



NOTICE OF PUBLIC HEARING

pursuant to Section 45 of the Planning Act

APPLICATION FOR MINOR VARIANCE (A-1/2019)

APPLICANT: Darryl and Tracy Vanderkant
LOCATION: 108 Main Street, Lucan
ROLL NO.: 3958-059-001-048

Purpose and Effect

The purpose and effect of this Application is for relief from the Township's Comprehensive Zoning By-law to allow the construction of a detached garage which is to accommodate a home-based business (tutoring). The requirements and relief requested are provided in the table below:

Requirements	Relief Requested
A detached garage cannot be situated closer to the road than the house.	Front yard depth of 1.22 metres (4 ft) is proposed whereas the dwelling has a front yard depth of 5.45 metres (17.9 ft).
A minimum side yard of 1 metre (3.3 ft) is required for a detached garage.	A side yard of 0.45 metres (1.5 ft) is proposed from the northerly lot line.
A home occupation can only be conducted from within a dwelling.	A home occupation is proposed within the detached garage within a dedicated room(s).
The maximum size of the detached garage is 79.4 square metres (855 ft ²) based on the floor area of the existing dwelling.	A detached garage with a floor area of 102.8 square metres (1,107 ft ²) is requested.

The property is zoned Mixed Use Residential (MUR) and contains a single detached dwelling and a home-based business (in the form of a tutoring establishment); both of which are permitted.

Description and Location of Subject Property

The subject property is a residential parcel of land situated on the east side of Main Street (Highway 4) between Wellington Street and Saintsbury Line (County Road 47) as shown on the attached map. The land is legally described as Part of Lots 247 and 249 and all of Lot 248 on Plan 188 (geographic Village of Lucan), Township of Lucan Biddulph.

Public Hearing

The Township's Committee of Adjustment will hold a public hearing to consider the application:

Date: Tuesday, May 21, 2019
Time: 6:15 p.m.
Place: Township Council Chambers, 270 Main Street, Lucan, Ontario.

You are invited to attend the public hearing and to present verbal and written comments regarding this matter.

Other Planning Act Applications

None.

Other Information:

If you do not attend or are not represented at the Hearing, the Committee may proceed in your absence and you will not be entitled to any further notice of the proceedings. Written comments may be submitted to the Secretary-Treasurer prior to the hearing.

Copies of the decision are provided only to those persons making a written request for the Notice of Decision. There is a 20-day appeal period from the date of the decision, in which time the decision of the Committee may be appealed to the Local Planning Appeal Tribunal.

Additional information is available for public for inspection at the Lucan Biddulph Township Office, 270 Main Street, Lucan, Ontario, N0M 2J0. If you have any questions regarding the application, please contact Marc Bancroft, Township Planner, at 519.227.4491 x32.

DATED AT LUCAN, ONTARIO this 9th day of May, 2019.

Ron Reymer, Secretary-Treasurer
Committee of Adjustment
Township of Lucan Biddulph
270 Main Street, Lucan, ON, N0M 2J0
519.227.4491
rreymer@lucanbiddulph.on.ca

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108 Main Street, Lucan



Township of LUCAN BIDDULPH



SUBJECT LANDS

County Road

Provincial Highway

Orthophotography: 2015

LOT 27
CONCESSION IV

LOT 27
CONCESSION V

LOT 28
CONCESSION V

47

4

LOT 6
N.R.L.

LOT 7
N.R.L.

LOT 8
N.R.L.

13

LOT 31
CONCESSION III

LOT 6
S.R.L.

LOT 7
S.R.L.

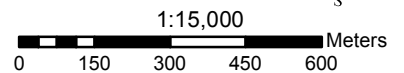
LOT 8
S.R.L.

LOT 32
CONCESSION III

LOT 32
CONCESSION IV



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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.