



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

APPLICATIONS FOR CONSENT (B-6/2022, B-7/2022)

OWNERS: Bernard and Margaret Avery
AGENT: Robert Daniel Avery
LOCATION: 33998 Saintsbury Line and 192 Spencer Avenue, Lucan
ROLL NO.: 395800001010700

Purpose and Effect of the Consent Application

The purpose and effect of this application is to convey two (2) vacant parcels of land to support the development of single unit dwellings on each parcel as shown on the attached Key Map. Each parcel would have a frontage of approximately 16.32 metres (53.5 ft) along Spencer Avenue and an area of approximately 629 square metres (0.15 acres). Containing a single unit dwelling (with an additional residential unit), three (3) drivesheds and a decommissioned car wash, the lot to be retained, having frontage on Saintsbury Line (County Road 47) and Spencer Avenue, would have an area of approximately 22.91 hectares (56.6 acres).

Description and Location of Subject Land

The subject lands are legally described as Part of Lot 29, Concession 5 and Part of Lots 7 and 8, North of the Proof Line Road (geographic Township of Biddulph). The lands are located north of the Olde Clover Village Subdivision with access to Spencer Avenue and Saintsbury Line (County Road 47).

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, September 20TH, 2022**

Time: 6:00 p.m.

Place: ***Due to COVID-19 and recommended social distancing requirements, the format of Statutory Public Meetings has changed and is now taking 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 September 16th 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. September 20th, 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.

Other Planning Act Applications

This proposal was originally heard under Applications for Consent B-2/2018, B-3/2018 and Zoning By-law Amendment Application ZBA-05/2018. Applications B-2/2018 and B-3/2018 were conditionally approved by Municipal Council on June 18th, 2018. The approval has since lapsed as conditions were not satisfied within one year in accordance with the Planning Act. The property remains subject to Zoning By-law Amendment Application ZBA-05/2018 which was approved in principle by Municipal Council on June 18th, 2018.

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 1st day of September, 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

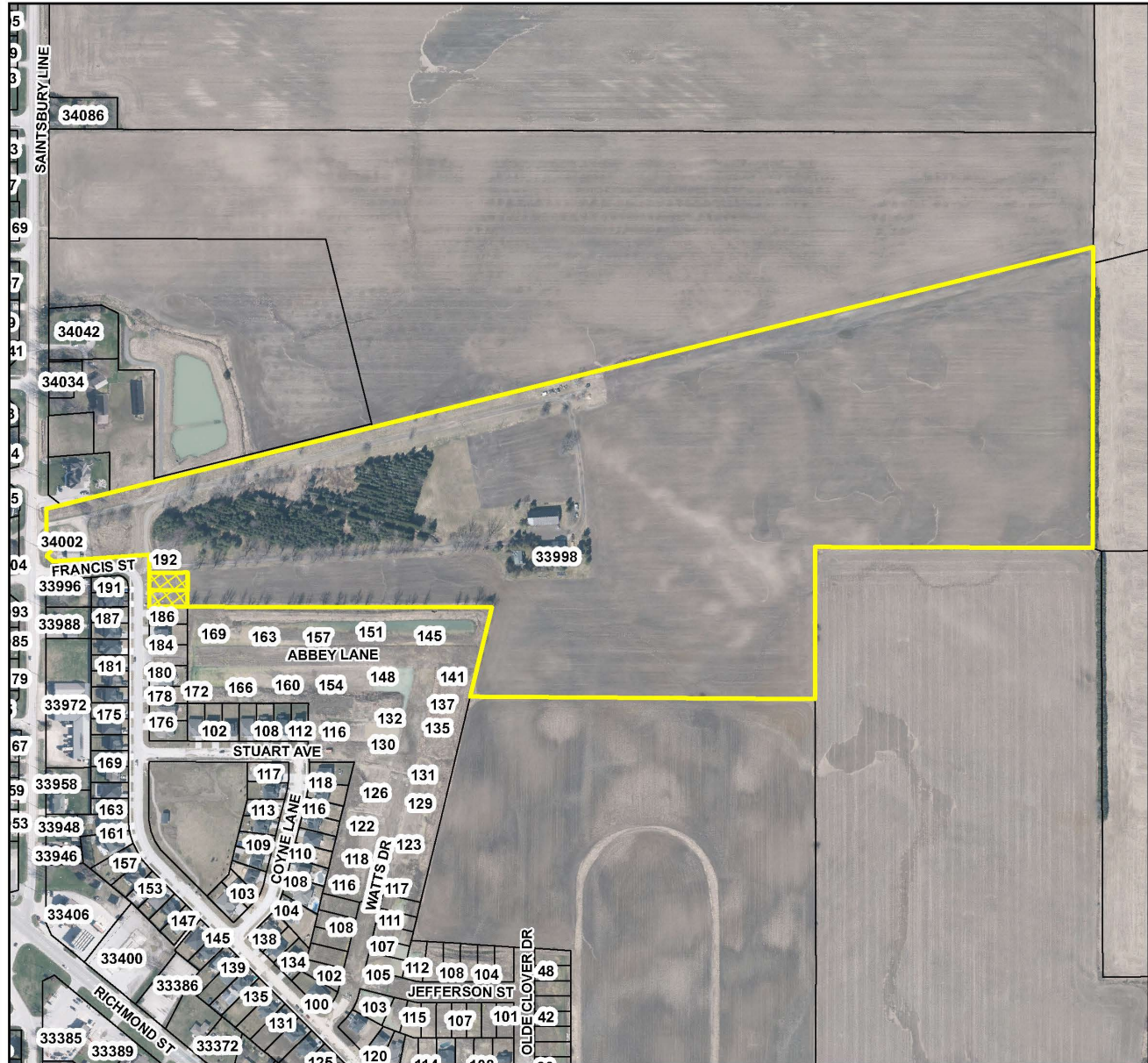
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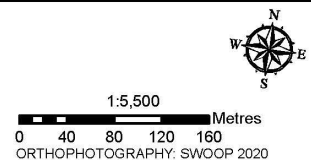


Township of LUCAN BIDDULPH KEY MAP



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Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
August 2022

-  Lands to be retained
-  Lands to be severed



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.

Severance Plan

