



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

APPLICATIONS FOR CONSENT (B-4-2022)

OWNERS: Van Geel Building Company Inc
LOCATION: Lot 69, Plan 187
ROLL NO.: 395805900140600

Purpose and Effect of the Consent Application

The purpose and effect of this application is to convey a parcel of land to support the future sale of two separate semi-detached units currently under construction on one lot. The proposed parcels would have a frontage of approximately 7.6 metres (25 feet) along George Street, and an area of approximately 264 square metres (2,841 square feet). The remnant residential parcel would have a frontage of approximately 7.6 metres (25 feet) along George Street, and an area of approximately and 264 square metres (2,841 square feet). The effect of the application would be to permit the development and sale in fee simple of semi-detached dwellings. A location map is included as Attachment 1 and proposed severance sketch as Attachment 2.

The proposal is summarized as follows:

	Parcel 1 (retained)	Parcel 2 (severed)
Lot Frontage	7.6 metres (25 feet)	7.56 metres (24.8 feet)
Lot Depth	34.8 metres (114 feet)	34.8 metres (114 feet)
Lot Area	265.6 m ² (2,862 ft ²)	263.5 m ² (2,836 ft ²)

How Can I Get Involved?

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

Date: **Tuesday, JULY 12TH, 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 July 8th 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. July 12th, 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 Land

The subject lands are legally described as Lot 69, Plan 187, in the County of Middlesex, Township of Lucan Biddulph. They are located on the east side of George Street, south of the intersection at Main Street and George Street, and is municipally known as 206 George Street.

Other Planning Act Applications

None.

Other Information:

If a person or public body that files an appeal of a decision of the Township of Lucan Biddulph's Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Township of Lucan Biddulph's Committee of Adjustment with respect to the proposed consent, you must submit a written request to the Township of Lucan Biddulph, Secretary-Treasurer, 270 Main Street, Lucan, Ontario, N0M 2J0.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Lucan Biddulph before the Zoning By-law Amendment 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 Local Planning Appeal Tribunal. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Lucan Biddulph before the Zoning By-law Amendment 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. If you wish to be notified of the decision of the Township of Lucan Biddulph with respect to the proposed zoning by-law amendment, you must submit a written request to the Township of Lucan Biddulph, Clerk, 270 Main Street, Lucan, Ontario, N0M 2J0.

Recognizing that the Township of Lucan Biddulph Office, located at 270 Main Street, Lucan, Ontario N0M 2J0 is currently closed to the public, 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 27th day of June, 2022.

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

Attachment 1 – Subject Area Map

APPLICATION FOR CONSENT: B4-2022

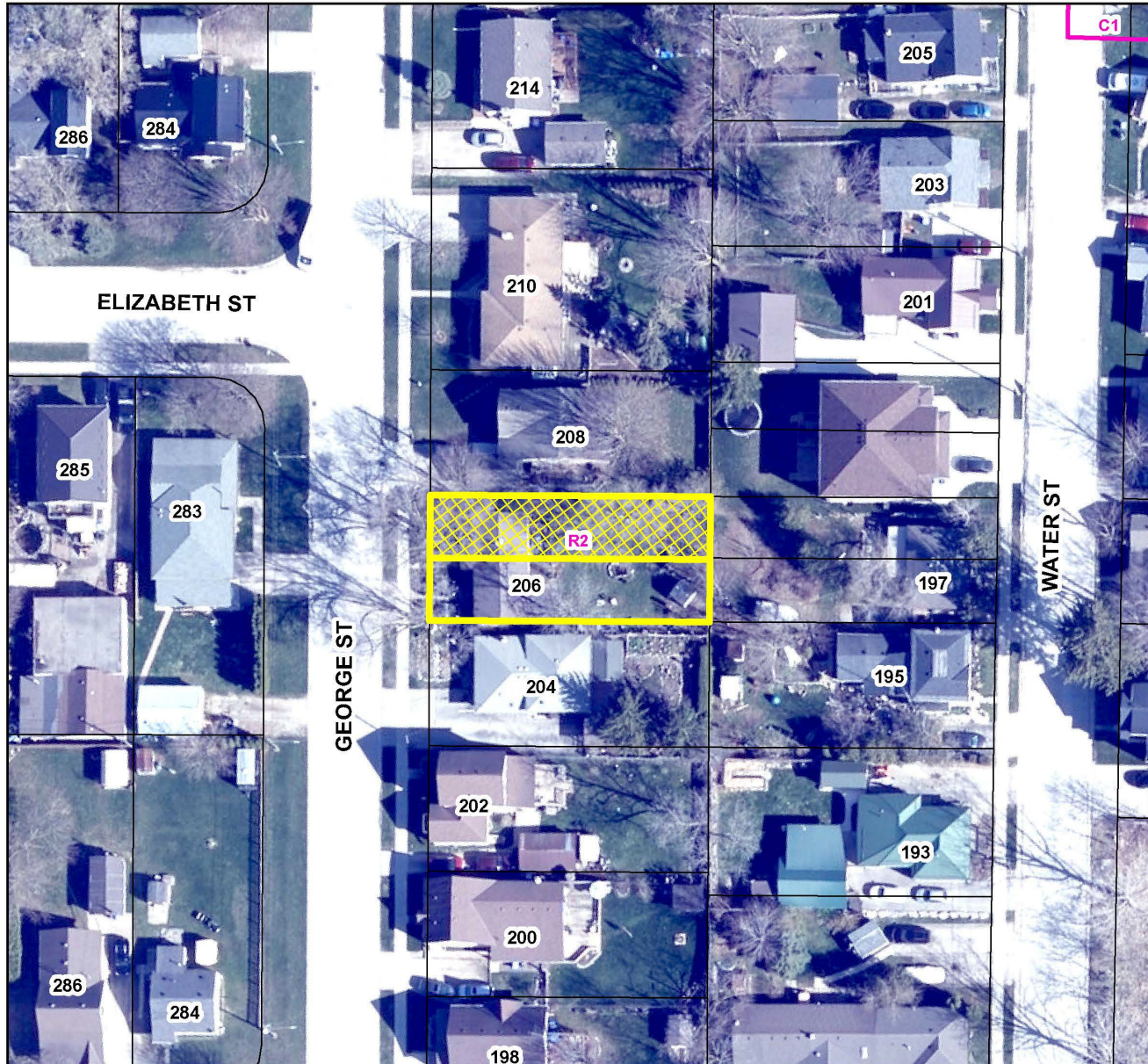
Owners: Van Geel Building Company Inc.
Agent: Christine Traher

206 George Street
Township of Lucan Biddulph



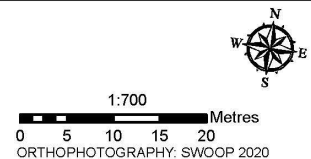
Township of LUCAN BIDDULPH

KEY MAP



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

-  Lands to be retained
-  Lands to be severed
-  Zone Boundary



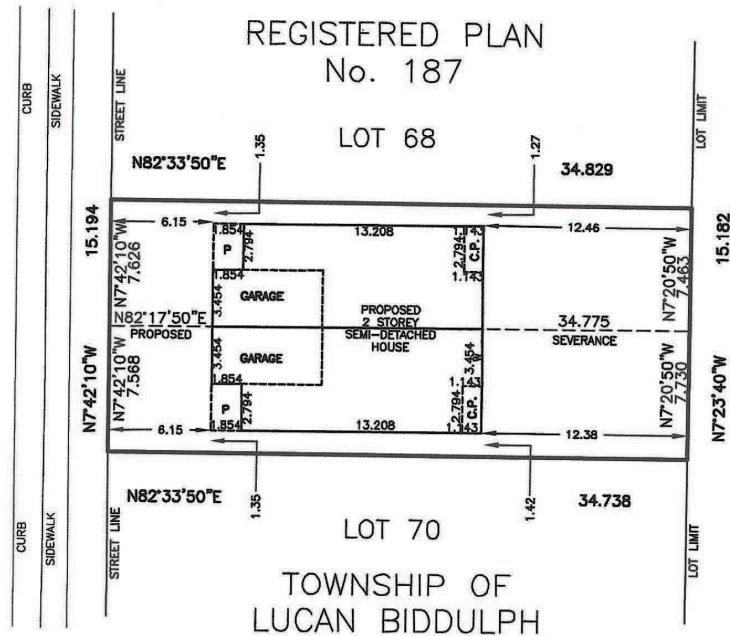
Disclaimer: This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.

INITIAL PLOT

LOT 69 REGISTERED PLAN No. 187



GEORGE STREET



★ INITIAL PLOT ONLY, R- PLAN WILL BE ★
BASED ON FOUNDATION BEING SURVEYED

SCALE 1:300



SCALE IN METRES

F:\Projects\Lucan\LU-12\LU-12-5\CAD\LU12-5-IPLOT.dwg

	PER ZONING R2	MEASURED	NOTES:	YES	NO
SET BACK:	6.00	6.15	EASEMENTS		X
SIDE YARDS:	1.20	1.27	CATCH BASIN		X
REAR YARDS:	10.00	12.38			
COVERAGE:	40.00%	38.33%			
GARAGE WIDTH:	NA	NA			

AGM
PLAN • SURVEY • ENGINEER

BUILDER: VAN GEEL BUILDING CO.

DATE: FEBRUARY 3, 2022