

Dear Residents,

Thank you for your questions and as representatives of our community we appreciate the comments and requests for clarification. To provide some background context, the Township was successful in receiving grant funding from the Federal Government through what is referred to as the Housing Accelerator Fund (HAF2), which is administered by the [Canada Mortgage and Housing Corporation \(CMHC\)](#). The program is intended to drive transformational change within the sphere of local government regarding land use planning and development approvals. The Fund's objective is to create more housing supply at an accelerated pace and to enhance certainty in the approvals and building process. This is part of the collective strategy to achieve more housing options for people to grow within our community with varying levels of affordability.

Lucan Biddulph was a successful applicant to the Housing Accelerator Fund (HAF2) and is set to receive \$2.62 million in funding from 2025 to 2028. As part of the requirements of funding, the Township must reach a target of 343 new housing units by the end of the program. The program also requires Municipalities to assess their existing zoning permissions and seek opportunities to reduce the need to request special permissions from Council, which is typical of planning process today.

As identified through the program, the Township committed to the following categories to be addressed in a zoning update:

1. End Exclusionary Zoning
2. Reduce or Eliminate Parking Standards
3. Eliminate Restrictions and Add Flexibility
4. Design and Implement Guidelines for Additional Residential Units Township wide

The topics are very broad and are addressed more specifically through changes to zoning standards, which staff have outlined below.

The notice posted is specific to the zoning by-law update required through the HAF2 program, which is being brought forward for Council to consider. On June 16, 2025, MHBC Planning brought forward an initial zoning review and background report which analyzed our existing zoning permissions. They provided a best practice overview of strategies Lucan could consider updating zoning while achieving alignment with the HAF2 requirements.

More specific to your questions, what do all these sub categories mean.

Exclusionary zoning refers to zoning rules that can have the effect of preventing certain types of housing from being built in communities. Common types of exclusionary zoning practices could require larger than necessary minimum lot sizes or bans on higher density types of housing such as townhomes or apartments. Exclusionary practices can have the effect of reducing affordability in housing, providing unequal access to housing

options, and limiting the availability of housing units making it difficult for community members to stay in the community as they age. The Township's zoning amendment will seek to reduce exclusionary zoning practices by opening up all zones to appropriate levels and options for housing. Rather than prohibiting uses, the level and appropriateness of development is determined based on lot coverage permissions, parking standards and setbacks.

The second question about eliminating restrictions and adding flexibility speaks again to opening up opportunities to have more housing typologies included in our standard zones. Currently, the Residential First Density (R1) Zone only permits single detached dwellings. Through the amendment it is proposed to add semi-detached units, townhouse dwelling units, multiple-dwelling units, and additional residential units as required by the Province of Ontario.

Why is this important? Within our neighbourhoods, it is common for the Township to receive applications for zoning amendments on existing large or underused lots where lot sizes could potentially accommodate new infill development. By adding these uses but requiring minimum lot sizes, parking and setbacks for them as considered appropriate by existing standards, it will reduce time for applicants to bring forward amendments when what is proposed would meet zoning standards.

The amendment also provides flexibility for zoning conditions where we typically see requests for minor variances or zoning amendments such as minimum lot sizes, the maximum number of units, lot coverage, setbacks and height limits. Appropriate standards are proposed based on today's building standards and home owners desires to have larger homes on smaller lots, making home more affordable to members in our community.

With respect to parking, the request is not to eliminate parking standards in our case. Rather we looked at opportunities to create more flexibility in parking arrangements. This includes reducing parking requirements for seniors housing facilities, affordable housing units, and introducing formal options for shared parking strategies that are currently not contemplated in the zoning by-law.

When it comes to the question about as-of-right, this simply means the zone permits uses to establish such as additional residential units without the need to seek additional permissions from Council. The province introduced as-of-right zoning permissions for additional residential units in Ontario in 2024 through the enactment of Provincial Planning Statement 2024. Through the amendment, we are adding references to these as of right uses to ensure the Township is providing direction to the public and staff when reviewing applications. The goal here is to reduce the 'red tape,' but not to remove provisions on how as-of-right uses are permitted to establish.

Will public notice and signage be required? Public notices are still required for any planning application that requires a public meeting. Those include request for official plan amendments, zoning by-law amendments, minor variances, and consent

applications. Similar to today, notice would not be required when a use is permitted in the zone.

We can certainly appreciate that not everyone is able to attend meetings. Our meetings are held in person but also broadcast live on Youtube. Members of the public can watch the meeting online, or also request opportunities to participate and provide input live through the Township virtual platform zoom. If you cannot attend, submitting comments to staff in advance is greatly appreciated. Our planners are available to discuss over the phone or by email and can discuss the proposal while in the office on Tuesday and Wednesday this week, or any Tuesday.

We would also like to note that there is some additional information available on the Township's website at the following link:

<https://www.lucanbiddulph.on.ca/town-hall/housing-accelerator-fund>

Planners contact information can be found at the following link:

<https://www.lucanbiddulph.on.ca/town-hall/planning-services>