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

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The Township of Lucan Biddulph has received an Official Plan Amendment and Zoning By-law Amendment application to support the development of a 5-storey mixed use apartment building. The details of the proposed application are described below.

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:** Siv-ik Planning & Design Inc (Lauren Sooley).

**Subject Lands:** The subject property is approximately 0.46 hectares (1.14 acres) in area and is located on the north side of King's Highway 4 (Richmond Street), east of the intersection at Richmond Street and Saintsbury Line (County Road 47). The lands are surrounded by single-detached dwellings to the north (Lucan Estates Subdivision) and highway commercial uses to the east, south, and west.

The lands are legally described as Part of Lot 7, North of Proof Line Road, Part 17, 18 and 20 on Reference Plan 33R-19013, in the Township of Lucan Biddulph, County of Middlesex. The lands are designated Settlement Area (Urban and Community) in the Middlesex County Official Plan, split designated Highway Commercial and Residential in the Township of Lucan Biddulph Official Plan and zoned Highway Commercial (C2-3) Exception Zone in the Township of Lucan Biddulph Comprehensive Zoning By-law.

**Proposal:** The purpose of the Official Plan Amendment application is to redesignate lands from the 'Highway Commercial' designation to a 'Highway Commercial – Special Policy Area XX' designation to permit the addition of residential uses in the form of apartment dwellings.

The purpose of the Zoning By-law Amendment application submitted concurrently is to change the zoning of the subject lands to facilitate the development of the medium density mixed use apartment building with both residential and highway commercial uses. The subject lands are currently located within the site-specific Highway Commercial (C2-3) Zone in the Township of Lucan Biddulph Comprehensive Zoning By-law. The proposed compound zone seeks to maintain the existing site-specific Highway Commercial (C2-3) Zone alongside a site-specific Residential Third Density (R3-#) Zone to allow for the proposed 5-storey mixed use apartment building accessed from King's Highway 4 (Richmond Street).

The applicants' proposed zoning provisions are outlined below:

Zoning Provisions for <b>Apartment Dwelling</b>		Existing Provisions (Residential Third Density (R3) Zone) (m = metres)	Proposed Provisions - Site Specific Residential Third Density – exception (R3-#) Zone
Permitted Uses		<ul style="list-style-type: none"> <li>- Apartment dwelling</li> <li>- Multiple-unit dwelling</li> <li>- Senior citizen home</li> <li>- Townhouse dwelling</li> </ul>	<p><b>In addition to uses permitted in 9.1.1, the following commercial uses shall be permitted on the ground-floor of an apartment building:</b></p> <ul style="list-style-type: none"> <li>- <b>Office, general or professional</b></li> <li>- <b>Personal care establishment</b></li> <li>- <b>Personal service establishment</b></li> <li>- <b>Retail store or convenience store</b></li> </ul>
Minimum Lot Area		1,500 m <sup>2</sup>	1,500 m <sup>2</sup>
Minimum Lot Frontage		30.0 m	30.0 m
Maximum Lot Coverage		40 %	40 %
Minimum Front Yard Depth		8.0 m	8.0 m
Minimum Side Yard Depth	Interior	3.0 m	3.0 m
	Corner	8 m on the side abutting the street and 3 m on the other side	N/A
Minimum Rear Yard Depth		10.0 m	<p><b>First 14.0 m of height (1<sup>st</sup>- 4<sup>th</sup> storey): 14.0 m</b></p> <p><b>Beyond 14.0 m in height (5<sup>th</sup> storey): 17.0 m</b></p>
Maximum Height		10 m	<b>18.0 m</b>
Minimum Number of Parking Spaces		1.5 per dwelling unit	<p><b>Apartment: 1.25 per dwelling unit</b></p> <p><b>Commercial: 1 per 30m<sup>2</sup> of net floor area</b></p> <p><b>Visitor: 1 per every 12 dwelling units</b></p>
Minimum Outdoor Amenity Area		35% of the area of the lot	<p><b>10% of the area of the lot</b></p> <p><b>Common outdoor amenity space</b></p>

		<b>is permitted to be accommodated within the 14.0 m MTO setback.</b>
Municipal Services	No dwelling shall be erected, used, or altered, unless such dwelling is connected to a public water supply system and a public sanitary sewage system.	No dwelling shall be erected, used, or altered, unless such dwelling is connected to a public water supply system and a public sanitary sewage system.
Additional Regulations		<b>Notwithstanding any provisions of the by-law to the contrary, the zoning regulations shall be applied to the limits of the proposed C2-3/R3( ) Zone Boundary event in the event of a future severance, partition or division of the lot.</b>

**Public Meeting:** The statutory public meeting for the applications for the 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 held a virtual community information session on August 28, 2024, through a Zoom Webinar.

**Applications Complete:** 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 Lucan Biddulph has deemed the Official Plan Amendment and Zoning By-law Amendment applications to be complete on December 17, 2024 for the purposes of Sections 22(4), 22(5), 34(10.1) and 34(10.2) of the Planning Act.

**Additional Information:** *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.*

*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.*

*If you wish to be notified of the decision of Council of the Township of Lucan*

*Biddulph on the proposed Official Plan Amendment and Zoning By-law Amendment, you must submit a written request to the Township Clerk, whose contact information is provided below.*

*If you wish to be notified of the decision of the County of Middlesex with respect to the proposed Official Plan Amendment, 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).*

*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.*

*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 Alyssa Soldo, Planner, at 519-930-1004 or [asoldo@middlesex.ca](mailto:asoldo@middlesex.ca)*

**DATED AT LUCAN, ONTARIO** this 15<sup>th</sup> day of January, 2025.

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

# Location Map

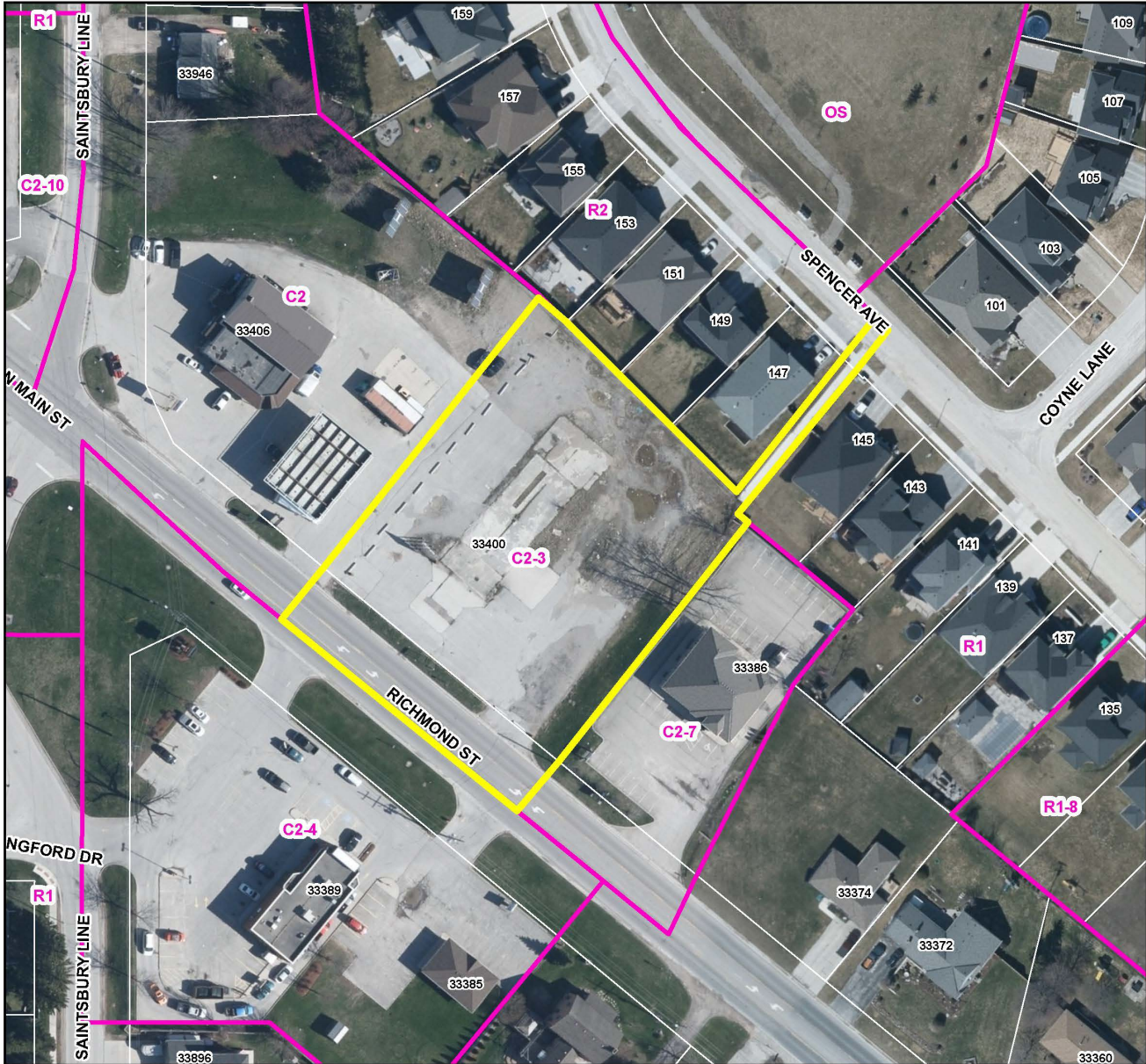
## APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 13-2024 & OPA1-2024

Owner: Farhi Holdings Corporation  
 Agent: Siv-ik Planning & Design Inc (Lauren Sooley)




33400 Richmond Street  
 BIDDULPH CON NPLR PT LOT 7 RP 33R19013 PARTS 17 18 AND 20  
 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  
 December, 2024

 Lands to be retained and rezoned from Highway Commercial (C2-3) Exception Zone' to a 'Highway Commercial (C2-3) Exception Zone / Residential Third Density (R3-#) Exception Zone' and subject to OPA 1 2024

 Zone Boundary



1:1,200  
 0 9 18 27 36 Metres  
 ORTHOPHOGRAPHY: 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.*