

NOTICE OF PUBLIC HEARING

pursuant to Section 45 of the Planning Act

APPLICATION FOR MINOR VARIANCE (A-3/2025)

OWNERS: Leonard Troiano
LOCATION: 5690 William Street (BIDDULPH CON 1 W PART LOT 30 RP 33R18538 PART 1)
ROLL NO.: 395800001002840

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 an accessory structure with a maximum permitted height of 6.1 metres, whereas the Zoning By-law permits a maximum height of 4.5 metres in the Rural Residential (RR) Zone. The application also requests that the accessory structure be located in the front yard, whereas the Zoning By-law states that accessory uses shall not be erected in the front yard. The requirements and relief requested are provided below:

Requirements	Relief Requested
As per section 12.2.1(d), the maximum permitted height for an accessory building is 4.5 metres.	Maximum permitted height of 6.1 metres, which is a relief of 1.6 metres (5.25 feet).
As per section 12.2.1 (b), no accessory building or structure shall be erected in the front yard.	The accessory building or structure shall be erected in the front yard, 24.77 metres (81.3 ft) from the front lot line.

The lands are designated 'Agricultural Area' in the County of Middlesex Official Plan and 'Country Residential' in the Township's Official Plan. Additionally, the lands are zoned 'Rural Residential (RR) Zone' which permits a single unit dwelling, home occupation, bed & breakfast establishments, and accessory uses.

Description and Location of Subject Property

The subject lands are legally described as BIDDULPH CON 1 W PART LOT 30 RP 33R18538 PART 1 in the Township of Lucan Biddulph, County of Middlesex, municipally known as 5690 William Street. The lands are located on the north side of William Street (County Road 13), east of Denfield Road (County Road 20). A location map is attached to this notice.

How Can I Get Involved?

The Township's Committee of Adjustment will hold a public meeting to consider the minor variance application. The details are as follows:

Date: Tuesday, May 20, 2025

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 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. May 20th, 2025 – 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 to 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

Previously approved minor variance application A-4-2020 for the accessory building to be located in the front yard.

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 Township of Lucan Biddulph 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 Alyssa Soldo, Planner, at 519-930-1004 or asoldo@middlesex.ca.

DATED AT LUCAN, ONTARIO this 9th day of May 2025.

Tina Merner, Deputy Clerk
Township of Lucan Biddulph
270 Main Street, Lucan, ON, N0M 2J0
519.227.4491
tmerner@lucanbiddulph.on.ca

Location Map

APPLICATION FOR MINOR VARIANCE: A3-2025

Owner: Len Troiano

5690 William Street
BIDDULPH CON 1 W PART LOT 30 RP 33R18538 PART 1
Geographic Township of Biddulph

LUCAN
BIDDULPH

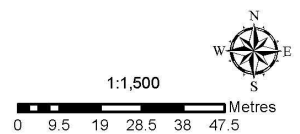
Township of LUCAN BIDDULPH



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399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
May 2025



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.

Survey Plan

SKETCH FOR MINOR VARIANCE APPLICATION

MUNICIPAL No. 5690 WILLIAM STREET, LUCAN



2025
ARCHIBALD, GRAY & McKAY LTD.
ONTARIO LAND SURVEYORS

NOTES AND LEGEND

- 1) BOUNDARY DIMENSIONS AND INFORMATION SHOWN ON THIS SKETCH HAS BEEN DERIVED FROM PLAN 33R-18538
- 2) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK
- 3) THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY IS PART 1, PLAN 33R-18538, PART OF LOT 30, CONCESSION 1, SEGDAM-C TOWNSHIP OF BIDDLEPH, TOWNSHIP OF LUCAN-BIDDLEPH
- 4) THIS PLAN IS PROTECTED BY COPYRIGHT (C)

Part 1, Plan 33R-18538

SURVEYOR'S CERTIFICATE

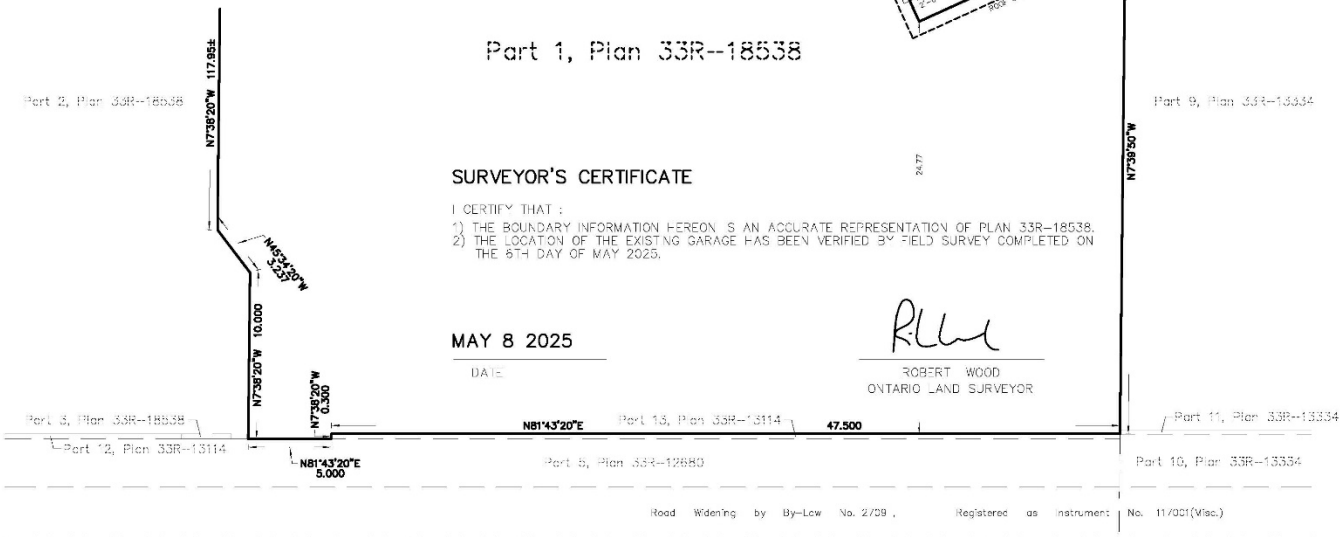
- I CERTIFY THAT :
- 1) THE BOUNDARY INFORMATION HEREON IS AN ACCURATE REPRESENTATION OF PLAN 33R-18538.
 - 2) THE LOCATION OF THE EXISTING GARAGE HAS BEEN VERIFIED BY FIELD SURVEY COMPLETED ON THE 6TH DAY OF MAY 2025.

MAY 8 2025


DATE

ROBERT WOOD
ONTARIO LAND SURVEYOR

RLW



WILLIAM STREET



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FIELDWORK: PB	DIGITAL FILE: B12503 SK1 EC.dwg	PLAN No:
DRAWN BY: MORTON	PLOT DATE: MAY 8 2025	4-A-5642
CHECKED BY: RTW	FILE No: B1-01-30-2	