



**NOTICE OF PUBLIC MEETING AND
PUBLIC HEARING**

Pursuant to Sections 34 & 53 of the Planning Act

**APPLICATIONS FOR CONSENT (B-1/2025) AND
ZONING BY-LAW AMENDMENT (ZBA 1/2025)**

OWNER: Achim Kuebler
AGENT: Strik Baldinelli Moniz Ltd. (Jamie Robertson)
LOCATION: 33839 Saintsbury Line
ROLL NO.: 395805900102350

Purpose and Effect of the Consent Application

The purpose and effect of this application is to create four lots fronting onto Watson Street to allow for the development of four (4) semi-detached dwellings, providing a total of eight (8) individual residential units. All four lots would have a proposed frontage of 9.3 metres (30.5 ft). Proposed lot areas include 283.1 m² (Lot #1), 282.1 m² (Lot #2), 281.8 m² (Lot #3), and 318.7 m² (Lot #4).

Purpose and Effect of the Zoning By-law Amendment

The purpose and effect of this application is to rezone the residential lots from the Residential First Density (R1) Zone to a site-specific Residential Second Density (R2-#) Zone to permit the development of the semi-detached dwellings with an increased maximum lot coverage provision.

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 February 19th 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 Block 44 on Plan 33M563, in the Township of Lucan Biddulph, County of Middlesex. The lands are located on the south side of Watson Street, east of Saintsbury Line (County Road 47) in Lucan Biddulph.

How Can I Get Involved?

The Township's Committee of Adjustment will hold a public hearing to consider the consent and zoning by-law amendment application. 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 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 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 applications 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 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

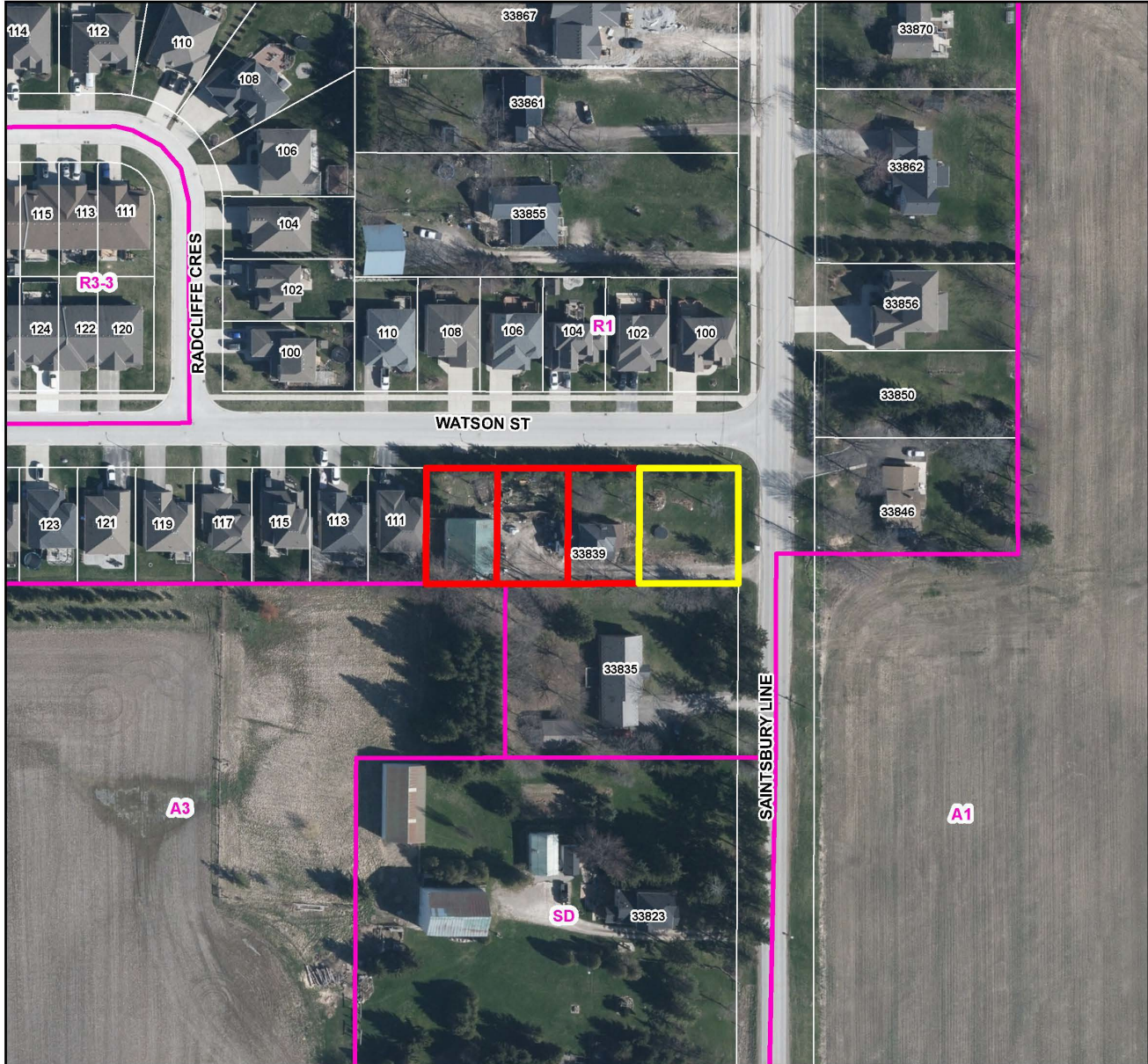
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33839 Saintsbury Line
PLAN 33M563 BLK 44
Township of Lucan Biddulph

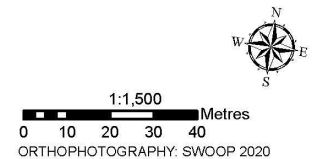


Township of LUCAN BIDDULPH KEY MAP



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Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
February, 2025

- Lands to be retained and rezoned from 'Residential First Density (R1) Zone' to a site-specific 'Residential Second Density (R2-#) Zone'
- Lands to be severed and rezoned from 'Residential First Density (R1) Zone' to a site-specific 'Residential Second Density (R2-#) 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.