



**TOWNSHIP OF LUCAN-BIDDULPH  
NOTICE OF PASSING OF AMENDMENT NO. 1 TO THE  
LUCAN BIDDULPH COMMUNITY IMPROVEMENT PLAN (BY-LAW 48-2025)**

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**TAKE NOTICE** that the Council of the Corporation of the Township of Lucan Biddulph passed **By-law 48-2025** on Tuesday, December 16, 2025, under the authority of Section 28 of the *Planning Act, R.S.O. 1990, c. P.13, as amended*, to adopt Amendment No. 1 to the Township of Lucan Biddulph Community Improvement Plan (CIP).

In making its decision on By-law 48-2025, Council took into consideration all written and oral comments received on the proposed Community Improvement Plan, as well as all advice and background information provided by the project team and staff. As a result of feedback, the grant period for the Tax Increment Grant component of the Affordable Rental Housing Program was changed to 20 years, and greater clarification was added related to repayment terms in the event of a default on the grant. Other minor technical changes and corrections were made.

**PURPOSE AND EFFECT**

A Community Improvement Plan (CIP) is an economic development tool used by municipalities in Ontario to guide strategic investment, development, and revitalization initiatives that support the physical improvement of a municipality or areas within a municipality. This is typically accomplished through the implementation of a combination of financial grants and municipal leadership initiatives. The Lucan Biddulph CIP was adopted in 2021.

In response to the pressing need for more attainable and climate-resilient housing in the community, Lucan Biddulph, in partnership with Middlesex County, undertook a review of the Community Improvement Plan (CIP) as part of the Canada Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund (HAF) CIP review project. This initiative was focused on identifying opportunities to enhance the CIP to better support the development of attainable and sustainable housing options. Rather than establishing a new CIP, this project seeks to strengthen and expand the existing CIP programming already in place within Lucan Biddulph. To this end, the purpose of the amendments are to:

- revise CIP financial incentive programming to better support the creation of affordable, attainable, and sustainable housing in Lucan Biddulph;
- update language used throughout the document as it relates to affordable/attainable housing; and,
- implement minor revisions and technical updates to outdated sections of the CIP.

The Lucan Biddulph CIP applies to all lands in the Township, therefore no keymap has been prepared. A copy of By-law 48-2025 adopting Amendment No. 1 to the CIP is attached hereto.

**IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT)**

An appeal to the Ontario Land Tribunal in respect to all or part of this By-law may be made by filing a notice of appeal with the Township Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting the Lucan Biddulph (Township) as the Approval Authority or by mail/in-person to Attention: Clerk, Township of Lucan Biddulph, 270 Main Street, Box 170, Lucan, ON N0M 2J0 **no later than 4:30 p.m. on January 7, 2026**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. If the OLT e-file portal is unavailable, a notice of appeal may be submitted to [clerk@lucanbiddulph.on.ca](mailto:clerk@lucanbiddulph.on.ca).

A notice of appeal must set out the reasons for the appeal and must be accompanied by the appeal fee required by the Tribunal (\$1,100 for Corporate entity, \$400 for private citizen, registered charity, or non-profit ratepayers' association). The appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

**THE AMENDMENT TO THE COMMUNITY IMPROVEMENT PLAN IS EXEMPT FROM APPROVAL FROM THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING. THE DECISION OF THE TOWNSHIP OF LUCAN BIDDULPH IS FINAL IF A NOTICE OF APPEAL IS NOT RECEIVED ON OR BEFORE THE LAST DATE OF APPEAL OUTLINED ABOVE.**



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**WHO CAN FILE AN APPEAL**

Only an applicant, a specified person or public body as defined in the Planning Act that made oral submissions at a public meeting or written submissions to the Council before the by-law was passed, the registered owner of any land to which the by-law would apply that made oral submissions at a public meeting or written submissions to the Council before the by-law was passed, and the Minister may appeal the by-law to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**MORE INFORMATION**

For more information, including the full Township of Lucan Biddulph Community Improvement Plan and/or Amendment No.1, visit <https://www.lucanbiddulph.on.ca/sites/default/files/2021-05/Community%20Improvement%20Plan.pdf> or <https://pub-lucanbiddulph.escribemeetings.com/filestream.ashx?DocumentId=14808>, contact Lisa deBoer, at [lideboer@lucanbiddulph.on.ca](mailto:lideboer@lucanbiddulph.on.ca), or visit the Township office at 270 Main Street, Lucan, ON.

**DATED** at the Township of Lucan Biddulph on December 18<sup>th</sup>, 2025.

**Ron Reymer**

CAO/Clerk

Township of Lucan Biddulph

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