



# Notice of Public Meeting

## Application for Official Plan Amendment

**Application No.:** OPA1-2026

**Applicant/Agent:** Stantec Consulting Ltd. c/o Amelia Sloan for Lupine Properties Ltd.

**Subject Lands:** 8792 Glendon Drive, Mount Brydges

### Purpose & Effect:

The Municipality has received an application for an 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 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. Future applications would be required for zoning and draft plan of subdivision. These future applications would determine number of units and configuration. That level of detail is still to come; however, the application has included a high-level plan with residential dwellings at a variety of densities as well as commercial space along Glendon Drive.



**August 4<sup>th</sup>, 2026**



**6:00PM**



**Hybrid Public Meeting (Teams & In-person)  
52 Frank Street, Strathroy, 2<sup>nd</sup> Floor Council Chambers**

### 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.
  - Communications received will form part of the public record and will be shared with Council and the 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.
  - Please leave your name, phone number, preferred participation method, and the application file number or property address. Staff will return your call with participation details.
3. View the meeting online at [www.strathroy-caradoc.ca/meetings](http://www.strathroy-caradoc.ca/meetings). The livestream will begin at 6 pm.

The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days from date of notice of decision, appeal to the Tribunal against the decision of the Council by filing with the Clerk a notice of appeal.

If you wish to be notified of the decision of Strathroy-Caradoc's Council in respect of the proposed Zoning By-law Amendment, you must make a written request to by mail or email to the Planning Department at [planning@strathroy-caradoc.ca](mailto:planning@strathroy-caradoc.ca).

**For additional information regarding this application, please contact Tim Williams,  
Manager of Planning at 519-930-1007.**

## Notice of Complete:

Per Section 34 of the *Planning Act*, information and material required under the *Act* have been provided and the zoning by-law amendment application was considered complete on March 5<sup>th</sup>, 2026.

The applicant, or any authorized person, appointed in writing and acting on behalf of the applicant, must attend this Hearing. If you are aware of any persons affected by this application who have not received a copy of this notice, it would be appreciated if you would so advise them.

If a specified person or public body would otherwise have the right to appeal a decision to the Ontario Land Tribunal (OLT), but does not make oral submissions at a public meeting or provide written submissions to the Municipality before the by-law is passed, they are not entitled to appeal the decision, pursuant to subsection 34(19) of the *Planning Act*.

In addition, a specified person or public body who does not make oral or written submissions before the by-law is passed may not be added as a party to an OLT appeal hearing unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, subsection 34(19) of the *Planning Act* defines the parties eligible to appeal a decision to the Ontario Land Tribunal.

Pursuant to section 1.0.1 of the *Planning Act* and section 32(e) of the *Municipal Freedom of Information and Protection of Privacy Act*, the Municipality of Strathroy-Caradoc makes all planning applications and supporting materials, including signed written submissions received by the Clerk, available to the public.

Dated: July 10, 2026

