



NOTICE OF PUBLIC HEARING

pursuant to Section 45 of the Planning Act

APPLICATION FOR MINOR VARIANCE (A-2/2024)

OWNER: Angela and Ron Van Geel
AGENT: Matt Van Geel
LOCATION: 5822 William Street
ROLL NO.: 395800001006025

Purpose and Effect

The purpose and effect of this Application is a request for relief from the Township's Comprehensive Zoning By-law to allow for the construction of a new single detached dwelling. The subject property is split zoned Rural Residential (RR) Zone and Open Space – Exception (OS-1) Zone. The applicant is seeking a zero metre (0 metre) setback from the portion zoned Rural Residential (RR) to the portion zoned Open Space – Exception (OS-1), whereas the Zoning By-law requires a minimum rear yard setback of ten (10 metres). The effect is to permit the construction of a new single detached dwelling. The requirements and relief requested are provided below:

Requirements	Relief Requested
As per section 12.1.8, the minimum rear yard setback for a single detached dwelling is 10 metres.	The applicant is requested 0 metres.

The lands are designated Agricultural in the County of Middlesex Official Plan and Country Residential in the Township's Official Plan. Additionally, the lands are split zoned Rural Residential (RR), which permits residential uses, and Open Space – Exception (OS-1), which does not permit development.

Description and Location of Subject Property

The subject lands are located on the north side of William Street (CR 13), east of the intersection at Coursey Line and William Street (CR 13). They are legally described as Part of Lot 30, Concession 2 Biddulph, Parts 1 to 4 on Reference Plan 33R17621, in the Township of Lucan Biddulph, County of Middlesex, and municipally known as 5822 William Street. 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 for both are as follows:

Date: Tuesday, May 21st, 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 planning@lucanbiddulph.on.ca or call 519-227-4491 ext. 23 by **FRIDAY May 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. May 21st, 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.

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 Municipality of Middlesex Centre 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 9th day of May, 2024.

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

Location Map

APPLICATION FOR MINOR VARIANCE: A2-2024

Applicant: Matt Van Geel

Owner: Ron Van Geel

5822 William St

CON 2 PT LOT 30

Geographic Township of Lucan



Township of LUCAN BIDDULPH



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399 Ridout Street North, London, ON N6A 2P1
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April 2024



LANDS SUBJECT TO MINOR VARIANCE

1:4,000

0 20 40 60 80 100 Metres



ORTHOPHOTOGRAPHY: SWOP 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.*