



THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

NOTICE OF APPLICATION
OF A PROPOSED OFFICIAL PLAN AMENDMENT

The Municipality has received an application for Official Plan Amendment to expand the settlement boundary and redesignate the property from 'Agricultural' to 'Neighbourhoods', 'Commercial' and 'Open Space'. For the purpose of allowing a future residential and commercial plan of subdivision as well as a zoning by-law amendment.

The purpose of this notice is to inform the public of the nature of the application, invite public input, advise the public how to provide comments on the application and to advise the public of future notifications.

Owner/Applicant: Lupine Properties Limited c/o Stantec Consulting Ltd. (Amelia Sloan)

Subject Lands: The property is 38.3 hectares (94.64 acres) in size and is located on the north side of Glendon Drive just east of the settlement boundary of Mt. Brydges. The lands are made up of a rural residential lot with a dwelling and a vacant parcel under crop production.

Lands may be legally known as Concession 3 South Part Lot 19, and municipally as 8776 and 8792 Glendon Drive, Mount Brydges, see attached map.

Proposal: The proposal is to expand the settlement boundary of Mt. Brydges to accommodate more residential uses with some commercial development along the Glendon Drive frontage. While the application is specifically for the expansion of the settlement boundary, the application provides details of how the site would be developed. More specifically the following breakdown is proposed:

- approximately 420 single detached dwelling units, 87 townhouses units and 216 multi-unit or apartment style units for a total of 19.97 ha of residential uses;
- 2.893 ha of commercial uses are located along Glendon Drive;
- 5.793 ha of Park and Open Space lands;
- 2.103 ha of stormwater management facilities
- 1.579 ha of Woodlot
- 5.974 ha of Road and Road widening.

Open House: An open house for the Official Plan Amendment application will be held on a future date in the second quarter of 2026. You will receive another notice inviting you to attend this meeting in the future.

Public Meeting: The statutory public meeting for the Official Plan Amendment application will be held on a future date in the second quarter of 2026. You will receive another notice inviting you to attend this meeting in the future.

Application Complete:

In accordance with section 22 (6.1) and (6.2) of the Planning Act, R.S.O., 1990, as amended, the Municipality of Strathroy-Caradoc has deemed the application for Official Plan Amendment to be complete on March 5, 2026.

Additional Information:

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Strathroy-Caradoc to the Ontario Land Tribunal but the person does not make oral submissions at the public meeting or make written submissions to the Municipality of

Strathroy-Caradoc before the zoning by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Strathroy-Caradoc before the official plan is adopted (and Middlesex County before the Official Plan Amendment is passed), the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the Official Plan Amendment decision of Middlesex County with respect to the proposed Official Plan Amendment (OPA 1-2026), you MUST submit a written request to the Middlesex County, 399 Ridout Street North, London, Ontario, or clerk@middlesex.ca.

Additional information regarding the proposed development application is available for public inspection by contacting the Planner for the Municipality of Strathroy-Caradoc (Tim Williams) at 519-930-1007; or by visiting the Municipal Office at 52 Frank Street, Strathroy.

DATED AT STRATHROY-CARADOC this 10th day of April, 2026

Jennifer Pereira,
Director of Legal & Legislative
Services/Clerk Municipality of
Strathroy-Caradoc

