

Township of Lucan Biddulph

BY-LAW NO. 23-2025

A by-law authorizing the execution of a development agreement between John Patrick Van Roestel and Melissa Ann Van Roestel (hereinafter referred to as the “Owner”) and the Township of Lucan Biddulph (hereinafter referred to as the “Township”)

WHEREAS the Owner wishes to develop the land legally described in Schedule “A” of the attached Agreement (hereinafter called the “Land”);

AND WHEREAS the Owner proposes to develop the land and has submitted an application for *Planning Act* consent to create two (2) commercial lots which the application has been assigned file no. B-1/2022 by the Township’s Committee of Adjustment;

AND WHEREAS the Township’s Committee of Adjustment on October 27, 2023 granted Application for Consent B-1/2022, subject to a number of conditions, one of which was that the applicant enter into a Development Agreement with the Township which addresses amongst other matters, entrance locations and construction, lot grading and drainage, building envelopes, fire hydrant location, connections to the Municipal water supply and sanitary sewer systems (if required by building code), and a security deposit for 100% of the cost of the works as well as any road reconstruction associated with the development, all to the satisfaction of the Township;

AND WHEREAS the Township is prepared to approve the Lot Plan in the form of the attached Agreement upon the condition that the Owner enters into this Agreement;

AND WHEREAS provided that the Owner and the Township have entered into this Agreement, the Township may at that time issue a building permit subject to the approval of building plans and that all other conditions of Consent B-1/2022 have been have been satisfied to the satisfaction of the Township.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF LUCAN BIDDULPH hereby enacts as follows:

1. That the Corporation of the Township of Lucan Biddulph is hereby authorized to enter into and execute an agreement with the Owner.
2. That the Mayor and Clerk are hereby authorized and directed to execute the said agreement, a copy of which is attached hereto, provided that the agreement is to the satisfaction of the Township’s solicitor
3. This by-law shall come into full force and takes effect on the day of the final passing thereof.

Read a FIRST, SECOND and THIRD time and FINALLY PASSED this 20th day of May, 2025.

MAYOR

CLERK