



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

APPLICATION FOR OPA-1-2024 AND
ZONING BY-LAW AMENDMENT (ZBA-13-2024)

OWNER: Farhi Holdings Corporation
AGENT: Siv-ik Planning & Design Inc (Lauren Sooley)
LOCATION: 33400 Richmond Street
ROLL NO.: 395800001014803

Purpose and Effect of the Applications:

The Municipality is seeking input on a development application within 120 metres of your property. The applicant is proposing to develop a 5-storey mixed-use apartment building containing residential units on the 2nd to 5th floor, and the main floor providing amenity space and a commercial unit.

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 applicant’s proposed zoning provisions are outlined below:

Zoning Provisions for Apartment Dwelling	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"> - Apartment dwelling - Multiple-unit dwelling - Senior citizen home - Townhouse dwelling 	<p>In addition to uses permitted in 9.1.1, the following commercial uses shall be permitted on the ground-floor of an apartment building:</p> <ul style="list-style-type: none"> - Office, general or professional - Personal care establishment - Personal service establishment - Retail store or convenience store
Minimum Lot Area	1,500 m ²	1,500 m ²

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	First 14.0 m of height (1st- 4th storey): 14.0 m Beyond 14.0 m in height (5th storey): 17.0 m
Maximum Height		10 m	18.0 m
Minimum Number of Parking Spaces		1.5 per dwelling unit	Apartment: 1.25 per dwelling unit Commercial: 1 per 30m² of net floor area Visitor: 1 per every 12 dwelling units
Minimum Outdoor Amenity Area		35% of the area of the lot	10% of the area of the lot Common outdoor amenity space is permitted to be accommodated within the 14.0 m MTO setback.
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			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.

Description and Location of Subject Land:

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.

How Can I Get Involved?

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

Date: **Tuesday, March 18th, 2025.**

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 or call 519-227-4491 ext. 23 by FRIDAY March 14th, 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 18th, 2025 – 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 to 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 and 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 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 Official Plan Amendment and 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 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.

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.

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, Manager of Planning, at 519-930-1008 or [dfitzgerald@middlesex.ca](mailto:d Fitzgerald@middlesex.ca) or Alyssa Soldo, Planner, at 519-930-1004 or asoldo@middlesex.ca

DATED AT LUCAN, ONTARIO this 26th day of February 2025.

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

Location Map

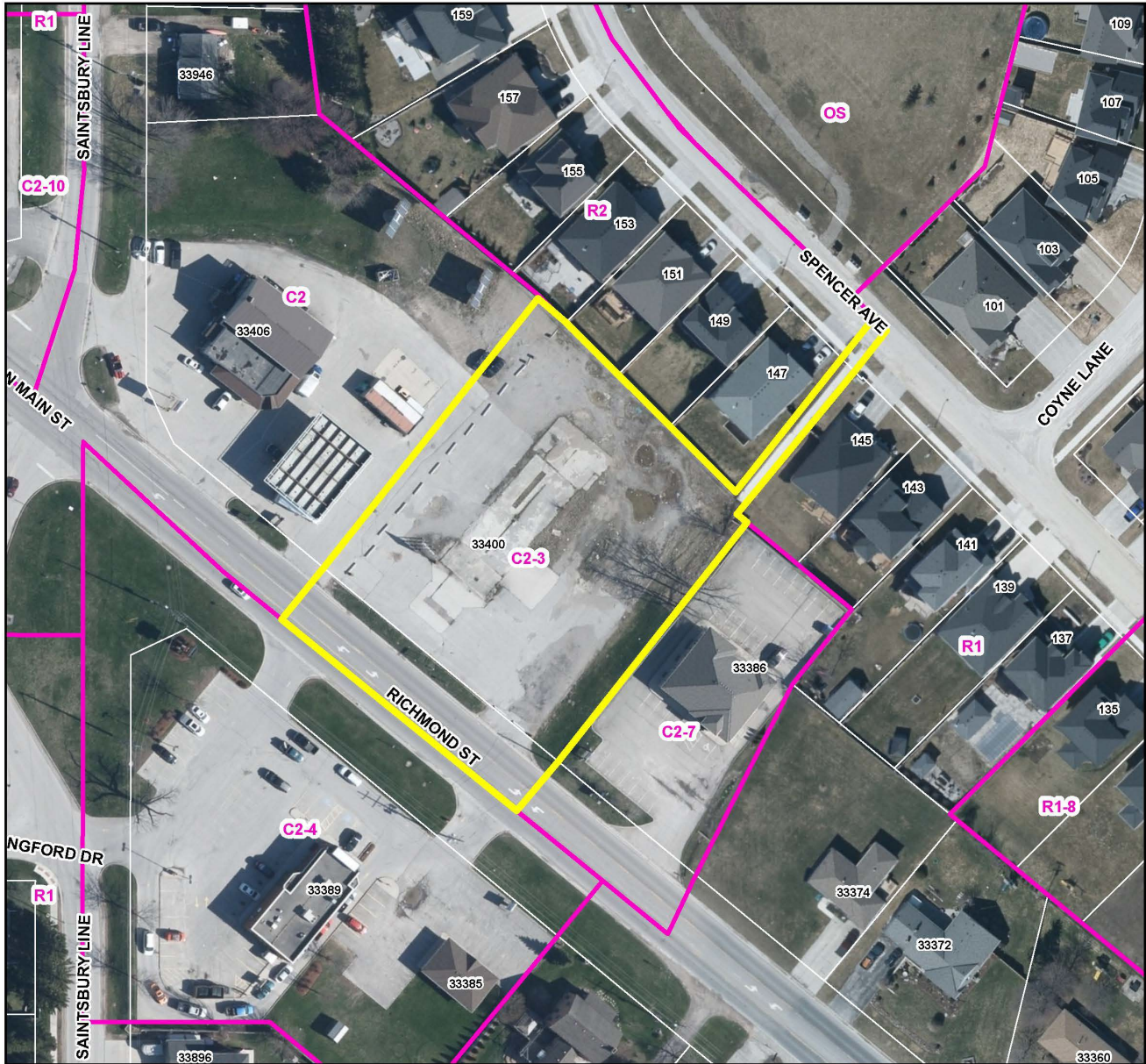
APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 13-2024 & OPA1-2024

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

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.