NOTICE OF PUBLIC MEETING AND PUBLIC HEARING
Pursuant to Sections 22 of the Planning Act

APPLICATION FOR OFFICIAL PLAN AMENDMENT (OPA 1-2026)

OWNER:	**2219260 Ontario Inc. (c/o Gilrad Developments)**
AGENT:	**Siv-ik Planning & Design Inc (Michael Davis)**
LOCATION:	**34190 & 34122 Saintsbury Line**
ROLL NO.:	**395800001010500**

Purpose and Effect of the Official Plan Amendment

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'.

Description and Location of Subject Land

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.

How Can I Get Involved?

The Township's Council will hold a public hearing to consider the Official Plan Amendment application. The details are as follows:

Date: **Tuesday, December 15TH, 2026**

Time: **6:00 p.m.**

Place: ***Statutory Public Meetings will occur via a hybrid in-person/ virtual platform, which will be broadcast on the Township's YouTube channel. You are invited to participate in the public meeting by a letter or email, through phone or using a computer program or application called ZOOM, or in person at the Township Office. If you would like to participate in the public hearing, please email planning@lucanbiddulph.on.ca or call 519-227-4491 ext. 3123 by THURSDAY December 10th, at 4:30 p.m. Leave a message with your name and phone number, as well as the application file number or address of the property of your interest. Staff will return your call and provide participation options and details. The meeting will also be broadcast live at 6:00 p.m. December 15th, 2026 – a link will be posted in the meeting agenda on the Township of Lucan Biddulph website - https://www.lucanbiddulph.on.ca/***

Note: Comments on the Lucan Biddulph YouTube page utilized for the public the view council meetings will not be monitored or answered during/after the public meeting. They will also not be included as part of the public record or and will not be considered valid in the decision.

Other Planning Act Applications
None.

Other Information:
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Lucan Biddulph before the Official Plan Amendment is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Lucan Biddulph to the Local Planning Appeal Tribunal. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Lucan Biddulph 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 Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so. If you wish to be notified of the decision of the Township of Lucan Biddulph with respect to the proposed official plan amendment, you must submit a written request to the Township of Lucan Biddulph, Clerk, 270 Main Street, Lucan, Ontario, N0M 2J0.

In accordance with Sections 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 1, 2026, for the purposes of Sections 22(4) and 22(5) of the Planning Act.

Notwithstanding the above, subsection 22(7) of the Planning Act prescribes the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal.

A hard copy of the application is available at the Township of Lucan Biddulph Office, located at 270 Main Street, Lucan, Ontario N0M 2J0. Please contact Tina Merner, Deputy Clerk at 519-227-4491 for special accommodation to view the application documents. If you have any general questions regarding the application 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 25th day of November, 2026.

Tina Merner, Deputy Clerk
Township of Lucan Biddulph
270 Main Street, Lucan, ON, N0M 2J0
519.227.4491
clerk@lucanbiddulph.on.ca

Location Map

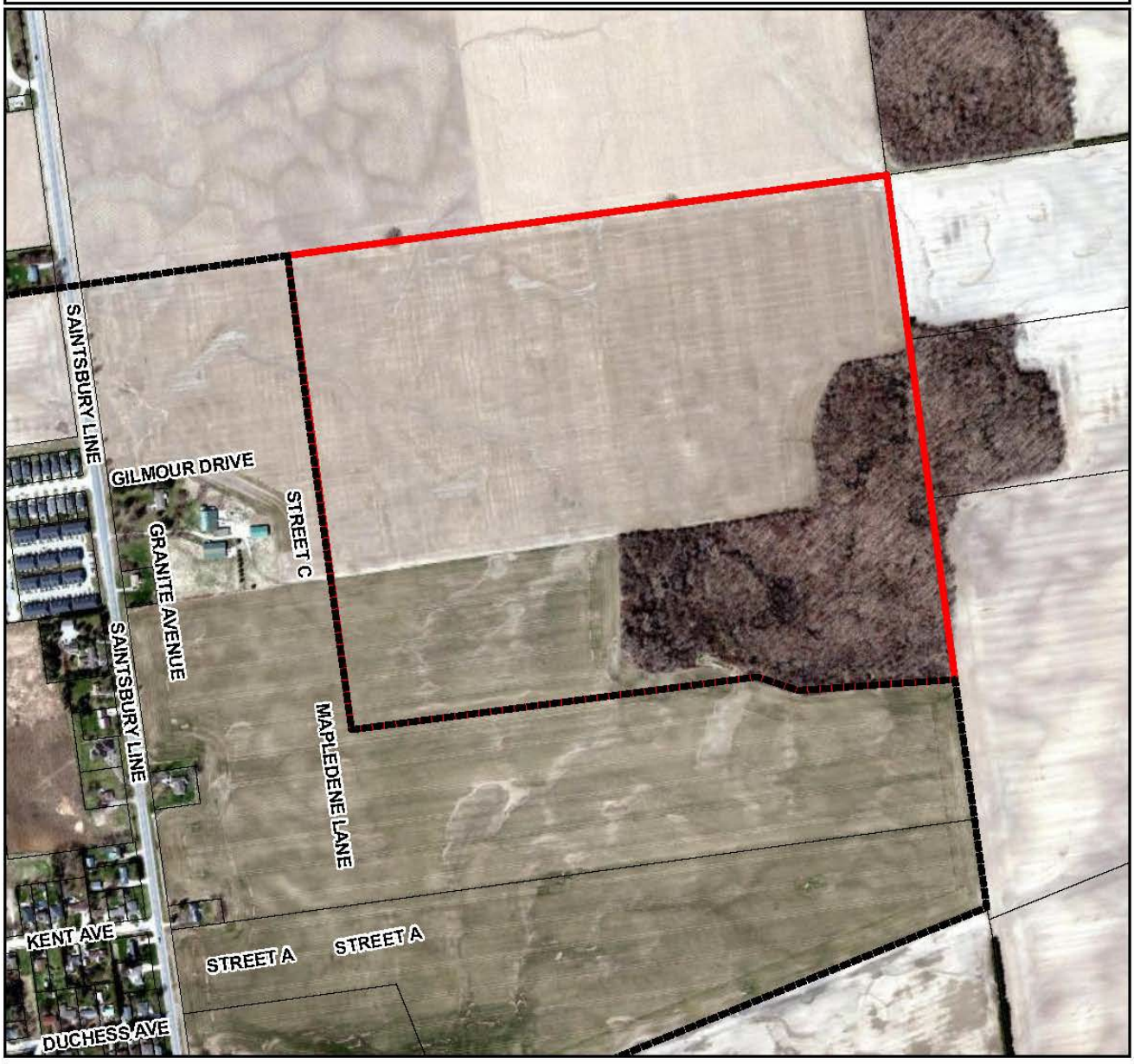
APPLICATION FOR OFFICIAL PLAN AMENDMENT: OPA 1 2026

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



middlesex county

Published by the County of Middlesex
Planning Department
399 Ridout Street North, London, ON N6A 2P1
(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

N W E S

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.