

NOTICE OF PUBLIC HEARING

pursuant to Section 45 & 53 of the Planning Act

APPLICATION FOR CONSENT (B8-2025) APPLICATION FOR MINOR VARIANCE (A-5/2025)

OWNER: Huls Custom Homes Inc. (Brandon Huls)
AGENT: Strik Baldinelli Moniz Ltd. (Jamie Robertson)
LOCATION: 5-177 & 6-177 Chestnut Street (PLAN 340 LOT 141)
ROLL NO.: 395805900129603

Purpose and Effect of the Consent Application

The purpose and effect of this Application is to convey a parcel of land to support the future sale of two separate semi-detached units currently under construction on one lot. The proposed retained parcel would have a frontage of approximately 8.09 metres (26.5 feet) along Chestnut Street, and an area of approximately 247.2 square metres (2,660.8 square feet). The remnant residential parcel would have a frontage of approximately 7.91 metres (26 feet) along Chestnut Street, and an area of approximately 241.8 square metres (2,602.7 square feet). The effect of the application would be to permit the development and sale in fee simple of semi-detached dwellings. A location map and proposed severance sketch are included as attachments below.

The proposal is summarized as follows:

	Parcel 1 (retained)	Parcel 2 (severed)
Lot Frontage	8.09 metres (26.5 feet)	7.91 metres (26 feet)
Lot Area	247.2 m ² (2,660.8 ft ²)	241.8 m ² (2,602.7 ft ²)

Purpose and Effect of the Minor Variance Application

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 semi-detached dwelling with a rear yard depth of 9.9 metres, whereas 10 metres is required. The requirements and relief requested are provided below.

Requirements	Relief Requested
As per section 8.1.7b), semi-detached dwellings require a minimum rear yard depth of 10 metres (32.8 feet).	Minimum rear yard depth of 9.9 metres, which is a relief of 0.1 metres.

The lands are designated 'Settlement Area' in the County of Middlesex Official Plan and 'Residential' in the Township's Official Plan. Additionally, the lands are zoned 'Residential Second Density (R2) Zone' which permits semi-detached dwellings.

Description and Location of Subject Property

The subject lands are legally described as Lot 141 of Plan 340 in the Township of Lucan Biddulph, County of Middlesex, municipally known as 5-177 and 6-177 Chestnut Street. The lands are located on the east side of Chestnut Street, north of the intersection at Butler Street. 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 consent and minor variance application. The details are as follows:

Date: Tuesday, August 5, 2025

Time: 9:00 a.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 THURSDAY July 31st 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 9:00 a.m. Augst 5th, 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

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 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 52 (19) and 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 Consent and 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 22nd day of July 2025.

Ron Reymer, CAO/Clerk

Township of Lucan Biddulph
270 Main Street, Lucan, ON, N0M 2J0
519.227.4491
rreymer@lucanbiddulph.on.ca

Location Map

APPLICATIONS FOR CONSENT AND MINOR VARIANCE: B8-2025 & A5-2025

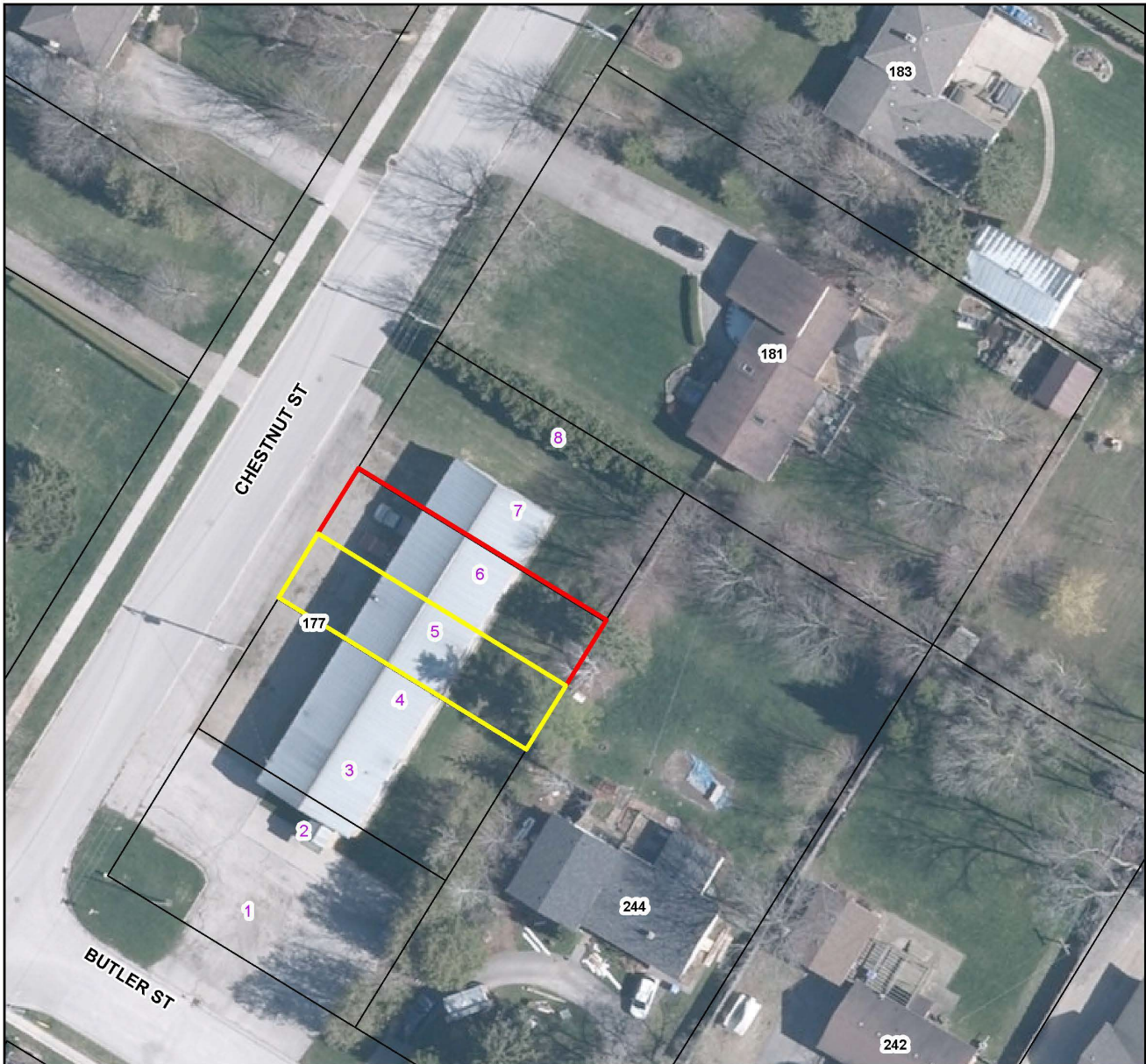
Owners: Huls Custom Homes Inc. c/o Brandon Huls

5-177 & 6-177 Chestnut Street
33R-21918 Lot 141 RP340 Part 3
Township of Lucan Biddulph

LUCAN
BIDDULPH

Township of LUCAN BIDDULPH

KEY MAP



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



Lands to be Severed and subject to minor variance



Lands to be Retained and subject to minor variance



1:600
0 4.5 9 13.5 18 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.

Severance Sketch

