



THE TOWNSHIP OF LUCAN BIDDULPH
NOTICE OF APPLICATION
OF A PROPOSED OFFICIAL PLAN AMENDMENT

The Township of Lucan Biddulph has received an Official Plan Amendment application to expand the Village of Lucan settlement area boundary by 45.47 hectares and to redesignate these lands from 'Agricultural' to 'Residential'. The details of the proposed application are described below.

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 and appeal rights.

Applicant / Agent: Siv-ik Planning & Design Inc (Michael Davis).

Subject Lands: The subject lands are approximately 45.47 hectares (112.36 acres) in size altogether, located east of Saintsbury Line (County Road 47) and south of Fallon Drive in northeast Lucan. The lands are currently used for agricultural purposes and also contain significant woodlands in the southeast quadrant identified by the Middlesex Natural Heritage Systems Study (2014). Surrounding uses include proposed/existing residential development to the west and south, and agricultural lands for crop production to the north and east.

The lands are legally described as Part of Lot 27, Concession 5 (34190 Saintsbury Line) and Part of Lot 28, Concession 5 (34122 Saintsbury Line) and RP 33R17787 Part 1, in the Township of Lucan Biddulph, County of Middlesex. The lands are designated Agricultural Areas in the Middlesex County Official Plan, are designated Agricultural in the Township of Lucan Biddulph Official Plan and are zoned General Agricultural (A1) in the Township of Lucan Biddulph Comprehensive Zoning By-law.

Proposal: The purpose of the Official Plan Amendment application is to expand the Village of Lucan Settlement Area Boundary by 45.47 hectares to accommodate future residential growth. The application also seeks to subsequently redesignate the lands from 'Agricultural' to 'Residential'.

Public Meeting: The statutory public meeting for the applications for the Official Plan Amendment and Zoning By-law Amendment will be held on a future date. You will receive another notice inviting you to attend this meeting in the future.

**Applications
Complete:**

In accordance with Section 22(6.1) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Municipality of Lucan Biddulph has deemed the Official Plan Amendment application to be complete on September 1st, 2026 for the purposes

of Sections 22(4) and 22(5) of the Planning Act.

**Additional
Information:**

Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality before the Official Plan Amendment application is approved or refused;

- a. the person or public body is not entitled to appeal the decision of the Township of Lucan Biddulph to the Ontario Land Tribunal,*
- b. 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 decision of Council of the Township of Lucan Biddulph on the proposed Official Plan Amendment, you must submit a written request to the Township Clerk, whose contact information is provided below.

If you wish to be notified of the decision of the County of Middlesex with respect to the proposed Official Plan Amendment, you MUST submit a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A 2P1 (fax: 519-434-0638).

Notwithstanding the above, subsection 22(7) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

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.

The Township of Lucan Biddulph Office is located at 270 Main Street, Lucan, Ontario N0M 2J0. Please contact Tina Merner at 519-227-4491 for accommodation to view the application documents. If you have any general questions regarding the applications or wish to be sent a digital copy of the application materials, please contact Dan Fitzgerald, Manager of Planning, at 519-930-1008 or dfitzgerald@middlesex.ca or Alyssa Soldo, Planner, at 519-930-1004 or asoldo@middlesex.ca.

DATED AT LUCAN, ONTARIO this 22nd day of September, 2026.

Ron Reymer, CAO/Clerk

Township of Lucan Biddulph

270 Main Street, Lucan, ON, N0M 2J0

519.227.4491

clerk@lucanbiddulph.on.ca

Location Map

APPLICATION FOR OFFICIAL PLAN AMENDMENT: OPA 1 2026

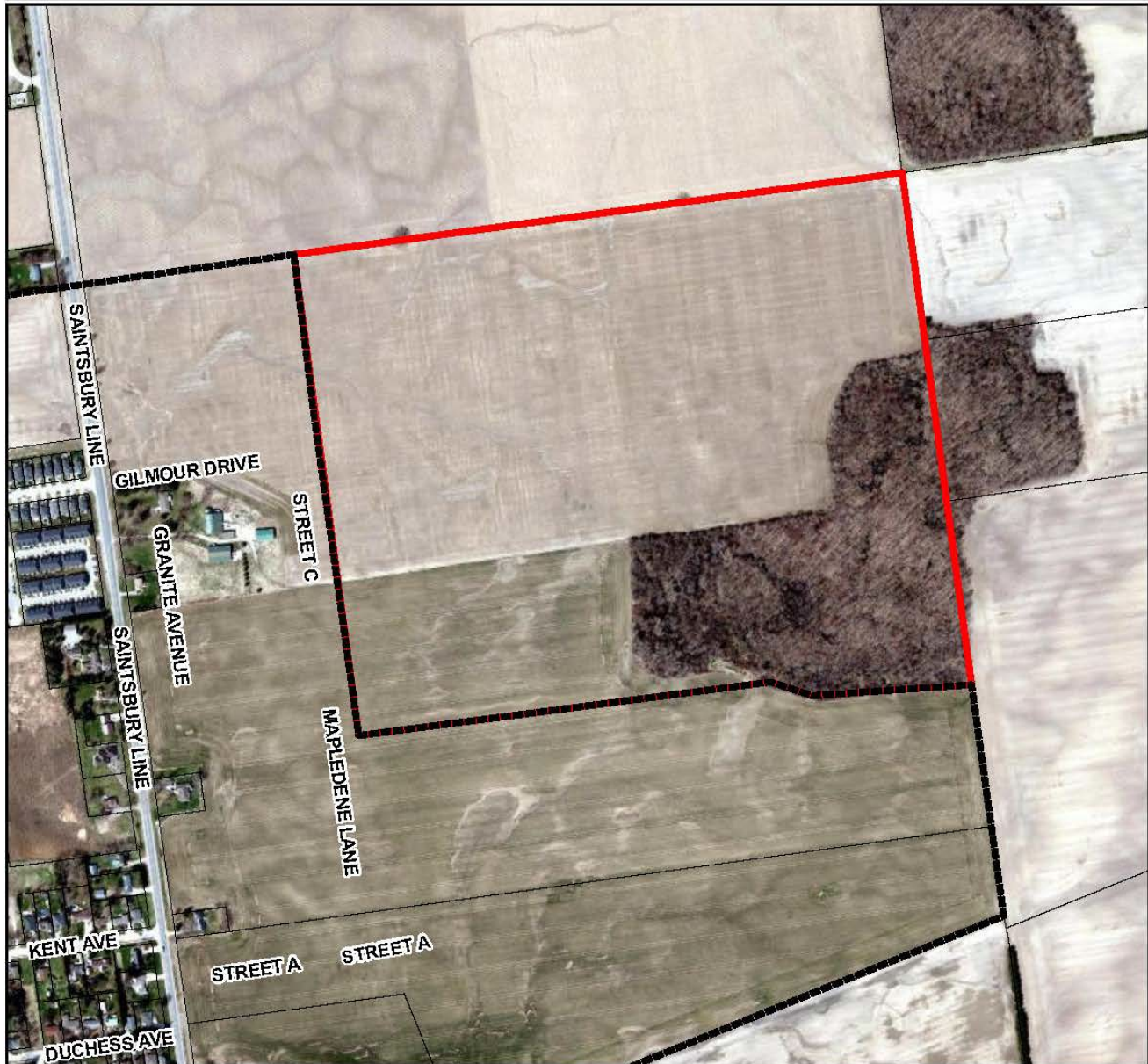
Owner: 2219260 Ontario Inc. (Timber Ridge)
Agent: Sivi-ik Planning & Design Inc. (c/o Mike Davis)

34190 & 34122 Saintsbury Line
BIDDULPH CON 5 PT LOTS 27 AND 28 AND RP 33R17787 PART 1
Township of Lucan Biddulph

**LUCAN
BIDDULPH**

Township of LUCAN BIDDULPH

KEY MAP



Published by the County of Middlesex
Planning Department
399 Ridout Street North, London, ON N6A2P1
(519) 434-7321
September 2026



SUBJECT LANDS TO BE REDESIGNATED FROM
'AGRICULTURAL' TO 'RESIDENTIAL' AND BEING
SUBJECT TO SETTLEMENT AREA BOUNDARY
EXPANSION



SETTLEMENT AREA BOUNDARY



1:7,000
0 50 100 150 200 Metres
ORTHOPHOTOGRAPHY: SWOOP 2025

*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.*