

NOTICE OF PUBLIC HEARING

pursuant to Section 45 of the Planning Act

APPLICATION FOR MINOR VARIANCE (A-9/2025)

OWNER: Randy McCurdy
AGENT: Geoff Johnson
LOCATION: 438 Queen Street (PLAN 221 Lot 10)
ROLL NO.: 395800004110600

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 (garage) with a maximum permitted height of 4.97 metres, whereas the Zoning By-law permits a maximum height of 4.0 metres, and a maximum accessory building lot coverage of 12.4%, whereas the Zoning By-law permits a maximum accessory building lot coverage of 5% in the Residential First Density (R1) Zone. The requirements and relief requested are provided below:

Requirements	Relief Requested
As per section 7.2.1(d), the maximum permitted height for an accessory building is 4 metres.	Maximum permitted height of 4.97 metres, which is a relief of 0.97 metres (3.2 feet).
As per section 7.2.1(e), the maximum permitted lot coverage for accessory buildings is 5%.	Maximum accessory building lot coverage of 12.4%, which is a relief of 7.4%.

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 First Density (R1) Zone' which permits a single unit dwelling, home occupation, and accessory uses.

Description and Location of Subject Property

The subject lands are legally described as Lot 10 on Plan 221 in the Township of Lucan Biddulph, County of Middlesex, municipally known as 438 Queen Street. The lands are located on the east side of Queen Street, north of Isabella 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 minor variance application. The details are as follows:

Date: Monday, November 17, 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 THURSDAY November 13th 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. November 17th, 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 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 29th day of October 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: A9-2025

Owner: Randy Dale McCurdy

438 Queen Street
PLAN 221 LOT 10
Geographic Township of Biddulph

LUCAN
BIDDULPH

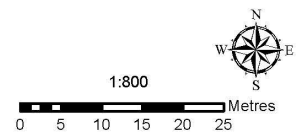
Township of LUCAN BIDDULPH



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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.*