



## NOTICE OF PUBLIC HEARING

pursuant to Section 45 of the Planning Act

### APPLICATION FOR MINOR VARIANCE (A-3/2024)

**OWNER:** Joseph Hattayer  
**AGENT:** Matt Van Geel  
**LOCATION:** 5661 Clandeboye Drive  
**ROLL NO.:** 395800001001500

#### Purpose and Effect

The purpose and effect of this Application is a request for relief from the Township's Comprehensive Zoning By-law to permit a reduced frontage for an existing lot because of a severance. The applicant is requesting a zero (0 metre) frontage along a road for an existing residential lot, whereas the Zoning By-law requires a minimum frontage of twenty (20 metres). The request results from conditionally approved severance applications B-3-5/2024. The effect would be to legally recognize the existing reduced frontage and access gained through an existing access easement. The requirements and relief requested are provided below:

Requirements	Relief Requested
As per section 11.1.3 (b), the minimum lot frontage requirement is 20 metres.	The applicant is requested 0 metres.

The lands are Hamlet in the Township's Official Plan and zoned Hamlet Residential (HR) Zone in the Township of Lucan Biddulph Zoning By-law.

#### Description and Location of Subject Property

The subject lands are located on the south side of Clandeboye Drive, with frontage also on the east side of Porte Street in the Hamlet of Clandeboye. They are legally described as Part of Lot 14 to Part Lot 18 and Lot 35, Range 2, Plan 178, in the Township of Lucan Biddulph, County of Middlesex, and municipally known as 5661 Clandeboye Drive. 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 21<sup>st</sup>, 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](mailto:planning@lucanbiddulph.on.ca) or call 519-227-4491 ext. 23 by **FRIDAY May 17<sup>th</sup> 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 21<sup>st</sup>, 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](mailto: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](mailto:planning@lucanbiddulph.on.ca)

## Location Map

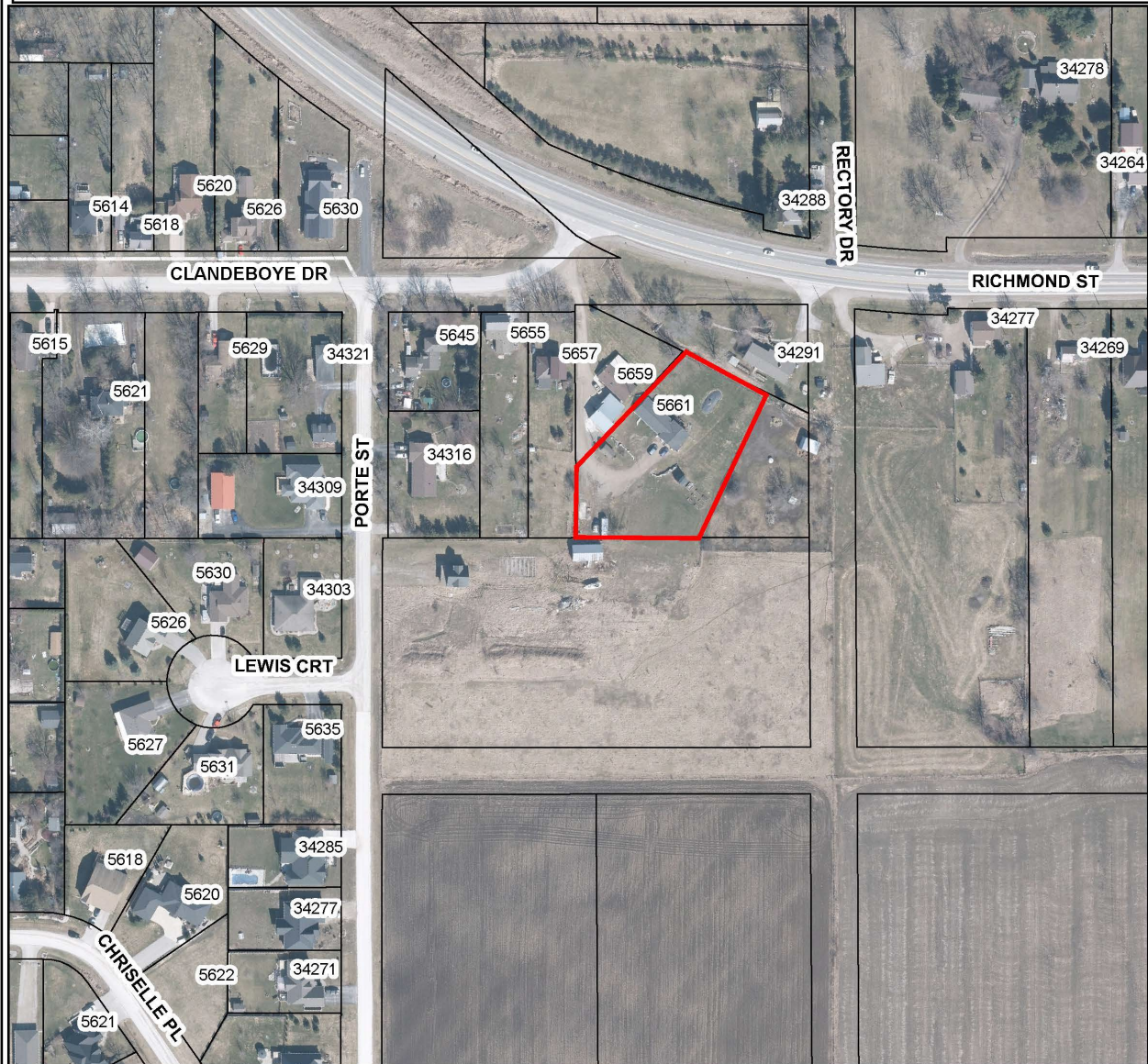
### APPLICATION FOR MINOR VARIANCE: A3-2024

Owner: Joseph Hattayer  
Applicant: Matt Van Geel

5661 Clanedboye Dr  
RANGE 2 PLAN 178 PT LOT 14 TO PT LOT 18, LOT 35  
Geographic Township of Lucan



**Township of LUCAN BIDDULPH**



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399 Ridout Street North, London, ON N6A 2P1  
(519) 434-7321  
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LANDS SUBJECT TO MINOR VARIANCE

1:2,460

0 10 20 30 40 50 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.*