



**NOTICE OF PUBLIC MEETING AND
PUBLIC HEARING
Pursuant to Sections 34 & 53 of the Planning Act**

**APPLICATIONS FOR CONSENT (B-2/2026) AND
ZONING BY-LAW AMENDMENT (ZBA 3/2026)**

OWNERS: Paul & Suzanne Manders
AGENT: Van Geel Building Company Inc. (Matt Van Geel)
LOCATION: 33857 Richmond Street (BIDDULPH CON SPLR PT LOTS 3 AND 4 RP
 33R20363 PT PART 1)
ROLL NO.: 395805900132800

Purpose and Effect of the Consent Application

The purpose and effect of this application is to sever the land designated residential within the settlement area boundary from the retained agricultural lands. The lot to be severed has no frontage and an area of approximately 3.14 hectares to be merged with the south adjacent lot. The lot to be retained has a proposed frontage of approximately 245 metres along Richmond Street and an area of 15.64 hectares. The subject lands are currently vacant of any buildings or structures, used for agricultural crop production.

The proposal is summarized as follows:

	Parcel 1 (severed)	Parcel 2 (retained)
Lot Frontage	0 m (0 ft)	245 m (803.8 ft)
Lot Area	3.14 ha (7.76 ac)	15.64 ha (38.64 ac)

Purpose and Effect of the Zoning By-law Amendment

The purpose and effect of this application is to rezone the severed lands from the site-specific General Agricultural (A1-13) Zone to Future Residential (FR) to prepare the lands for a plan of subdivision application in the future. Its purpose is also to amend the site-specific General Agricultural (A1-13) Zone of the retained parcel to reflect a new minimum lot area provision of 15.64 hectares.

In accordance with Section 34(10.4) of the Planning Act, R.S.O., 1990, as amended, the Township of Lucan Biddulph has deemed this application for a Zoning By-law Amendment to be complete on May 20th for the purposes of Section 34(10.1) and (10.2) of the Planning Act.

Description and Location of Subject Land

The subject lands are legally described as BIDDULPH CON SPLR PT LOTS 3 AND 4 RP 33R20363 PT PART 1, in the Township of Lucan Biddulph, County of Middlesex. The lands are located on the south side of Richmond Street (King’s Highway 4), east of Coursey Line.

How Can I Get Involved?

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

Date: Tuesday, June 16TH, 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 tmerner@lucanbiddulph.on.ca or call 519-227-4491 ext. 23 by THURSDAY June 11th, 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, 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 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.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Lucan Biddulph before the Zoning By-law Amendment 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 Local Planning Appeal Tribunal. If a person or public body does not make oral submissions at a public meeting, or make

written submissions to the Township of Lucan Biddulph before the Zoning By-law Amendment 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. If you wish to be notified of the decision of the Township of Lucan Biddulph with respect to the proposed zoning by-law amendment, you must submit a written request to the Township of Lucan Biddulph, Clerk, 270 Main Street, Lucan, Ontario, N0M 2J0.

Notwithstanding the above, subsection 34(19) and subsection 53(19) of the Planning Act prescribes the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal.

General information regarding the applications can be viewed at the Township of Lucan Biddulph Office, located at 270 Main Street, Lucan. 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 or Dan FitzGerald, Manager of Planning, at 519-930-1008 or dfitzgerald@middlesex.ca.

DATED AT LUCAN, ONTARIO this 27th day of May, 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

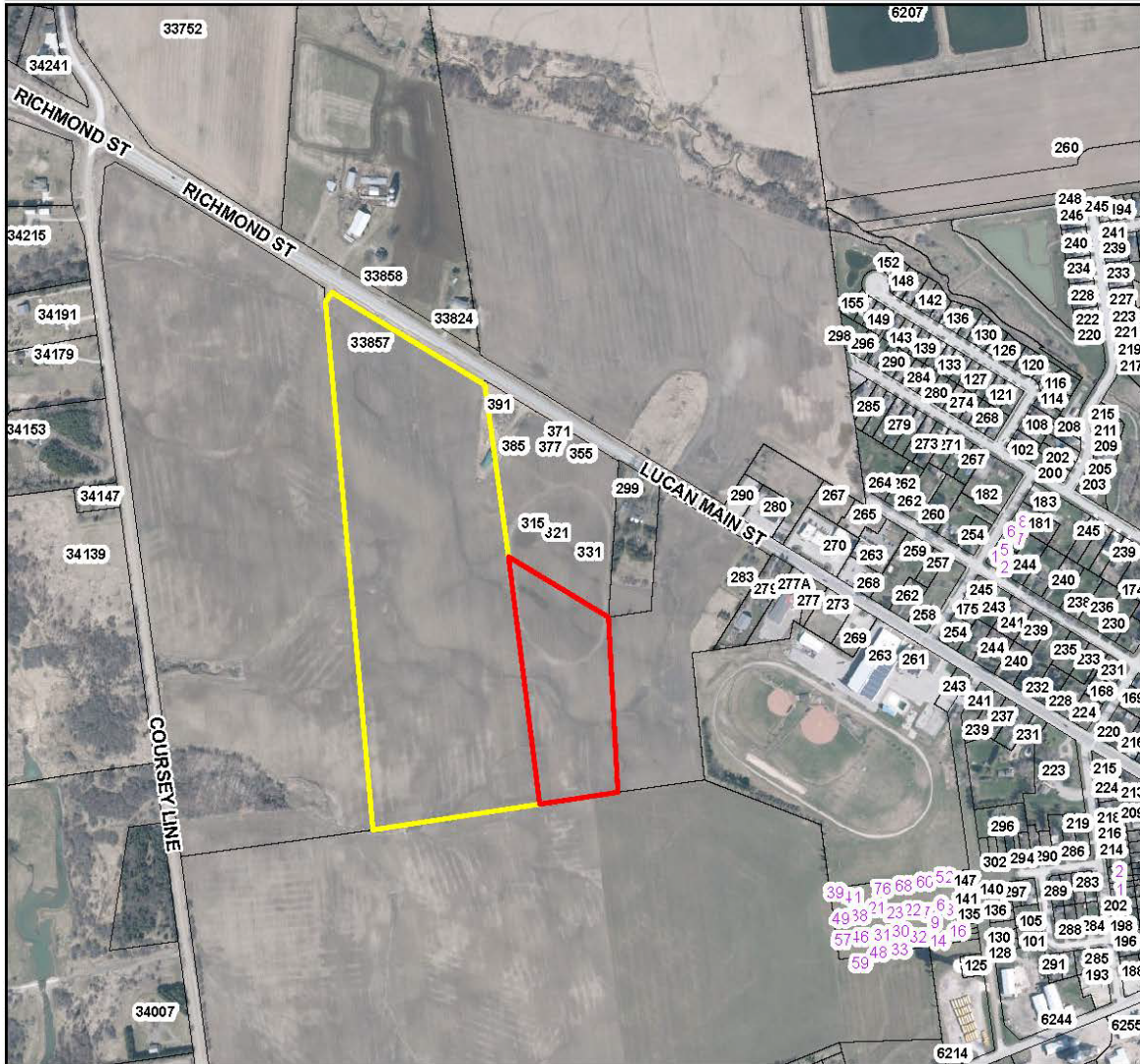
APPLICATION FOR CONSENT AND ZONING BY-LAW AMENDMENT: B2-2026 & ZBA3-2026

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 Township of Lucan Biddulph



Township of LUCAN BIDDULPH

KEY MAP



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 Planning Department
 399 Ridout Street North, London, ON N6A2P1
 (519) 434-7321
 May 2026

- SUBJECT LANDS TO BE RETAINED
- SUBJECT LANDS TO BE SEVERED AND REZONED TO FUTURE RESIDENTIAL (FR)

1:8,000

0 60 120 180 240 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.