



NOTICE OF PUBLIC HEARING

pursuant to Section 45 of the Planning Act

APPLICATION FOR MINOR VARIANCE (A-8/2024)

OWNER: 2219260 Ontario Inc.
AGENT: Dillon Consulting Ltd. c/o Connor Wilks
LOCATION: Part of Lots 27 and 28 Concession 5
ROLL NO.: 395800001010500

Purpose and Effect

The purpose and effect of this Application is a request for relief from the Township's Comprehensive Zoning By-law to allow for the construction of townhouse dwelling units with variances from the minimum lot frontage, minimum lot area, and maximum lot coverage provided in the Zoning By-law in the Residential Third Density Exception 12 Holding (R3-12-H4) Zone. The requirements and relief requested are provided below:

Requirements	Relief Requested
As per section 9.3.12 d), the minimum lot frontage is 11.0 metres per unit.	Minimum lot frontage of 10.0 metres, which is a relief of 1.0 metre (3.28 feet).
As per section 9.3.12 c), the minimum lot area is 350m ² per unit.	Minimum lot area of 325.90 m ² , which is a relief of 24.1m ² .
As per section 9.3.12 e), the maximum lot coverage is 55%.	Maximum lot coverage of 56.3%, which is a relief of 1.3%.

The lands are designated 'Settlement Area' in the County of Middlesex Official Plan and 'Residential' in the Township's Official Plan. Additionally, the lands are zoned Residential Third Density Exception 12 Holding (R3-12-H4) Zone which permits townhouse dwellings and home occupations.

Description and Location of Subject Property

The subject lands are located on the east side of Saintsbury Line (County Road 47), north of the intersection at Richmond Street (King's Highway 4) and Saintsbury Line (County Road 47). They are legally described as Part of Lots 27 and 28, Concession 5, in the Township of Lucan Biddulph, County of Middlesex. They are also noted as Phase 1 Condo Block of the Timber Ridge Subdivision development. A location map is attached to this notice.

How Can I Get Involved?

The Township's Committee of Adjustment will hold a public hearing to consider the minor variance application. The details for both are as follows:

Date: Tuesday, November 19th, 2024

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 November 15th 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. November 19th, 2024 – 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

Approved Plan of Subdivision 39T-LB2002.

Why is this Public Meeting being held and what are your rights?

If a person or public body does not make oral submissions at a public meeting or make a written submission(s) to the Township of Lucan Biddulph before the application 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 Ontario Land Tribunal.

If a person or public body does not make an oral submission(s) at a public meeting or make written submissions to the Township of Lucan Biddulph before the application 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.

Notwithstanding the above, subsection 45 (12) of the Planning Act prescribes the eligible ‘persons’ that may appeal the decision to the Ontario Land Tribunal.

If you wish to be notified of the decision of the Township of Lucan Biddulph’s Committee of Adjustment in regards to the proposed Minor Variance Application, you must make a written request to the Planning Division of the Township of Lucan Biddulph at 270 Main Street, Lucan, Ontario N0M 2J0.

A hard copy of the application is available at the Township of Lucan Biddulph Office, located at 270 Main Street, Lucan, Ontario N0M 2J0. Please contact Tina Merner, Deputy Clerk at 519-227-4491 for special 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, Planner, at 519-930-1008 or dfitzgerald@middlesex.ca.

DATED AT LUCAN, ONTARIO this 29th day of October 2024.

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 MINOR VARIANCE: A8-2024

Owner: 22129260 Ontario Inc.
 Agent: Dillon Consulting Ltd. c/o Connor Wilks
 Roll #: 395800001010500
 Part of Lots 27 and 28 Concession 5
 Geographic Township of Lucan



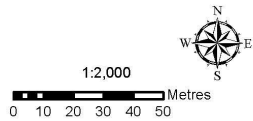
Township of LUCAN BIDDULPH



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LANDS SUBJECT TO MINOR VARIANCE



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.