



**NOTICE OF PUBLIC MEETING AND
PUBLIC HEARING**
Pursuant to Section 53 of the Planning Act

APPLICATIONS FOR CONSENT (B-2-2022)

OWNER: Michael Alce
AGENT: Daniel Alce
LOCATION: 452 Queen Street, Granton
ROLL NOS.: 395800004111400

Purpose and Effect of the Consent Application

The purpose and effect of the Application for Consent (File No.: B-2/2022) is to sever a parcel of land for lot addition purposes having an area of approximately 378.3 square metres (0.09 acres) to be merged with an abutting lot known municipally as 450 Queen Street. The lot addition would add to an existing lot with an area of approximately 480 square metres (0.12 acres), making the combined lot area approximately 858.4 square metres (0.21 acres). The retained lands would have an area of 1,026.8 square metres (0.25 acres). The lands receiving the lot addition contain a single detached dwelling. The land to be retained would represent a vacant, developable parcel of land.

How Can I Get Involved?

The Township's Committee of Adjustment and Council will hold a public hearing to consider the concurrent Consent and Zoning By-law Amendment application. The details for both are as follows:

Date: **Tuesday, APRIL 19th, 2022**

Time: **6:00 p.m.**

Place: ***Due to COVID-19 state of emergency and related social distancing requirements, the format of Statutory Public Meetings has changed and will now take place virtually. 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. If you would like to participate in the public hearing, please email tmerner@lucanbiddulph.on.ca or call 519-227-4491 ext. 23 by FRIDAY April 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. April 19th, 2022 – 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.

Description and Location of Subject Lands

The lands are legally described as Part of Lot 24, Plan 221 and Part of Lots 3 and 4, Biddulph

Concession 13, in the Township of Lucan Biddulph, County of Middlesex. They are located on the east side of Queen Street, north of the intersection at Queen Street and Station Street in Granton. The lands are municipally known as 452 Queen Street, as shown on the attached map.

Other Planning Act Applications

None.

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

Within Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. By law municipalities must hold a public meeting. This meeting is one of your chances to learn about the development proposal and offer your opinions.

Under the legislation governing this development process, which is Section 53 of the *Planning Act*, you have the following rights:

- 1) Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Consent application.
- 2) If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality before the Consent application is approved or refused;
 - a. the person or public body is not entitled to appeal the decision of the Township of Lucan Biddulph to the Ontario Land Tribunal,
 - b. the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.
- 3) If you wish to be notified of the decision of the Committee of Adjustment of the Township of Lucan Biddulph on the proposed Consent application, you must make a written request to the Township Clerk, whose contact information is provided below.

Documents respecting the application can be viewed at the Township of Lucan Biddulph Office, located at 270 Main Street, Lucan, Ontario N0M 2J0 by appointment. Please contact Ron Reymer, CAO 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 5th day of April, 2022.

Ron Reymer, CAO/Clerk
Township of Lucan Biddulph
270 Main Street, Lucan, ON, N0M 2J0
519.227.4491
rreymer@lucanbiddulph.on.ca

Location Map

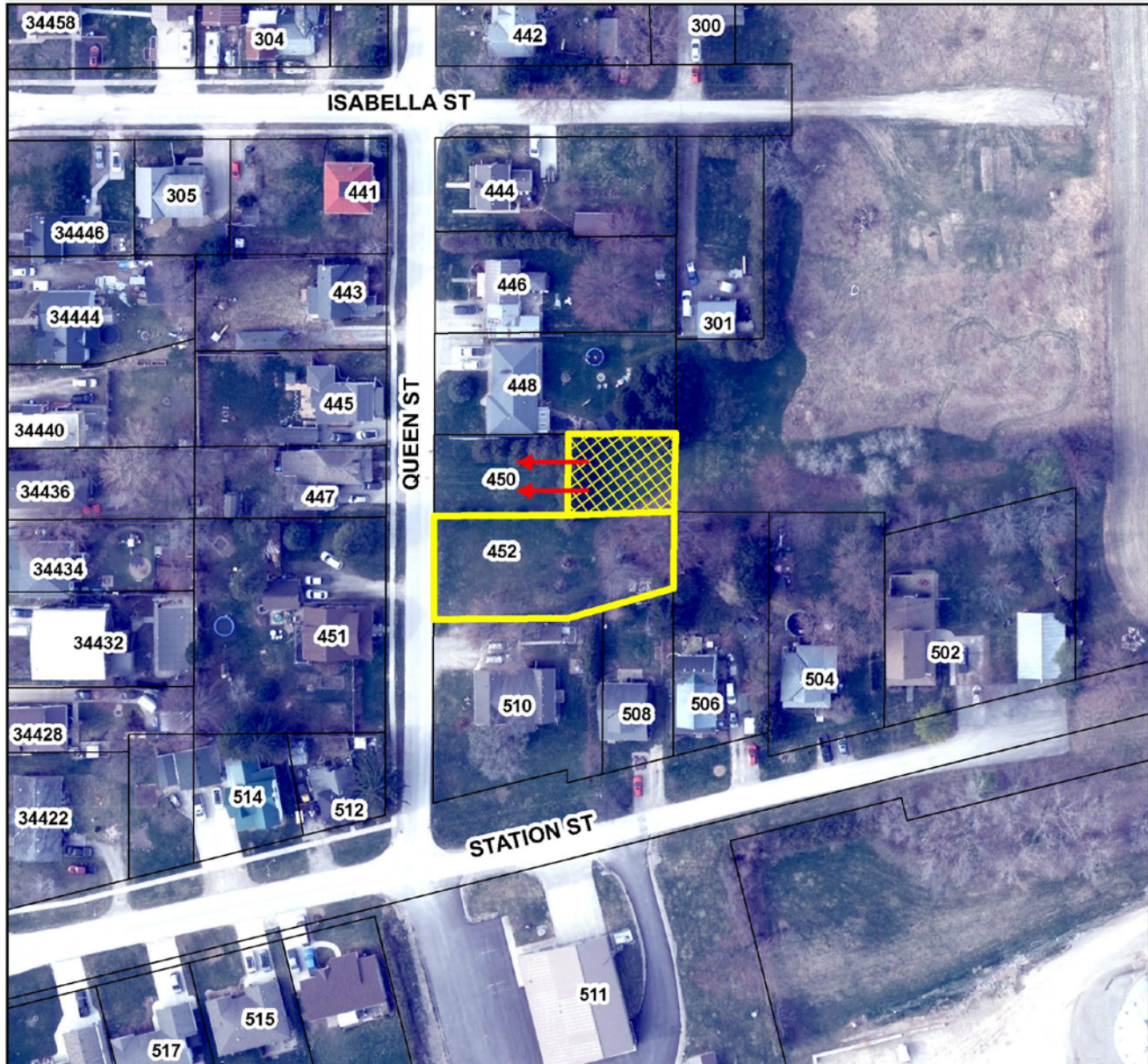
APPLICATION FOR CONSENT: B2-2022

Owners: Michael Alce
Agent: Daniel Alce



452 Queen St.
Township of Lucan Biddulph



Township of LUCAN BIDDULPH
KEY MAP



Published by the County of Middlesex
Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
March 2022

-  Lands to be retained
-  Lands to be severed and merged with 450 Queen St.



1:1,200
0 10 20 30 40 Metres
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.