



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

**APPLICATION FOR ZONING BY-LAW AMENDMENT (ZBA-9-2024)**

**OWNER:** XO Homes Inc.  
**AGENT:** Zelinka Priamo Ltd.  
**LOCATION:** 34400 Granton Line  
**ROLL NOS.:** 395800004114000

**Purpose and Effect of the Applications:**

The Municipality is seeking input on a development application within 120 metres of your property. The purpose of the Zoning By-law Amendment application is to change the zoning of the subject lands to facilitate the future proposed Plan of Subdivision's consideration for residential development, specifically 18 townhouse units. The subject lands are currently located within the Highway Commercial (C2) Zone as established in the Township of Lucan Biddulph Comprehensive Zoning By-law. The applicant is requesting that the subject lands be rezoned to a site-specific Residential Third Density exception (R3-#) Zone. The purpose for rezoning is to permit residential development of the lands through the future proposed draft plan of subdivision.

The Residential Third Density (R3) Zone currently provided for in the Comprehensive Zoning By-law and the requested site-specific provisions are as follows:

Provisions Category		Residential Third Density (R3) Zone	Proposed Residential Third Density Exception (R3-#) Zone
Minimum Lot Area		• 1,500 m <sup>2</sup>	• 1,500 m <sup>2</sup>
Minimum Lot Frontage		• 30 m	• 30 m
Maximum Lot Coverage		• 40%	• 40%
Front Yard Depth		• 8 m	• <b>1.5 m*</b>
Side Yard Width Minimum	Interior	• 3 m	• 3 m
	Exterior	• 8 m	• <b>4 m*</b>
Rear Yard Depth		• 10 m	• <b>4 m*</b>
Maximum Height		• 10 m	• 10 m
Minimum Number of Parking Spaces		• 1.5 per dwelling unit	• 1.5 per dwelling unit

Minimum Outdoor Amenity Area	<ul style="list-style-type: none"> <li>• 35% of the area of the lot</li> </ul>	<ul style="list-style-type: none"> <li>• 35% of the area of the lot</li> </ul>
Municipal Services	<ul style="list-style-type: none"> <li>• No dwelling shall be erected, used, or altered unless such a dwelling is connected to a public water supply system and a public sanitary sewage system</li> </ul>	<ul style="list-style-type: none"> <li>• No dwelling shall be erected, used, or altered unless such a dwelling is connected to a public water supply system and a public sanitary sewage system</li> </ul>

\* Indicates a proposed amendment to the standard zone

### Description and Location of Subject Land:

The subject property as a whole is approximately 0.49 hectares (1.21 acres) in area and is located northeast of the intersection of Granton Line (County Road 59) and Levitt Street. The lands are surrounded by low density single detached dwellings to the north, west, and south, and farm industrial lands to the east.

The lands are legally described as Plan 256 Lot A Lots 1 to 3 W Dominion St Lot 4 N Levitt St in the Township of Lucan Biddulph. 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 zoned Highway Commercial (C2) 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 zoning by-law amendment application for information. 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**

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 34 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 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 Township of Lucan Biddulph before the 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 Clerk of the Township of Lucan Biddulph at 270 Main Street, Lucan, Ontario N0M 2J0.

Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

In accordance with Sections 34(10.4) of the Planning Act, R.S.O., 1990, as amended, the Township of Lucan Biddulph has deemed the application for a Zoning By-law Amendment to be complete on July 25<sup>th</sup>, 2024 for the purposes of Section 34(10.1) and 34(10.2) of the Planning Act.

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.

The Township of Lucan Biddulph Office is located at 270 Main Street, Lucan, Ontario N0M 2J0. Please contact Tina Merner, Deputy Clerk at 519-227-4491 for accommodation to view the application documents. 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 20<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

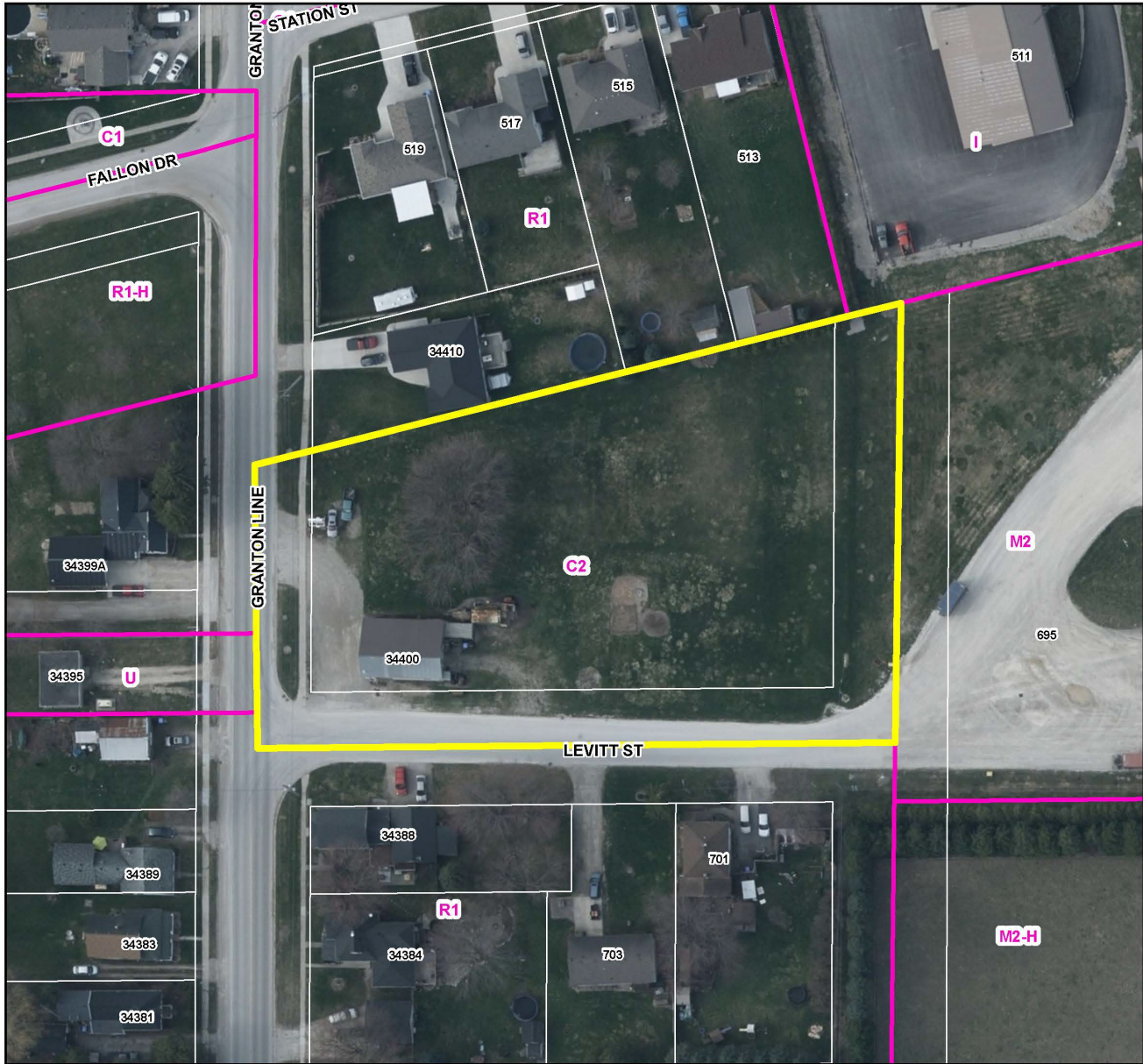
## APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 9-2024

Owner: XO Homes Inc.  
 Agent: Zelinka Priamo Ltd. c/o Laura Jamieson



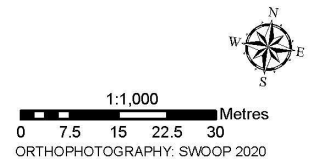
34400 Granton Line  
 PLAN 256 LOT A LOTS 1 TO 3 W DOMINION ST LOT 4 N LEVITT ST  
 Township of Lucan Biddulph

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



Published by the County of Middlesex  
 Planning Department  
 399 Ridout Street North, London, ON N6A 2P1  
 (519) 434-7321  
 July, 2024

- Property to be rezoned from 'Highway Commercial (C2) Zone' to a 'Site-Specific Residential Third Density (R3-(x)) Zone'.
- 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.*

# Preliminary Concept Plan



## PRELIMINARY CONCEPT PLAN

TOWNSHIP OF LACOM, PROJ# 1  
VILLAGE OF GRAY, CO.  
COUNTY OF WINDSOR

S. A. SLICES  
2025-2026  
2025-2026

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	LOT 1	10,000	10.00%
2	LOT 2	10,000	10.00%
3	LOT 3	10,000	10.00%
4	LOT 4	10,000	10.00%
5	LOT 5	10,000	10.00%
6	LOT 6	10,000	10.00%
7	LOT 7	10,000	10.00%
8	LOT 8	10,000	10.00%
9	LOT 9	10,000	10.00%
10	LOT 10	10,000	10.00%
11	LOT 11	10,000	10.00%
12	LOT 12	10,000	10.00%
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97	LOT 97	10,000	10.00%
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99	LOT 99	10,000	10.00%
100	LOT 100	10,000	10.00%

DATE: 10/15/2024  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

PROJECT NO.: [Number]  
SHEET NO.: [Number]

SCALE: [Scale]

DATE: [Date]

PROJECT: [Project Name]

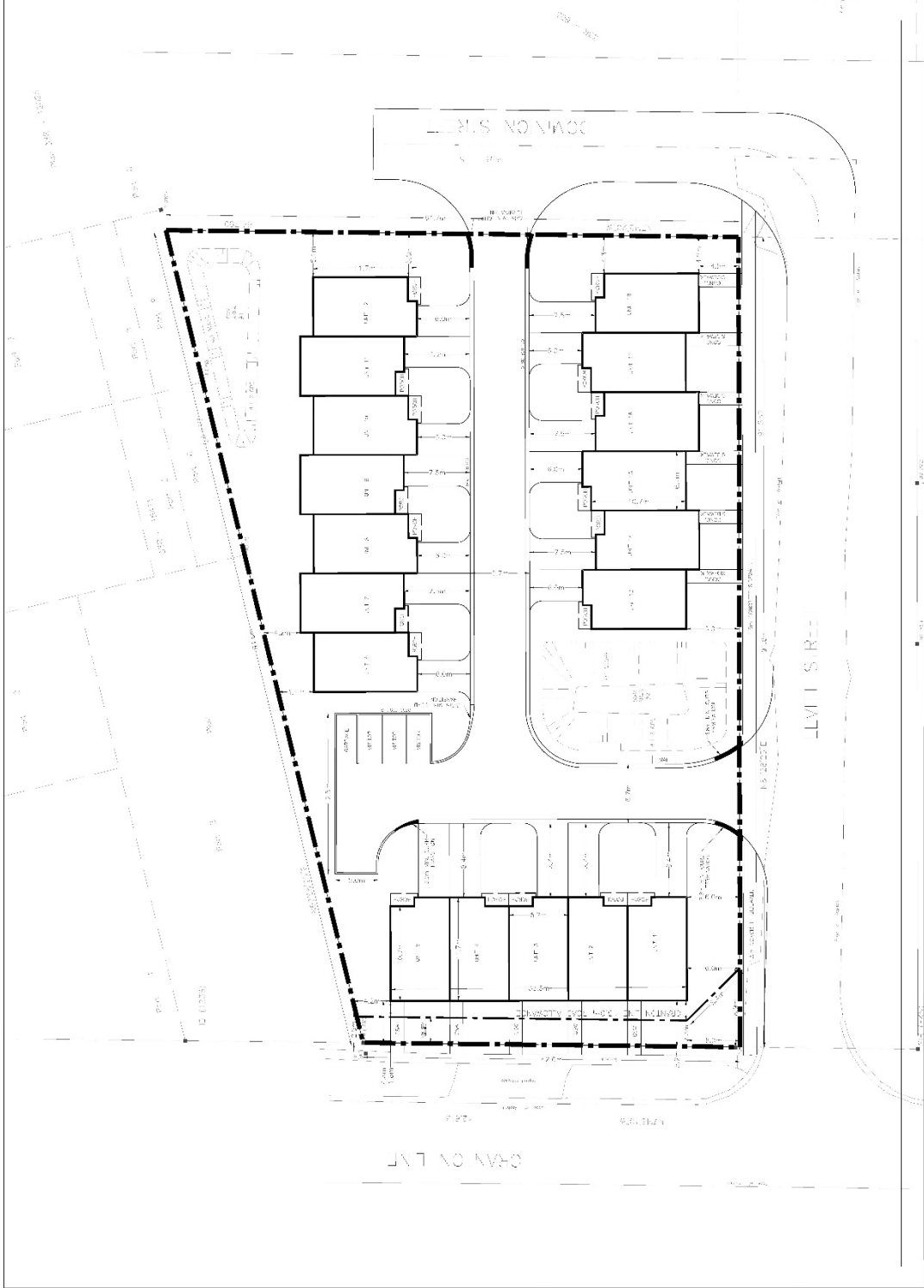
CLIENT: [Client Name]

LOCATION: [Location]

STATUS: [Status]

REVISIONS: [Revisions]

NOTES: [Notes]



**Zelinka Priamo Ltd.**  
LAND USE PLANNERS  
2000 SHEPPARD AVENUE EAST, SUITE 100  
SCARBOROUGH, ONTARIO M1S 4T8  
TEL: (416) 291-1111 FAX: (416) 291-1112  
WWW.ZELINKAPRIAMO.COM

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	10/15/2024