NOTICE OF PUBLIC HEARING
pursuant to Section 45 of the Planning Act

APPLICATION FOR MINOR VARIANCE (A-5/2026)

OWNER: David and Jennifer Klassen
AGENT: Adrian Van Roestel
LOCATION: 137 Kent Avenue (PLAN 798 PT LOTS 6,7,14)
ROLL NO.: 395805900121100

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) and covered patio that would exceed the maximum accessory building lot coverage, 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(e), the maximum accessory building lot coverage is 5%.	Maximum permitted accessory building lot coverage of 10%, which is a relief of 5%.

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 and its accessory uses.

Description and Location of Subject Property
The subject lands are legally described as Part of Lots 6, 7, and 14 on Plan 798 in the Township of Lucan Biddulph, County of Middlesex, municipally known as 137 Kent Avenue. The property is located on the south side of Kent Avenue, east of Beech 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: **Tuesday, December 15, 2026**

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. 3123 by THURSDAY December 10th 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. December 15th, 2026 – 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 regard 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 4th day of December 2026.

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

Location Map

APPLICATION FOR MINOR VARIANCE: A5-2026

Owner: David Klassen
Applicant/Agent: Adrian Van Roestel (AVR Design and Build)
137 Kent Ave
PLAN 798 PT LOTS 6,7,14
Township of Lucan Biddulph

LUCAN BIDDULPH
Township of LUCAN BIDDULPH

KEY MAP



middlesex county

Published by the County of Middlesex
Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
November 2026

Subject Lands
Proposed Detached Garage and Patio

N W E S

1:500
Metres
0 3.5 7 10.5 14
ORTHOPHOTOGRAPHY: SWOOP 2025

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.