



NOTICE OF PUBLIC HEARING

pursuant to Section 45 of the Planning Act

APPLICATION FOR MINOR VARIANCE (A-5/2024)

OWNER: Grant Castle Corp.
AGENT: Zelinka Priamo Ltd. (c/o Katelyn Crowley)
LOCATION: 33406 Richmond Street
ROLL NO.: 395800001014600

Purpose and Effect

The purpose and effect of this Application is a request for relief from the Township's Comprehensive Zoning By-law to in support of a pending Site Plan application. As part of their proposal, that applicant is requesting a minimum exterior side yard setback of 10.7 metres, whereas a minimum 15 metres is required; a minimum setback to County Road 47 (Saintsbury Line) of 10.7 metres, whereas a minimum of 33 metres is required; a minimum east interior side yard setback of 0.9 metres, whereas a minimum of 6 metres is required; and a minimum rear yard of 5.2 metres, whereas a minimum of 10 metres is required. The effect would be to remove the existing buildings and construct a new convenience store, gas bar, and car wash on the property. The requirements and relief requested are provided below:

Requirements	Relief Requested
As per section 15.1.7 (b), the minimum side yard width requirement for a corner lot is 15 metres on the side abutting the road.	The applicant is requesting 10.7 metres.
As per section 15.1.6 (b), the minimum setback to County Road No. 47 is 33 metres.	The applicant is requesting 10.7 metres.
As per section 15.1.7 (b), the minimum side yard width requirement for a corner lot is 6 metres on the other side not abutting the road.	The applicant is requesting 0.9 metres.
As per section 15.1.8, the minimum rear yard depth required is 10 metres.	The applicant is requesting 5.2 metres.

The lands are Highway Commercial in the Township's Official Plan and zoned Highway Commercial (C2) Zone in the Township of Lucan Biddulph Zoning By-law.

Description and Location of Subject Property

The subject lands are located on the northeast side of Richmond Street and Saintsbury Line intersection, with frontage on Richmond Street and an exterior side yard along Saintsbury Line. The lands are legally described as CON NLR PT LOT 7 RP33R14260 PARTS 1 & 2, in the Township of Lucan Biddulph, County of Middlesex, and municipally known as 33406 Richmond 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, July 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 planning@lucanbiddulph.on.ca or call 519-227-4491 ext. 23 by FRIDAY July 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. July 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.

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 25th day of June, 2024.

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

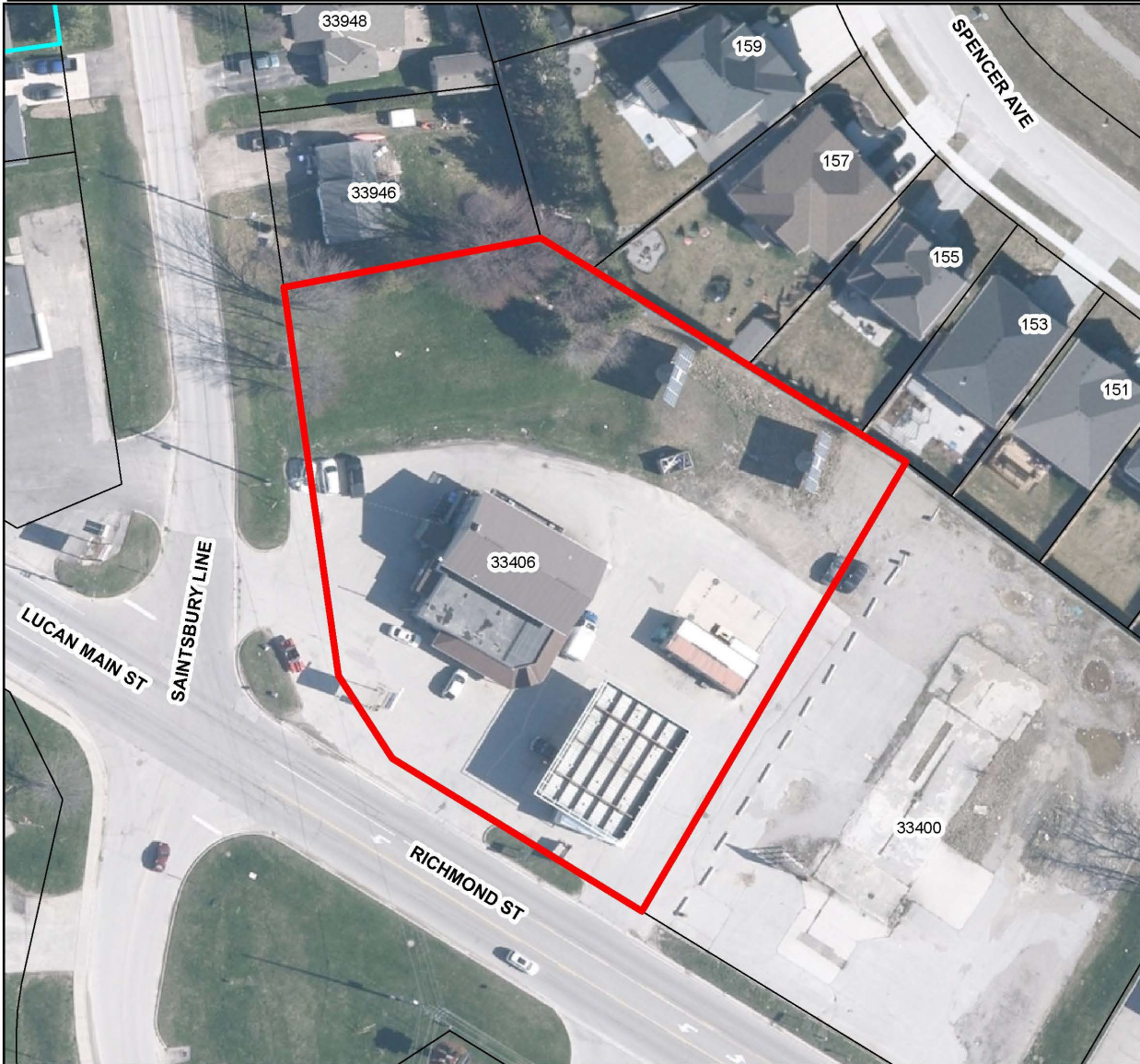
Location Map

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33406 Richmond St
CON NLR PT LOT 7 RP33R14260 PARTS 1 & 2
Geographic Township of Lucan

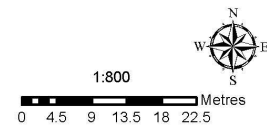


Township of LUCAN BIDDULPH



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(519) 434-7321
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 LANDS SUBJECT TO MINOR VARIANCE



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.