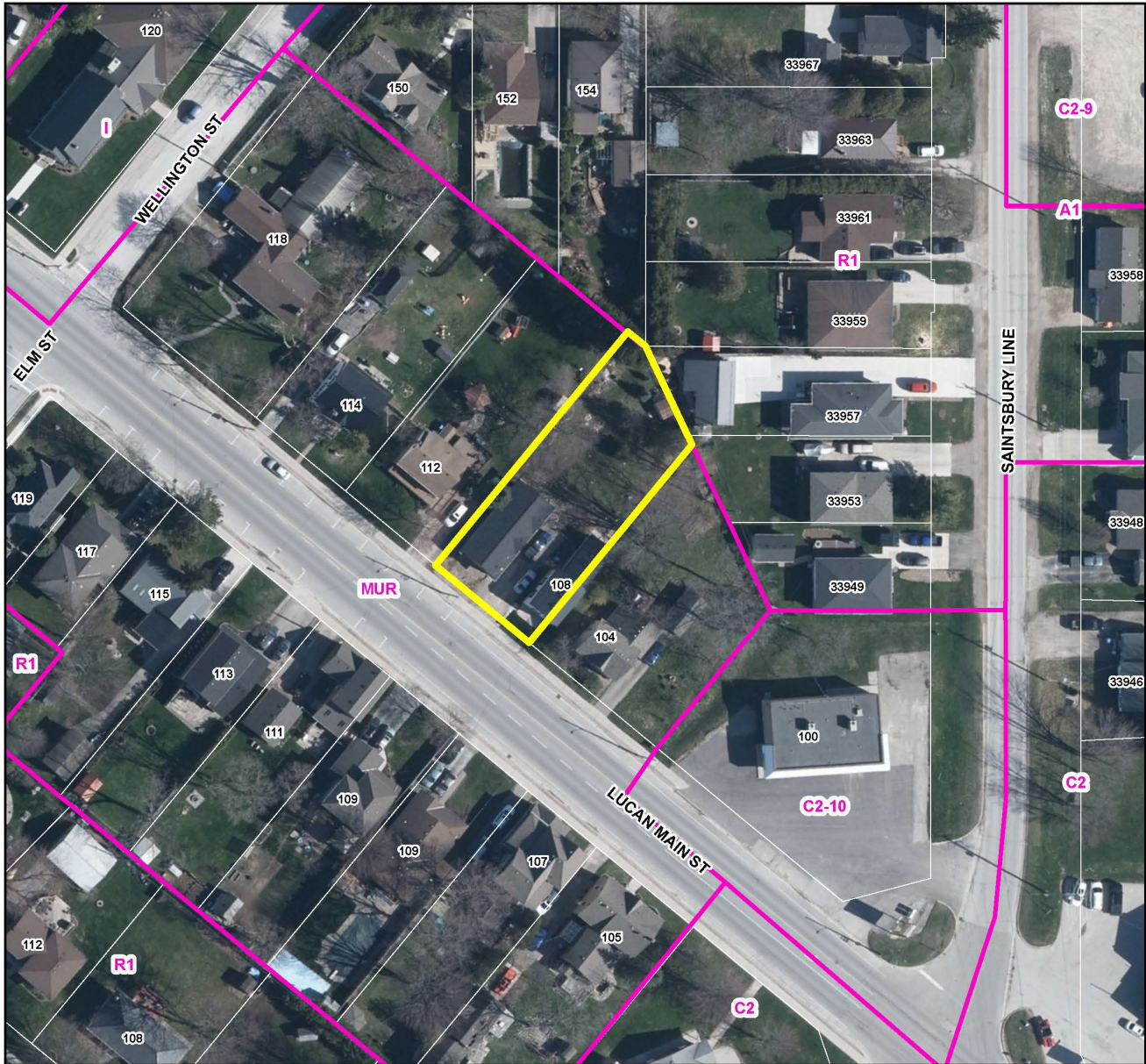
Owners: Theresa VanderKant

108 Main St., N0M2J0  
 PLAN 188 LOT 248 PTS 247,249  
 Township of Lucan Biddulph



## Township of LUCAN BIDDULPH

### KEY MAP



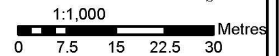
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 Planning Department  
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 (519) 434-7321  
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Lands to be rezoned from 'Mixed Use Residential (MUR) Zone' to 'Temporary Mixed Use Residential (MUR-T) Zone'



Zone Boundary



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.*