



**NOTICE OF PUBLIC MEETING AND
PUBLIC HEARING**
Pursuant to Section 53 of the Planning Act

APPLICATIONS FOR CONSENT (B-5-7/2025)

OWNER: Jamie Shipley, Peter Shipley, Shannon Raynette Manders and David Manders
AGENT: Matthew Van Geel
LOCATION: 34034 Saintsbury Line (CON 5 PT LOT 29 RP 33R11400 PT PART 1)
BIDDULPH CON 5 PT LOT 29 RP 33R16561 PARTS 6 AND 12 PT PART 7
BIDDULPH CON 5 PT LOT 29 RP 33R16561 PT PART 5
34016 Saintsbury Line (BIDDULPH CON 5 PT LOT 29 RP 33R16561 PARTS 3
AND 11 PT PART 4)
ROLL NO.: 395800001010601, 395800001010600, 395800001010611 395800001010612

Purpose and Effect of the Consent Application

The purpose and effect of this application is to reconfigure property lines for the properties including and between 34034 Saintsbury Line and 34016 Saintsbury Line to create more regularized lot shapes, to allow for the vacant lot to construct a new single detached dwelling.

Description and Location of Subject Land

The subject lands are legally described CON 5 PT LOT 29 RP 33R11400 PT PART 1, BIDDULPH CON 5 PT LOT 29 RP 33R16561 PARTS 6 AND 12 PT PART 7, BIDDULPH CON 5 PT LOT 29 RP 33R16561 PT PART 5, and BIDDULPH CON 5 PT LOT 29 RP 33R16561 PARTS 3 AND 11 PT PART 4, in the Township of Lucan Biddulph, County of Middlesex. The lands are located on the east side of Saintsbury Line (County Road 47), north of the intersection at Main Street in Lucan Biddulph.

How Can I Get Involved?

The Township's Committee of Adjustment will hold a public hearing to consider the consent and zoning by-law amendment application. The details for both are as follows:

Date: **Monday, June 16TH, 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 June 12th, 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. June 16th, 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 the 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.

Other Information:

If a person or public body that files an appeal of a decision of the Township of Lucan Biddulph's Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Township of Lucan Biddulph's Committee of Adjustment with respect to the proposed consent, you must submit a written request to the Township of Lucan Biddulph, Secretary-Treasurer, 270 Main Street, Lucan, Ontario, N0M 2J0.

Notwithstanding the above, subsection 53(19) of the Planning Act prescribes the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal.

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 application 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 28th 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

APPLICATIONS FOR CONSENTS: B5-7-2025

Owners: Peter Donald Shipley, James Shipley, Shannon Raynette Manders and David Manders

34034 Saintsbury Line (CON 5 PT LOT 29 RP 33R11400 PT PART 1)

BIDDULPH CON 5 PT LOT 29 RP 33R16561 PARTS 6 AND 12 PT PART 7

BIDDULPH CON 5 PT LOT 29 RP 33R16561 PT PART 5

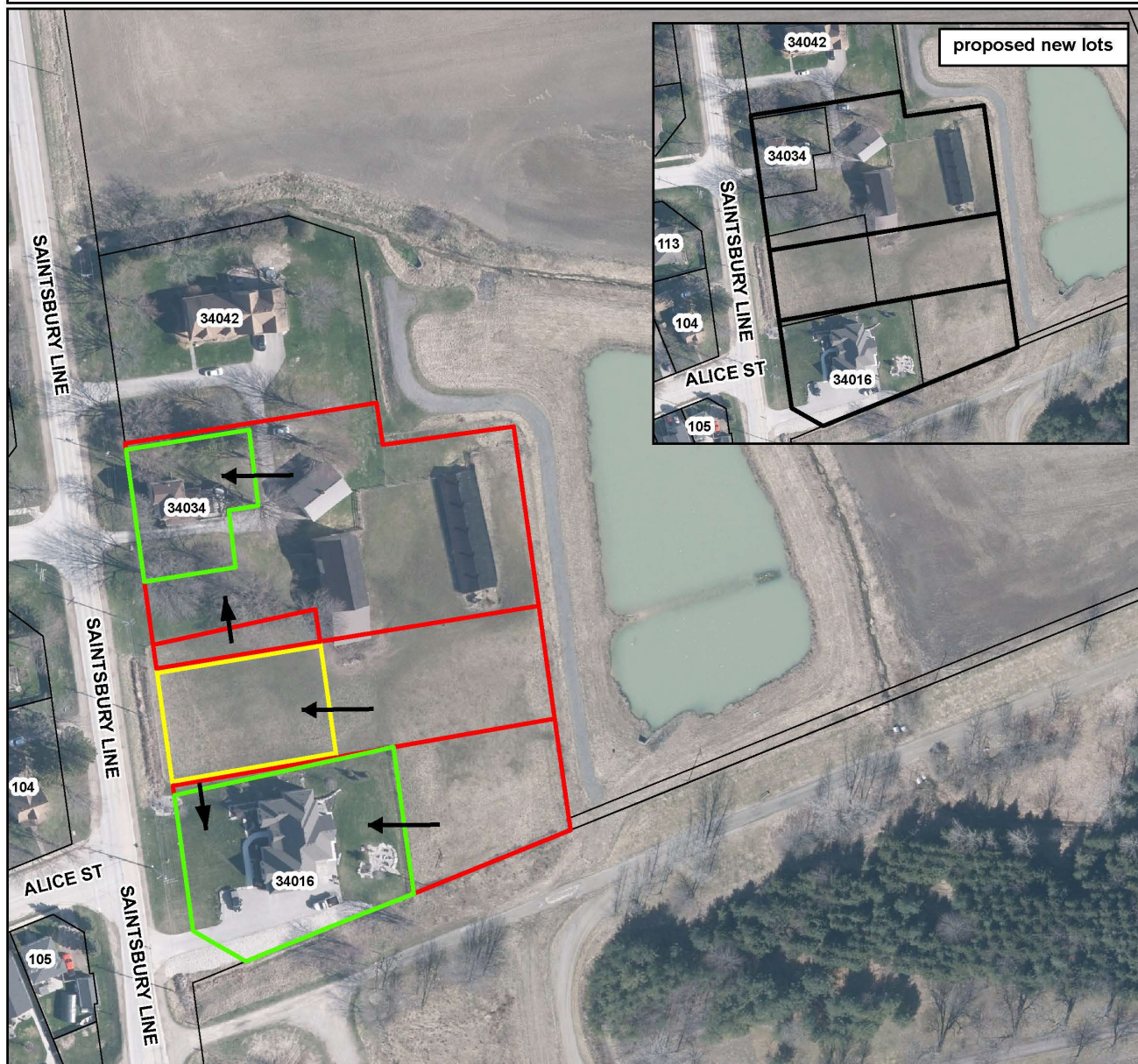
34016 Saintsbury Line (BIDDULPH CON 5 PT LOT 29 RP 33R16561 PARTS 3 AND 11 PT PART 4)

Township of Lucan Biddulph

LUCAN
BIDDULPH

Township of LUCAN BIDDULPH

KEY MAP



Published by the County of Middlesex
Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
May 2025



Lands to be Retained



Lands to be conveyed & merged to adjacent properties



Lands to be enlarged



1:1,500
0 10 20 30 40 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.