



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

**APPLICATIONS FOR CONSENT (B-14/2024) AND  
ZONING BY-LAW AMENDMENT (ZBA 10/2024)**

**OWNER:** Fernando Cabral  
**LOCATION:** 34119 Saintsbury Line  
**ROLL NO.:** 395805900123400

**Purpose and Effect of the Consent Application**

The purpose and effect of this application is to sever a lot into two to allow the existing two dwellings to be located on their own parcels of land. The current lot maintains a frontage of approximately 85.708 metres (281 feet) on Saintsbury Line with an area of approximately 4,956.9 square metres (1.22 acres). The applicant is proposing to retain lands with a frontage of approximately 38.203 metres (125 feet) on Saintsbury Line with an area of approximately 2526.4 square metres (0.6 acres), and to sever lands with a frontage of approximately 47.505 metres (156 feet) on Saintsbury Line with an area of approximately 2430.5 square metres (0.6 acres).

The effect of the proposed severance application would be to separate the two existing dwellings, allowing both to be located on their own lots.

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

The purpose and effect of this application is to rezone the lot to be retained from the Future Residential – Exception 5 (FR-5) Temporary Holding Zone to a Residential First Density (R1) Zone. The portion of the lot to be severed would amend the details of the site specific Future Residential – Exception 5 (FR-5) Temporary Holding Zone to recognize the existing residence, reduced frontage, reduced lot area, and the privately owned septic system.

In accordance with Section 34(10.4) of the Planning Act, R.S.O., 1990, as amended, the Township of Lucan Biddulph has deemed this application for a Zoning By-law Amendment to be complete on August 20<sup>th</sup> 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 Part of Lot 2 and 3, Plan 220 in the Township of Lucan Biddulph, County of Middlesex. The lands are located on the west side of Saintsbury Line, north of the intersection at Kent Street and Saintsbury Line in Lucan.

**How Can I Get Involved?**

The Township’s Committee of Adjustment will hold a public hearing to consider the consent application. The details for both are as follows:

**Date:** Tuesday, September 17<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 [tmerner@lucanbiddulph.on.ca](mailto:tmerner@lucanbiddulph.on.ca) or call 519-227-4491 ext. 23 by FRIDAY September 13<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. September 17<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**

Consent Application (B-10/2024) and Zoning By-law Amendment Application (Z-3/2024).

### **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 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.

Notwithstanding the above, subsection 34(19) and subsection 53(19) of the Planning Act prescribes the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal.

General information regarding the application can be viewed at the Township of Lucan Biddulph Office, located at 270 Main Street, Lucan. 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 27<sup>th</sup> day of August, 2024.

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

# Location Map

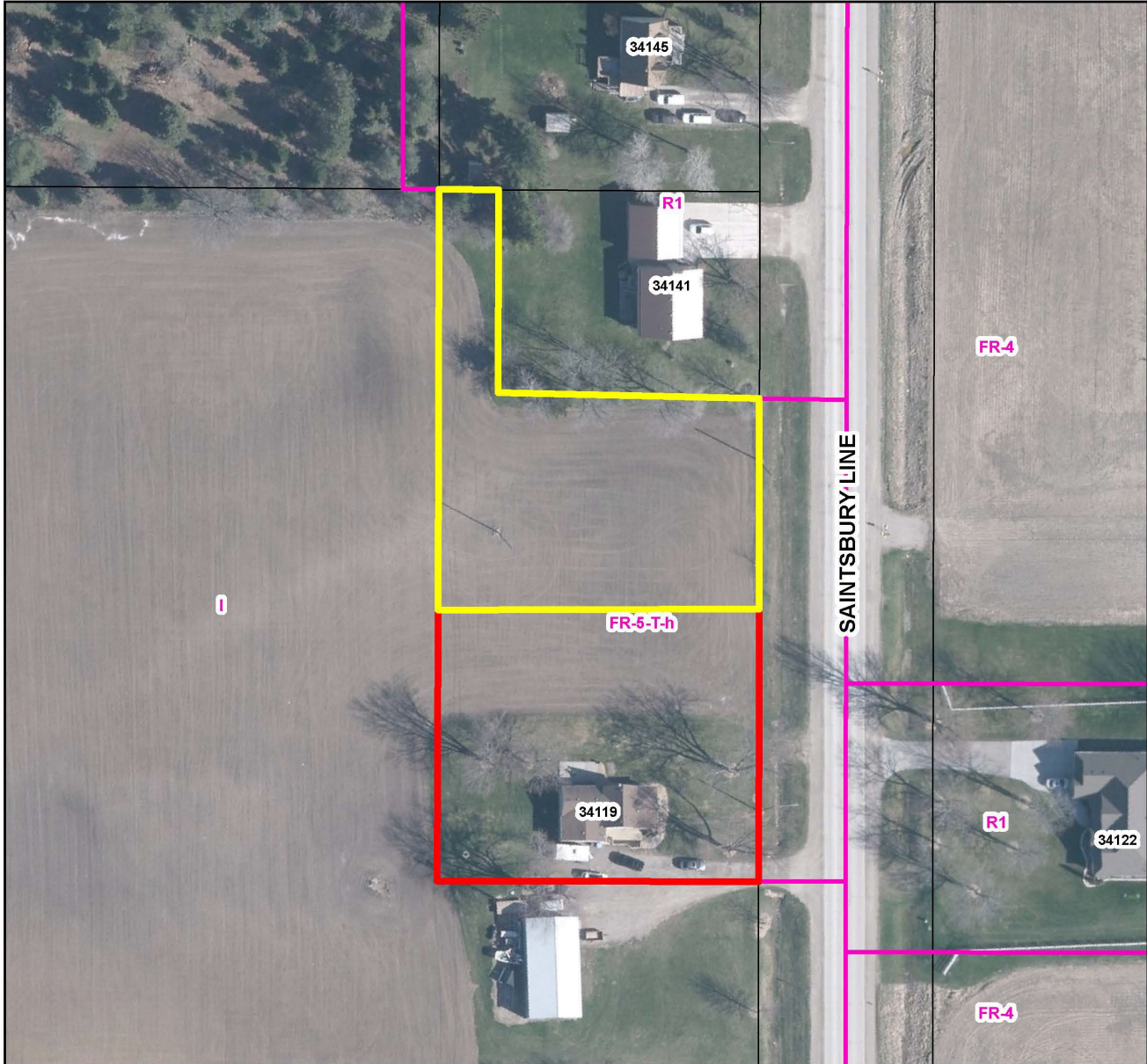
**APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 10-2024**  
**APPLICATION FOR CONSENT: B14-2024**

Applicant: Fernando Cabral

34119 Saintsbury Line  
 PLAN 220 PT LOT 2 PT LOT 3  
 Township of Lucan Biddulph

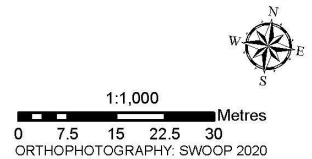


**Township of LUCAN BIDDULPH**  
**KEY MAP**



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 Planning Department  
 399 Ridout Street North, London, ON N6A 2P1  
 (519) 434-7321  
 August 2024

- Lands to be retained and rezoned from Site-Specific Future Residential (FR-5) to Residential First Density (R1)
- Lands to be severed and zoned Site-Specific Future Residential (FR-5)
- 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.*