



## APPLICATION FOR OFFICIAL PLAN AMENDMENT

APPLICATION NO.: OPA3-2026

APPLICANT/AGENT: Municipally Initiated

SUBJECT LANDS: Municipal Wide

**TAKE NOTICE THAT** pursuant to Section 17 of the *Planning Act*, R.S.O. 1990, as amended, the Municipality of Strathroy-Caradoc will hold an Open House and Public Meeting to present Stage 2 of the Growing Together Strathroy-Caradoc Official Plan Review, to update the Official Plan to implement the recommended growth approach, including a proposed Settlement Area Boundary Expansion.

### Purpose and Effect

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

### Public Open Houses

Two open house sessions are scheduled, offering participants options for attendance in terms of timing and location. Identical materials will be provided at both sessions. Each session will begin with a formal presentation by the Project Team, outlining the background and results of Stage 2 of the Official Plan Review, including details on the proposed draft Official Plan Amendment and Settlement Area Boundary Expansion. Following the presentation, attendees will have opportunities to engage in discussions with the Project Team.

#### Session 1 – Mount Brydges

**Date:** June 10, 2026

**Time:** 10:00 AM – 12:00 PM

**Location:** Caradoc Community Centre, 565 Lions Park Dr., Mount Brydges

#### Session 2 – Strathroy

**Date:** June 10, 2026

**Time:** 5:30 PM – 7:30 PM

**Location:** Gemini Sportsplex, 667 Adair Blvd., Strathroy

#### *Can't attend in person?*

Send an email to [planning@strathroy-caradoc.ca](mailto:planning@strathroy-caradoc.ca) or give us a call at 519-245-1070 x 210 with your questions and comments. Materials will be posted online following the two public open houses.



Following the Open House sessions, a Statutory Public Meeting will be held. Please see the information for the Statutory Public Meeting below.

## PUBLIC MEETING

**DATE:** June 24, 2026.

**TIME:** 5:00 PM

**LOCATION:** Hybrid Public Meeting (Teams and in person) 52 Frank Street, Strathroy, 2<sup>nd</sup> floor  
Council Chambers

### The Proposal:

The Municipality of Strathroy-Caradoc is proposing an amendment to its Official Plan to implement an updated approach to managing growth within the community. The Official Plan serves as the primary policy document for guiding development and shaping the long-term vision for land use within the Municipality.

The Official Plan Review process has been carried out in stages. Stage 1 resulted in Official Plan Amendment 14, which was adopted by Council in November 2022, and established a comprehensive policy framework reflecting updated provincial and County guidance. Stage 2, which is the focus of this proposal, builds on that foundation by implementing a proposed approach to growth and supporting policies. This approach will help us plan for how to accommodate growth of residents and jobs over the next 20 to 30 years.

The updated approach identifies approximately 367 hectares of land outside the existing Settlement Area boundary for new development, including 58 hectares for Employment Areas (e.g., manufacturing facilities and warehouses) and 297 hectares for Community Areas (e.g., residential neighbourhoods, parks, and community facilities). The Official Plan Amendment also proposes minor housekeeping amendments to the Settlement Area boundary to reflect previous administrative issues and existing conditions.

To ensure the proposal addresses the needs of the Municipality, a detailed analysis was conducted, considering growth management, infrastructure servicing, transportation, natural heritage, and agricultural impacts. Extensive consultation has taken place with the community, agencies, Indigenous Communities, and landowners to inform the approach and ensure it reflects local priorities and values.

### How to Participate in the Public Meeting:

- 1) Submit written comments to the Clerk at [clerk@strathroy-caradoc.ca](mailto:clerk@strathroy-caradoc.ca) or by mail to:  
52 Frank Street Strathroy, Ontario N7G 2R4.  
\*Please note communications are part of the public record that will be provided to Council and made available to the general public, pursuant to the *Planning Act* and the Municipal Freedom of Information and Protection of Privacy Act.
- 2) Speak to Council by attending the meeting in person OR through Teams video. Pre-registration is required by emailing [planning@strathroy-caradoc.ca](mailto:planning@strathroy-caradoc.ca) or by calling 519-245-1070 ext. 210. Leave your name, phone number, method you wish to participate in the meeting, as well as the name of the project. Staff will return your call and provide participation details.
- 3) View the meeting online at [www.strathroy-caradoc.ca/meetings](http://www.strathroy-caradoc.ca/meetings). The livestream will begin at 5pm. No pre-registration is required.

If you wish to be notified of the decision of the Municipality of Strathroy-Caradoc on the proposed Official Plan Amendment, you must make a written request to the Clerk at [clerk@strathroy-caradoc.ca](mailto:clerk@strathroy-caradoc.ca) or mail to 52 Frank Street, Strathroy, ON N7G 2R4.



### **Additional Information:**

If a specified person/public body/landowner 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 Official Plan Amendment is passed, the person or public body is not entitled to appeal the decision.

If a specified person/public body/landowner 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 3-2026), you MUST submit a written request to the Middlesex County, 399 Ridout Street North, London, Ontario, or [clerk@middlesex.ca](mailto: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: May 22, 2026.**