



ZBA-1-2026
Township of Lucan Biddulph
Applies to all lands within the Township

**NOTICE
OF THE PASSING OF ZONING BY-LAW AMENDMENT BY
THE TOWNSHIP OF LUCAN BIDDULPH**

TAKE NOTICE that the council of the corporation of the Township of Lucan Biddulph passed By-law No. 200-2026 on the 17th day of February, 2026 under Section 34 of the *Planning Act, R.S.O., 1990, c. P.13*, as amended. Council considered all written and oral submissions received on this application, the effect of which helped Council to make an informed decision.

AND TAKE NOTICE that an appeal to the Ontario Land Tribunal in respect to all or part of this Zoning By-law may be made by filing a notice of appeal with the Municipal Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Lucan Biddulph as the Approval Authority or by mail 270 Main Street, Lucan, ON N0M 2J0, no later than 4:30 p.m. on the last date of appeal noted below. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to clerk@lucanbiddulph.on.ca or in person at 270 Main Street, Lucan, ON N0M 2J0. **The last date of appeal for this amendment will be on the 10th day of March, 2026.**

PLEASE NOTE notwithstanding the above, subsection 34(19) of the *Planning Act* defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

ONLY individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

NO PERSON OR PUBLIC BODY shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the tribunal, there are reasonable grounds to add the person or public body as a party.

AN EXPLANATION of the purpose and effect of the by-law, describing the lands to which the by-law applies is attached. The complete by-law is available for inspection in my office during regular office hours.

Dated at the Township of Lucan Biddulph this 18th day of February, 2026.

Tina Merner, Deputy Clerk
Township of Lucan Biddulph
270 Main Street, Lucan, ON N0M 2J0
Telephone: (519) 227-4491

PURPOSE AND EFFECT
BY-LAW NO. 200-2026
TOWNSHIP OF LUCAN BIDDULPH
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The purpose and effect of this By-law 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 considered 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.

This By-law is consistent with the Provincial Planning Statement and conforms with the County of Middlesex Official Plan and the Township of Lucan Biddulph Official Plan.