

Housing Accelerator Fund (HAF) Zoning By-law Amendment Review

Phase 3: Public Engagement

Township of Lucan Biddulph

February 3, 2026



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE



Middlesex Housing Accelerator Fund

MHBC has been retained by the County of Middlesex to prepare Zoning By-law Amendments for Strathroy-Caradoc, Lucan Biddulph, North Middlesex, and Middlesex Centre to:

“... Streamline the development of diverse and sustainable housing options by implementing the following initiatives within local zoning by-laws:

- 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 (ARUs)”

This project has been subdivided into four phases:

- 1) Jurisdictional Review
- 2) Regulatory Framework Development
- 3) Public Engagement**
- 4) Implementation

Methodology

The proposed Zoning By-law Amendments were developed through the following work plan:

1. Phase 1 Jurisdictional Scan

- Included the review of the zoning by-laws of 21 municipalities across Ontario and Canada for best practices and emerging trends.
- Focused on the four initiatives: ending exclusionary zoning, regulatory flexibility, reducing or eliminating parking standards, and additional residential units.
- Comparison of best practices from the comparison municipalities to the Lucan Biddulph Zoning By-law, with recommendations for amendments.

2. Regulatory Framework Development

- Preparation of draft zoning by-laws for staff review and comment.
- Revised draft by-laws prepared.

Methodology Continued

The proposed Zoning By-law Amendments were developed through the following work plan:

3. Public Engagement

- Gather public feedback on draft zoning by-law.
- Revise by-law in response to feedback.

4. Implementation

- Council consideration of final by-law.

1. Ending Exclusionary Zoning

Implementation of this strategy includes:

1. Revising definitions across all four participating municipalities to facilitate additional housing types, as well as permitting an alternate parking rate for affordable housing.
2. Permitting a full range of housing options, including grouped housing and multiple unit dwellings (fourplexes, stacked townhouses, etc.).



1. Ending Exclusionary Zoning

Proposed amendments include altering the permitted uses of the R1, R2, and R3 zones to permit 4 units as-of-right in the R1 zone, 8 units as-of-right in the R2 zone, and to permit grouped housing in the R3 zone:

1. Adding the following permitted uses to the R1 zone:

- a) Duplex Dwelling
- b) Semi-detached dwelling
- c) Townhouse and street townhouse dwellings (maximum of 4 units)
- d) Multiple-unit dwelling (maximum of 4 units)
- e) Additional Residential Unit (ARU)

2. Adding the following permitted uses to the R2 zone:

- a) Townhouse and street townhouse dwellings (maximum of 8 units)
- b) Multiple-unit dwelling (maximum of 8 units)
- c) Additional Residential Unit (ARU)

3. Adding the following permitted uses to the R3 zone:

- a) Street townhouse dwelling
- b) Grouped housing (to facilitate condominiums)
- c) Additional Residential Unit (ARU)

2. Regulatory Flexibility



Implementation of this strategy includes:

1. Altering zoning provisions to promote intensification.
2. Simplifying zoning regulations.
3. Providing clarity.

2. Regulatory Flexibility

Proposed amendments include altering the regulations of the R1, R2, and R3 zones to:

1. Reduce minimum lot area.
2. Reduce minimum lot frontage.
3. Decrease minimum front, rear, and sideway setbacks.
4. Increase maximum lot coverage.
5. Remove minimum floor area requirements.
6. Revise minimum amenity area for lots containing more than 4 units (R2 and R3 zones).
7. Regulate height by housing form (ex: apartments, townhouse dwellings).
8. Revise the maximum number of dwellings per lot.

3. Additional Residential Units

Implementation of this strategy includes:

1. Generally permitting ARUs as-of-right in residential and agricultural zones that permit low density residential housing.
2. Establishing appropriate development regulations for ARUs.
3. Preparation of a Guideline for residents interesting in adding an ARU.



3. Additional Residential Units

Proposed amendments include:

In areas **with full municipal** services:

- a) A maximum of two ARUs per lot.
- b) Regulations for accessory buildings containing ARUs:
 - Maximum height: 7.0 metres.
 - Shall not be located within a front or exterior side yard.
 - Minimum interior and rear yard setback: 1.2 metres.
 - Unobstructed access from a pathway/driveway to a street.
 - Maximum number of bedrooms for all ARUs on a lot: 3

3. Additional Residential Units

Proposed amendments include:

In areas **without full municipal** services:

- a) A maximum of two ARUs per lot.
- b) Appropriate servicing and capacity must be available.
- c) "Reverse" ARUs are permitted subject to criteria.
- d) Regulations for accessory buildings containing ARUs:
 - Maximum separation distance from principal dwelling: 30 metres.
 - Maximum size of ARU:
 - Principal dwelling = 1,500 s.f. or less: 75% of GFA
 - Principal dwelling = > 1,500 s.f., 75% of GFA to a maximum of 1,300 s.f.
 - Must use the same driveway as the principal dwelling unit.
 - Must be within 30 metres of principal dwelling unit.
 - Shall comply with MDS I.

4. Reduce or Eliminate Parking Standards



Implementation of this strategy includes:

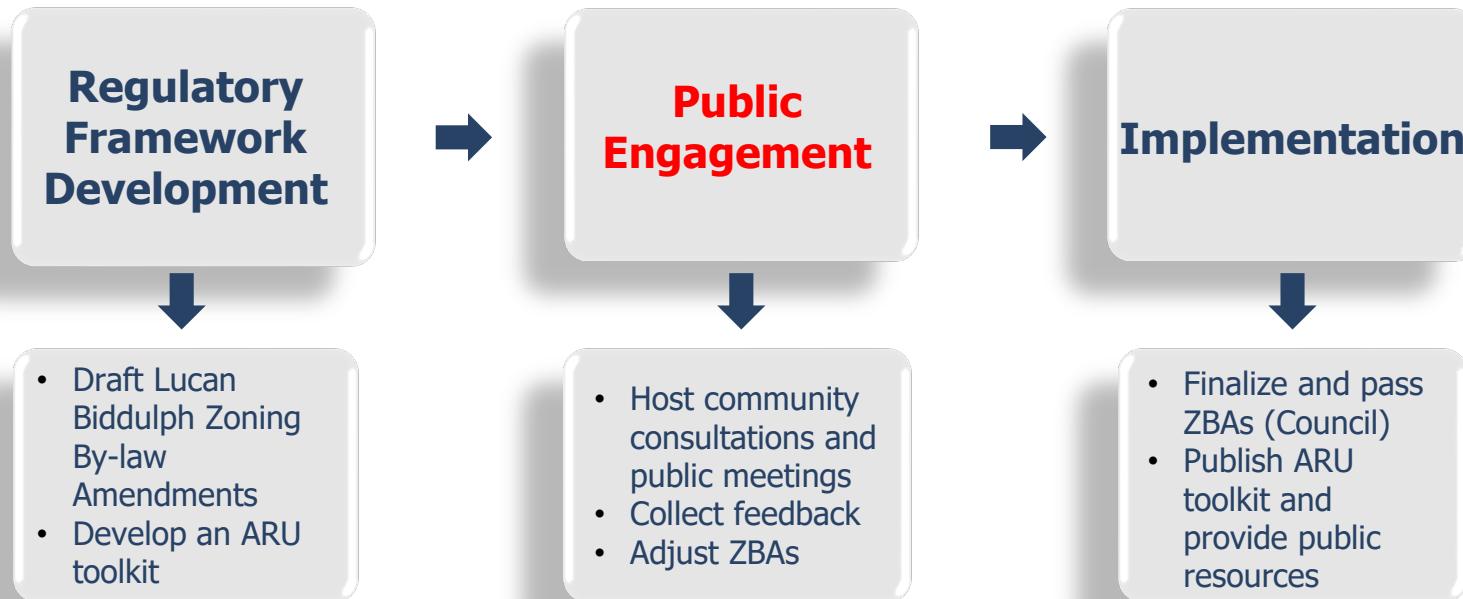
1. Reducing parking rates for specific dwelling types.
2. Establishing an alternate parking rate for affordable housing developments.
3. Permitting shared off-site parking.

4. Reduce or Eliminate Parking Standards

Proposed amendments include:

1. Permitting residential uses in the R2 or R3 zones to have parking supplied on a separate lot within 150 metres of the dwellings, subject to agreements registered on title.
2. Establish a parking rate of 0.5 spaces per unit for affordable housing developments.
3. Establish parking rates for additional dwelling types and in some cases reduce parking. Visitor parking rates are also proposed for apartment dwellings (R3 zone).

Next Steps



Thank you!



Any questions?