



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

APPLICATIONS FOR CONSENT (B-3-5/2024)

OWNER: Joseph Hattayer
AGENT: Matt Van Geel c/o Van Geel Building Company Inc.
LOCATION: Part of Lot 14, Lot 18 and Lot 35, Range 2, Plan 178
ROLL NO.: 395800001001500

Purpose and Effect of the Consent Application

The purpose and effect of this application is to convey a parcel of land to into four (4) separate parcels to support the development of three (3) new single detached residential dwellings, all fronting onto Porte Street. The existing house would remain on a retained lot. The three new parcels would all maintain a frontage of approximately 30.24 metres (99 feet) on Porte Street, and an area of approximately 5,600.75 square metres (1.38 acres). The retained house would maintain a lot area of approximately 1 acre and maintain frontage through a shared access easement to Clandeboye Drive.

The effect of the proposed severance would be to create three (3) new single detached residential building lots.

Description and Location of Subject Land

The subject lands are legally described as **Part of Lot 14, Lot 18 and Lot 35, Range 2, Plan 178**, in the Township of Lucan Biddulph, County of Middlesex. The lands are located on the south side of Clandeboye Drive, south of the intersection at Clandeboye Drive and King Highway 4 (Richmond Street). They are municipally addressed 5661 Clandeboye Drive in the hamlet of Clandeboye.

How Can I Get Involved?

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

Date: Tuesday, April 16th, 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 tmerner@lucanbiddulph.on.ca or call 519-227-4491 ext. 23 by FRIDAY April 12th 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 16th, 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 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

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 Ontario Land 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 applicaitons, 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 Consent is passed, the person or public body is not entitled to appeal the decision of the Committee of the Township of Lucan Biddulph to the Ontario Land 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 Consent 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 consent, you must submit a written request to the Township of Lucan Biddulph, Clerk, 270 Main Street, Lucan, Ontario, N0M 2J0.

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 28th day of March, 2024.

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

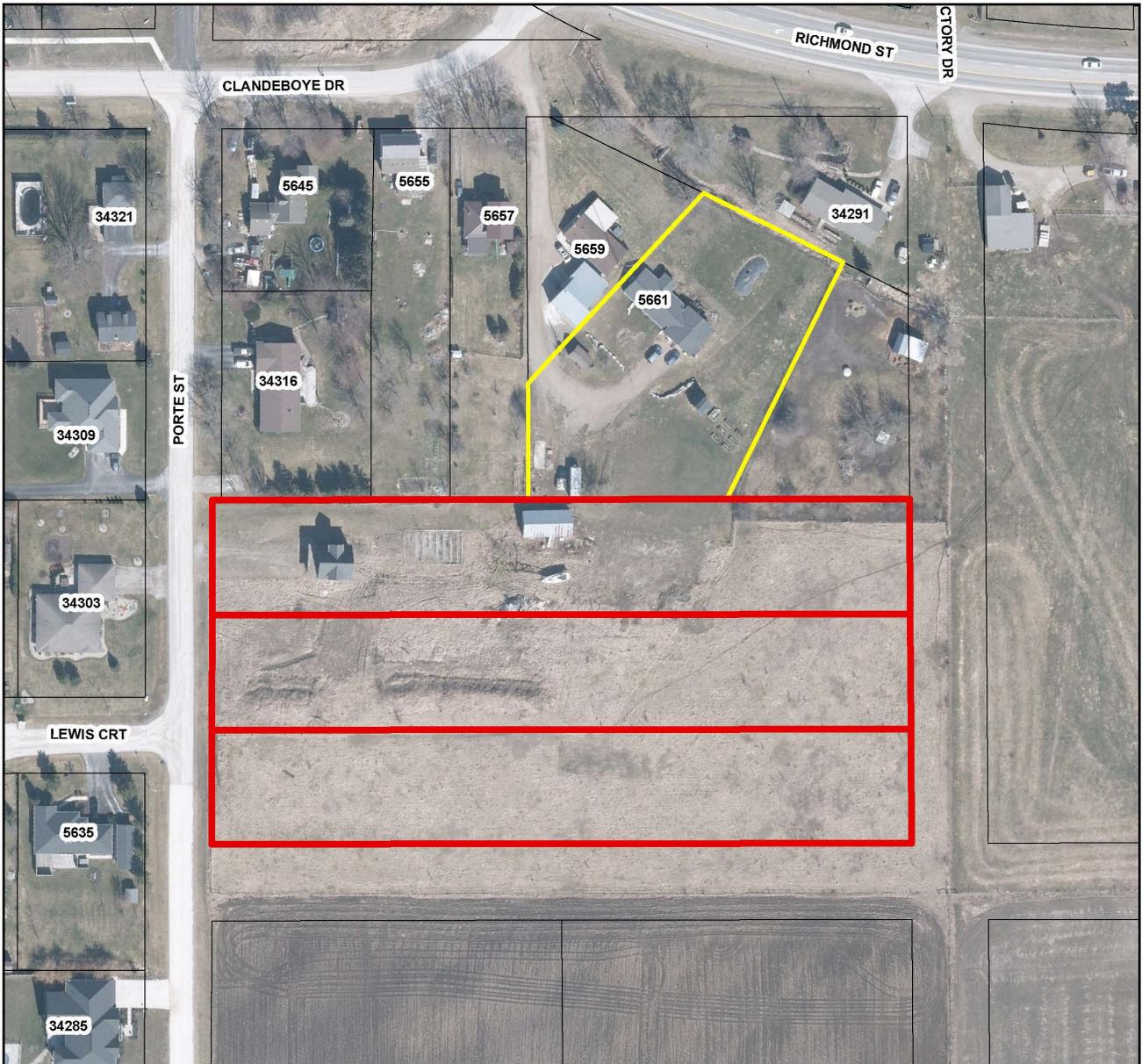
Location Map

APPLICATION FOR CONSENT: B3-5-2024

Agent: Matt Van Geel
 Owner: Joseph Hattayer
 5661 CLANDEBOYE DR (Primary)
 RANGE 2 PLAN 178 PT LOT 14 TO PT LOT 18, LOT 35
 3958000010015000000
 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 2024

- Lands to be retained
- Lands to be severed



1:1,500
 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.