



**NOTICE OF PUBLIC MEETING AND  
PUBLIC HEARING  
Pursuant to Section 34 of the Planning Act**

**APPLICATION FOR  
ZONING BY-LAW AMENDMENT (ZBA 1/2026)**

**Applicant:** Township of Lucan Biddulph  
**Location:** Applies to all lands within the Township

**Purpose and Effect of the Zoning By-law Amendment**

The purpose and effect of this zoning by-law amendment is to streamline the development of diverse and sustainable housing options by implementing the following initiatives:

- End exclusionary zoning
- Reduce or eliminate parking standards
- Eliminate restrictions and add flexibility
- Design and implement guidelines for additional residential units (ARUs) in both the urban and agricultural areas

The Township will be considering the amendment to the Township of Lucan Biddulph's Comprehensive Zoning By-law to address the following:

1. Initiatives within the Housing Accelerator Fund Action Plan aimed at supporting intensification, including permitting 4 units as-of-right in serviced urban areas and simplifying zoning provisions;
2. New permitted building types and permitted used in residential zones to provide a wider range and mix of housing options, subject to limitations such as size and parking;
3. Introducing a framework for Additional Residential Units in both the urban and agricultural areas;
4. New definitions and general provisions to modernize the Zoning By-law; and;
5. Introductions for opportunities to reduce parking standards for affordable and higher density forms of development while opening opportunities for shared offsite parking through agreements.

In accordance with Section 34(10.4) of the Planning Act, R.S.O., 1990, as amended, the Township of Lucan Biddulph has deemed this application for a Zoning By-law Amendment to be complete on January 9th for the purposes of Section 34(10.1) and (10.2) of the Planning Act.

## How Can I Get Involved?

The Township of Lucan Biddulph will hold a public hearing to consider the zoning by-law amendment application. The details are as follows:

**Date:** **Tuesday, February 3<sup>RD</sup>, 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](mailto:planning@lucanbiddulph.on.ca) or call 519-227-4491 ext. 23 by THURSDAY January 29<sup>th</sup>, 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. February 3<sup>rd</sup>, 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 Zoning By-law 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 Zoning By-law 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 zoning by-law amendment, you must submit a written request to the Township of Lucan Biddulph, Clerk, 270 Main Street, Lucan, Ontario, N0M 2J0.

Notwithstanding the above, subsection 34(19) 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 Alyssa Soldo, Planner, at 519-930-1004 or [asoldo@middlesex.ca](mailto:asoldo@middlesex.ca).

**DATED AT LUCAN, ONTARIO** this 13<sup>th</sup> day of January, 2026.

Ron Reymer, CAO/Clerk  
Township of Lucan Biddulph  
270 Main Street, Lucan, ON, N0M 2J0  
519.227.4491  
[clerk@lucanbiddulph.on.ca](mailto:clerk@lucanbiddulph.on.ca)

## LUCAN



### LOCATION MAP

Description:  
Zoning By-law Update

TOWNSHIP OF LUCAN BIDDULPH

File Number:  
Z-1-2026

Prepared by: Planning Department  
The County of Middlesex, January 13, 2026.



### LEGEND

 SUBJECT LANDS



1:106,000  
0 2,600 5,200  
Meters