



NOTICE OF PUBLIC HEARING

pursuant to Section 45 of the Planning Act

APPLICATION FOR MINOR VARIANCE (A-1/2025)

OWNER: 13202640 CANADA INC. (Randolph Mendonca)
LOCATION: 34427 Granton Line (PLAN 221 PT LOT 5 W/S MAIN PT LOT 5 E/S KING)
ROLL NO.: 395800004104200

Purpose and Effect

The purpose and effect of this Application is a request for relief from the Township's Comprehensive Zoning By-law to permit a minimum driveway width of 2.5 metres, whereas the Zoning By-law permits a minimum driveway width of 3.0 metres. The effect of this application would be to permit the existing easement to provide driveway access to the rear yard and allow parking stalls to be created. The requirements and relief requested are provided below:

Requirements	Relief Requested
As per section 4.17 i) v), the width of the driveway shall not be less than three (3) metres.	Minimum driveway width of 2.5 metres, which is a relief of 0.5 metres (1.64 feet).

The lands are designated 'Settlement Area' in the County of Middlesex Official Plan and 'Commercial' in the Township's Official Plan. Additionally, the lands are zoned 'Central Commercial (C1) Zone' which permits dwelling units and general office space alongside various other commercial uses.

Description and Location of Subject Property

The subject lands are legally described as PLAN 221 PT LOT 5 W/S MAIN PT LOT 5 E/S KING in the Township of Lucan Biddulph, County of Middlesex, municipally known as 34427 Granton Line. The lands are located on the west side of Granton Line (County Road 59), northwest of the intersection at Fallon Drive and Granton Line. 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 are as follows:

Date: Wednesday, January 22nd, 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. 3123 by **FRIDAY January 17th 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. January 22nd, 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.

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 10th day of January 2025.

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

Location Map

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Owner: 13202640 CANADA INC. (Randolph Mendonca)

34427 Granton Line
 PLAN 221 PT LOT 5 W/S MAIN PT LOT 5 E/S KING
 Geographic Township of Lucan

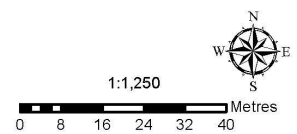


Township of LUCAN BIDDULPH



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 398 Ridout Street North, London, ON N6A 2P1
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 January 2025

 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.