

TOWNSHIP OF LUCAN BIDDULPH

BY-LAW NO. 212-2024
BEING A BY-LAW TO AMEND THE LUCAN
BIDDULPH
COMPREHENSIVE ZONING BY-LAW NO. 100-2003

XO Homes Inc.
34400 Granton Line

WHEREAS the Council of the Corporation of the Township of Lucan Biddulph deems it advisable to amend Comprehensive Zoning By-law No. 100-2003;

AND WHEREAS this By-law is consistent with the Provincial Policy Statement and in conformity with the County of Middlesex Official Plan and the Township of Lucan Biddulph Official Plan;

NOW THEREFORE the Council of the Corporation of the Township of Lucan Biddulph enacts as follows:

1. THAT Schedule "C", Map No. 4 to the Comprehensive Zoning By-law No. 100-2003 is hereby amended by changing from the Highway Commercial (C2) Zone to a site-specific Residential Third Density Exception 14 (R3-14-H-5) Holding Zone for those lands outlined in heavy solid lines and described as R3-14-H-5 on Schedule "A" attached hereto and forming part of this By-law, being Plan 256 Lot A Lots 1 to 3 W Dominion St Lot 4 N Levitt St, in the Township of Lucan Biddulph, in the County of Middlesex.

2. THAT Section 9.3 being the Exceptions of the Residential Third Density (R3) Zone is amended with the addition of the following:

- 9.3.14 a) Defined Area (XO Homes Inc.)
R3-14 as shown on Schedule "C", Map No. 4 to this By-law.
- b) Permitted Use Townhouse Dwelling
- c) Front Yard Depth 1.5 m
- Notwithstanding the above, a driveway to a unit shall maintain a minimum length of 6.0 metres.
- d) Side Yard Width
- a) Interior Lot 4.5 m
- Notwithstanding the above, no side yard width shall be required between the common wall dividing individual dwelling units of a townhouse dwelling
- b) Corner Lot 3.5 m on the side abutting the street, 1.5 m on the other side.
- Notwithstanding the above, no side yard width shall be required between the common wall dividing individual dwelling units of a townhouse dwelling
- e) Exterior Side Yard 4.5 m

- f) Rear Yard Depth 3.5 m

Notwithstanding the above, where the rear yard of a dwelling unit faces an interior side yard, the minimum setback shall be 4.5 metres.

- g) Minimum Interior Side Yard Setback for a Deck

On an interior unit, no side yard width shall be required between the common wall dividing individual units of a townhouse dwelling for a deck, provided that a minimum 1.8 metre fence for the purpose of screening be provided along the entire length of the deck located on the common wall line.

- h) Minimum Number of Parking Stalls 1.5 per dwelling unit

4 visitor parking stalls

3. THAT Section 3.3 to By-law No. 100-2003, as amended, being the Holding Symbol section to the Comprehensive Zoning By-law No. 100-2003 is hereby amended by adding Subsection 3.3.3 "Holding Provision (H-5) re XO Homes Inc" as follows:

To ensure the orderly development of the lands, the "H-5" symbol shall not be removed:

- i) until a condominium agreement, including but not necessarily limited to the requirement for the development to be connected to a public water supply system and a public sanitary sewer system, has been entered into with the Township;
 - ii) until all required extensions to municipal services are installed and functional to the satisfaction of the Township;
 - iii) until a site plan agreement for the subject lands has been entered into with and to the satisfaction of the Municipality addressing the issues identified under Section 41 of the Planning Act; and,
 - iv) until the owner submits a Record of Site Condition and evidence that no further contamination exists on site.
4. THIS By-law comes into force and takes effect upon the day of passing in accordance with the provisions of Section 34 of the Planning Act, R.S.O 1990, c. P.13.

READ A FIRST TIME AND PASSED, READ A SECOND TIME AND PASSED AND READ A THIRD TIME AND PASSED THIS 3RD DAY OF DECEMBER, 2024.

DEPUTY MAYOR

CLERK

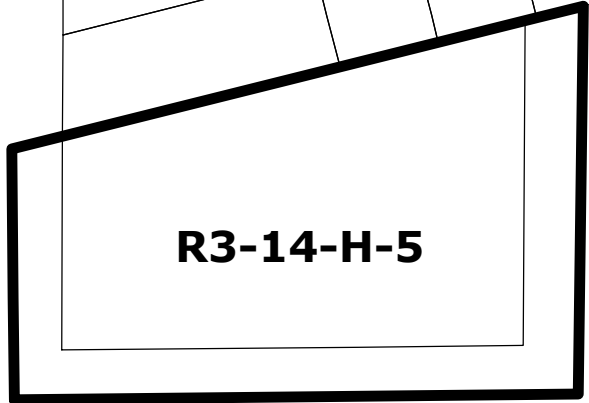
SCHEDULE "A"

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



R3-14-H-5

THIS IS SCHEDULE "A" TO BY-LAW No. 212-2024
PASSED THIS 3rd DAY OF December, 2024.

