

Feedback and questions from Amanda Jackman

Thank you for agreeing to allow me to send further comments and questions after the council meeting on February 3, 2026.

General thoughts:

At the council meeting there was some concern around how these bylaw changes (that seem generic for any town or city) can be applied specifically to the needs of Lucan Biddulph. I echo that concern and want to highlight some key points.

My family, and many others who live in Lucan chose this community thoughtfully and with intention.

For us, we moved from North London to Lucan 16 years ago, as we saw a decline in the safety of the neighbourhood (drug paraphernalia on walking paths, neighbourhood having very high density, less green space, increased graffiti, lack of property maintenance etc.) and we wanted to live in a safe and welcoming place to raise our family. We chose the “smaller town” appeal over the “bustling city” – more space, more friendliness, more community and more “bang for your buck” in the housing market.

People move, or stay, in Lucan for a reason, whether it’s wanting more space, better access to larger properties and nature, watching wildlife, a warm community feel – the list goes on. As a community, we need to be cautious as bylaw amendments to this degree will create fundamental change in our small town.

Please know I am not against progress, not at all, but the proposed changes to the bylaws can have a very big impact on the future of this town. I feel we (residents and council) have a duty to protect the integrity of our community - and the interests of those who live here, and those who will live here in the future.

Limitations set out through bylaws matter and are put in place for a reason. I completely understand that bylaws need to be evaluated and updated as needed, based on the changes that surround us (economics, political landscape, budget infusions, housing crises etc.) but in some instances it is still vital for local government to uphold bylaws that have the best interests of the current residents.

As you know, residential density restrictions manage how land is developed, while ensuring that new construction aligns with long-term community goals. From a residential perspective, I listed some key points that I believe are aligned with Lucan’s community goals.

1. Preservation of Neighbourhood Character: maintaining a "low-density" feel through restrictions of building types and height limits as well as lot coverage ensure that new developments in residential areas fit the existing aesthetic and scale of a rural neighbourhoods.

2. Protection of Property Values: proper zoning safeguards the current residents, who choose to live in Lucan, and who have thankfully experienced an increase in the value of their homes and properties. Noise, pollution, traffic, the removal of nature, changes to idyllic views (we were very methodical and specific in our lot choice to ensure maximum privacy and a natural view) can all lower the financial investments and equity of homeowners.

3. Privacy and Spacing: Regulations such as setbacks and minimum lot sizes ensure a standard amount of privacy for residents, which again is why so many choose the country/small town lifestyle.

There are additional concerns including infrastructure growth that is too quick, creating a strain on public services – and the impact on township staff who attend to these services (as brought up at council).

Utilities: water and sewage systems being overwhelmed.

Transportation: traffic volume, adequate street parking, access to public transportation.

Drainage: Regulating lot coverage to manage stormwater and prevent flooding (my backyard is very wet every Spring and Fall).

Public Safety and Health: environmental sensitivity issues, safe access for pedestrians and emergency vehicles.

For many in Lucan Biddulph, our home is our sanctuary (a lesson clearly highlighted during the pandemic) and residents invest vast amounts of time, sweat-equity and finances in their upkeep - thoughtfully and strategically planning for our futures with our biggest asset, our property.

Changes to these bylaws, if they are too wide or too accommodating for developers etc., can potentially lead to the decline of the town we live in and love. I'm sure you have already heard from residents who are unhappy with some aspects of the current progress.

As I understand it, the federal government is providing grants as an incentive and our community is trying to respond to that offer, which is completely understandable, however the government has said the aim is to create "gentle density". I would argue what we are experiencing in Lucan is not gentle. The fact that the new Fuze and Cloverfield buildings do

not count toward the increased vacancy rate (can that be lobbied?) simply because they were completed too soon is something I cannot comprehend. However, I understand that the township and our council might be stuck in that regard.

Where our town's government officials are not stuck - is communicating and articulating highly impactful changes to governing policies and laws concisely to residents. That includes communicating in a way that makes it understandable, so we have an informed public, while allowing for enough time for engagement and feedback into the changes.

When I reached out after seeing the Facebook post, (I saw the posting by chance, I'm very rarely on socials) I reached out, looking for clarification on a highly intense document full of legalese, that made even this two-decade communication professional dizzy.

Again, appreciating the compressed deadlines from the federals and the heavy front-end work it took for your teams to get this far, it's easy for other steps later in the process to be too compressed, rushed or overlooked. Despite that, it's an obligation to provide residents with these tools and opportunities.

I must reiterate the unsuitable timeline for feedback that was given at council, however grateful for the extension. I understand the process has been open and transparent to this point, but February 3rd was the first opportunity for residents to give feedback on the actual bylaw changes – and without a clear understanding of the actual changes or the implications.

I do believe our council has the best interests of the residents at heart – while also having to balance progress and financial opportunity. I also feel council strives to have satisfied and supported constituents.

I was certainly not at my best at council, with my silly dilated eye (bad timing for an optometrist appointment), so I thank you for the opportunity to address a few things in this letter and through the comments and questions I am making in reference to the shorter explainer document. I will mention that the shorter explainer document was still too complex for most people, but especially busy families with little time, and seniors who may not even have access to socials – both a large portion of our community.

I am numbering my questions and concerns below which are also outlined by number on three-page explainer PDF for residents. I am also adding general questions (that will be unnumbered).

Questions

Your report must be submitted to the government by Feb 20, with the bylaw changes incorporated/accepted. Question: Will there be sufficient time to circle back to the community with more communication that outlines the impacts clearly before the submission due date? Now that you have received my feedback, will there be sufficient time to address my concerns before submission?

Dan mentioned that the bylaws are a “working document” and can be changed if it doesn’t suit the town. Question: how easy or difficult is it to change bylaws once they are passed? Will council have the appetite and energy to revisit this and undergo all the procedural steps that will need to take place to make amendments? If a change does occur to a bylaw – how quickly will it take for the amendments to be in place?

Question: Can you provide a map of the town - visually explaining the different zones (R1/R2 etc) and how they will be impacted? Jennifer mentioned a chart that explained the provision| the change| gave rationale. Edited in clear language – I feel residents could understand a chart like that better. It would be easier to absorb – and it would help them see how they may be directly impacted.

I also understand from Jessica that the town is stuck with certain government wording, i.e. “eliminate parking standards” – when that may not actually be the case. Some explanation of this would also be helpful. The language sounds scary and unyielding and leads to more questions:

- End Exclusionary Zoning
- Reduce or Eliminate Parking Standards
- Eliminate Restrictions and Add Flexibility
- Design and Implement Guidelines for Additional Residential Units Township wide

Immediately when you read the terms above, it makes a person think we are “opening the floodgates” to development (and potentially unwanted development in our neighbourhoods).

For the questions below – please refer to the PDF attached with numbered markings.

Question 1: is the town seriously considering ending all exclusionary zoning/eliminating restrictions on all housing types/reducing/eliminating parking standards? When you read this – it certainly looks that way. I understand wanting to reduce red tape and simplifying processes that take up too many resources – but it also opens the opportunity to infringe upon the key points above (neighbourhood character, property values and privacy).

Question 2: Isn't it important to prevent/"ban" certain types of dwellings in some residential settings? Wouldn't some restrictions ensure the key points above (neighbourhood character, property values and privacy) stay intact and limit angry/unhappy residents?

Question 3: These bylaws were established for a reason. Do those same reasons still not exist? What has changed that requires these rules to be changed now (outside of the incentive grants) since we have MANY empty units in Lucan at present.

Question 4: Can you explain how bans in residential areas contribute to "*unequal access, making it difficult for people to live in the community as they age*"? For example, my parents are on a fixed senior's income, and they absolutely could not afford Fuze at \$1,590-\$2,270, or Cloverfield at \$1,395-\$2,455 per month, plus utilities. Nor could they afford the semis on Chestnut at 599K and 629K. Which are empty and still for sale. And yet the retirement home in town is shuttered! I feel like this is a moot point and not actually addressing affordable housing for seniors, anyone on a fixed income, or people starting out. In addition, high apartment buildings, set far from amenities, are not ideal for people with mobility issues, like seniors.

Question 5: "*Opening up all zones to appropriate levels and options for housing,*" all is very broad and consuming – what is deemed an appropriate level? Who decides that?

Question 6: Who determined this, and was the community surveyed for feedback on this determination?

Question 7: Does this mean that land can be repurposed in an R1 residential area (i.e. an older home being torn down and a complex, apartment or townhouse complex built on the land where a single-family home first existed)?

Question 8: What is an "underused" lot? Can you provide an example? Does this refer to a vacant lot or one that has a preexisting structure? Who deems it as "underused", what is that criteria"?

Question 9: Wouldn't this also reduce the time for the community to be notified and/or opt to express their right to oppose a change?

Question 10: Can you prove/show/give examples of how a smaller lot/home equates to affordability? The new Chestnut semis have small lots and they are 600K. Same with the other semis around town. Small no longer means affordable.

Question 11: Does this mean that if/when the bylaw passes, council will no longer have to approve a building in someone's backyard that directly impacts neighbours? How will

neighbours be notified or find out? Will semis or apartments going up in residential areas without extra checks and balances? If so, is that responsible governing?

Question 12: *“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.”* So to be clear – since you changing the bylaws and are *“ending exclusionary zoning and eliminating restrictions and adding flexibility”* – does that in essence mean there won’t be any need for a meeting (unless it’s really out of the ordinary) or for a sign since most everything will be permitted in a residential zone based on the new bylaw?

I am very concerned as the proposed changes (interpreting from the explainer document) feel way too open for our community, and the result is residents losing some critical protections.

A couple more notes:

As a professional communicator I have built a career on clarity and transparency. I do not feel what was presented to the town (what was presented and how it was presented) clearly articulates the impact, or future impact on residents’ properties.

I heard in the meeting that there have been no applications for ARUs. This is a great opportunity for the community to help address the housing issues within their own households/families. (Personal note – I have reconciled the fact that my kids will be living with me until they are 35. It’s really upsetting that they won’t have the same opportunities for single home ownership that was afforded to generations before them.) As someone who would strongly consider an ARU on my own property – I can say I didn’t hear about this opportunity at all. This may not be lack of interest. It might be lack of communication and awareness in the community.

The opportunity to ask questions at a council meeting is appreciated – but a 10-minute time limit and the inability to ask clarifying questions throughout the conversation/presentation is not the two-way communication works. Democracy needs debate.

Lastly, I hope from council you saw I am a progressive, reasonable citizen who is taking the time (hours!) to raise these points and concerns for the broader community. Transparency and clarity are pillars for good government. I’m sure our council strives for that, but I believe with these compressed government timelines, some steps are being missed. Steps that will directly impact the residents who will have no recourse if these changes go through

without more thought, consideration or objection. This will lead to future issues, anger and disgruntled and dissatisfied residents.

My personal concern/situation

In the spirit of transparency, and outside of my concerns for the broader community as a communicator, I have a personal concern. I believe it's appropriate to raise it now as the implications for my family and all my neighbours is deep.

As you know, my family lives at 107 John Street. These potential bylaw changes are really hitting home. I have nightmares (literally) about what could be built on the other side of my backyard because there is a very large plot of land, with a single home on it.

A member of council said on Tuesday – the biggest impact you are seeing due to these changes is an older home being torn down and multiple dwellings going up in that spot.

My husband and I painstakingly chose this lot, for its privacy and view. We uprooted our family, moved away from my aging parents, extended our drives to work three-fold – because we want to live in a small town that would provide peaceful views that would lower our stress and be a healthy change for our family.



I am highly concerned that these changing bylaws will result in losing the views, losing the trees, losing the birds and wildlife, losing the privacy because the town is trying to squeeze in more housing in residential areas.

These bylaw changes will directly impact my family and my neighbours families (and due to the lack of free-flowing clear information, they don't even know it's happening).

If the lot behind us (A) is repurposed and multi-dwelling infrastructure is put in its place, 16 families would be impacted by that change, which does not include the additional five families across the street, and the neighborhood at large.



What we would like to see changed:

I am assuming that the changes to the bylaws will in fact make it possible for the land at "A" to be repurposed into a multi-dwelling development. I am requesting an adjustment be made to the proposed bylaw changes to protect this neighbourhood and neighbourhoods in similar circumstances in Lucan, as the loss to property values would be catastrophic.

In talking with Jennifer, she said be specific in what we would like to see changed in the bylaws; that recommendation is below.

Main recommendation: *Land in a residential area that held/holds an established single-family house cannot be repurposed for the development of semi-detached units, townhouse dwelling units, multiple-dwelling units, apartments or walk-up units if there is an impact to four or more lots surrounding that property.*

Outside of the above recommendations here are some other considerations:

- Restrict the building of multi-unit dwellings to new subdivisions as opposed to established/finished communities.
- New developments must avoid the removal of trees and nature which are healthy for our environment and provide habitat for wildlife.
- A company/developer/organization must receive express permission from all residents that are connected to/adjacent to/impacted by a property that is being repurposed for a multi-dwelling development.
- A large notification sign must be posted in a highly visible area of the property that may undergo a change for multi-dwelling development to allow for public awareness and the ability to reach out to the township with concerns.
- Residents impacted by a potential land change to a multi-dwelling development must be notified by a letter stating proposed changes, with an open meeting to be held for all impacted residents to discuss concerns.
- Adequate time (i.e. three months) must be given to affected residents to absorb and understand any implications of a suggested change and given the time to oppose that change.
- If a multi-dwelling development is going into an existing neighbourhood, it cannot surpass the height of the other dwellings in the immediate area.
- Official notification to neighbours must take place if a resident is planning on putting in an AED that will obstruct or change the resident's current view.

In conclusion, I am concerned about the lack of clear communication and the opportunity for community input on these changes. I am only one voice who stumbled upon a Facebook post. I am certain if Lucan's residents understood the potential implications of some of these changes – you would be hearing from others. As it stands, people have not been given a fair opportunity to understand, absorb and agree with or oppose the bylaw changes at hand. I am asking council to consider the information provided, answer the questions posed and address the concerns outlined in this document - with enough time to communicate back to me with clarity (and ideally the community), and to fold then appropriate protective changes into the bylaws and the report that are to be submitted to the federal government by February 20th.

From: Dan FitzGerald

Sent: February 13, 2026 3:02 PM

To: 'Amanda Jackman' <almjackman@gmail.com>

Cc: Tina Merner <tmerner@lucanbiddulph.on.ca>; Ron Reymer <rreymer@lucanbiddulph.on.ca>; Alyssa Soldo <asoldo@middlesex.ca>

Subject: RE: Feedback and questions from Amanda Jackman

Hi Amanda,

I have taken the time to consider your comments and put some thoughts together. I think one of the main items to keep in mind is the as of right permission that already exists in the Planning Act for a primary residential unit, and two additional residential units within serviced urban lands. In this instance, much of your comments related to unit density area already permitted in the Planning Act and we have no authority to refuse such development. I think one of the main concerns as I read through your submission would be permitting up to 4 units in the R1 zone. Council could consider reducing this permission in the R1 zone and removing the opportunity for multi-unit dwellings. In my opinion, the proposed zoning standards would preclude most lots from establishing four units. With that said, I have answered your questions below to the best of my abilities in *Italics*.

Your report must be submitted to the government by Feb 20, with the bylaw changes incorporated/accepted. Question: Will there be sufficient time to circle back to the community with more communication that outlines the impacts clearly before the submission due date? Now that you have received my feedback, will there be sufficient time to address my concerns before submission?

- *The public was notified of the process beginning in June of 2025 with a presentation to Council. Subsequent notice was sent out in advance of the public meeting. The public was provided a draft of the recommended changes to the zoning by-law along with a chart explaining the changes in the Council agenda package posted on the Township's website. The report provided to Council and the public outlined the broad topics of recommended changes and the leading policy documents that align with the proposed changes. A recommendation report will be brought forward to Council on February 17, 2026. At that time, Council may consider the recommended changes in your letter and direct staff to make amendments.*

Dan mentioned that the bylaws are a "working document" and can be changed if it doesn't suit the town. Question: how easy or difficult is it to change bylaws once they are passed? Will council have the appetite and energy to revisit this and undergo all the procedural steps that will need to take place to make amendments? If a change does occur to a bylaw – how quickly will it take for the amendments to be in place?

- *Council can at any meeting enter a motion to direct staff to bring back a report to consider changes to the Zoning By-law for stated reasons. If at the next meeting of Council a motion is passed by Council, staff would then initiate the process of a Zoning By-law amendment as requested. A report would be drafted with recommendations, public hearing scheduled, and a decision is made by Council. From a legislation perspective, a decision on a Zoning By-law amendment is*

required within 90 days of receipt. Any decision is then subject to a 20 day appeal period, before coming into force and effect.

Question: Can you provide a map of the town - visually explaining the different zones (R1/R2 etc) and how they will be impacted? Jennifer mentioned a chart that explained the provision| the change| gave rationale. Edited in clear language – I feel residents could understand a chart like that better. It would be easier to absorb – and it would help them see how they may be directly impacted.

- *The complete Zoning By-law, including all maps, can be found at the following link on the Township’s website:*
 - *<https://www.lucanbiddulph.on.ca/town-hall/planning-services> (go to the Planning Documents section and click on the link to the Consolidated Zoning By-law). The zoning maps for Lucan are contained in Schedules A, B, C, and D. Due to the size of the document a number of maps, I cannot post it in this response. However I would note the key map specific to the Village of Lucan is found on page 203. From there you can check the corresponding maps 1 though 16 based on your area of interest.*
- *Alternatively, you can also check the zoning of parcels through the County of Middlesex public mapping software. A link to the mapping software is included below:*
 - *<https://www.middlesex.ca/departments/mapping> (click on the public middlesex map. You can see the zoning of properties by zooming in the map and on the left hand side, click the zoning drop down menu, then click the box in front of Lucan Biddulph Zoning.*
- *The chart was available to the public and posted on the Township’s website in the council meeting agenda in advance of the meeting.*
 - *<https://pub-lucanbiddulph.escribemeetings.com/Meeting.aspx?Id=cac3724e-3b7e-4e61-aa1d-b853085ba118&Agenda=Agenda&lang=English&Item=35&Tab=attachments>*
 - *(Click on item 7.1, attachment 3)*

I also understand from Jessica that the town is stuck with certain government wording, i.e. “eliminate parking standards” – when that may not actually be the case. Some explanation of this would also be helpful. The language sounds scary and unyielding and leads to more questions:

- End Exclusionary Zoning
- Reduce or Eliminate Parking Standards
- Eliminate Restrictions and Add Flexibility
- Design and Implement Guidelines for Additional Residential Units Township wide

- *This is addressed in the Planning Report*

Immediately when you read the terms above, it makes a person think we are “opening the floodgates” to development (and potentially unwanted development in our neighbourhoods).

- *As a note, majority of these questions are directly addressed in the revised planning report to Council. Most information is re-iterated as discussed at the public meeting.*

Question 1: is the town seriously considering ending all exclusionary zoning/eliminating restrictions on all housing types/reducing/eliminating parking standards? When you read this – it certainly looks that way. I understand wanting to reduce red tape and simplifying processes that take up too many resources – but it also opens the opportunity to infringe upon the key points above (neighbourhood character, property values and privacy).

- *The proposed By-law considers providing opportunities for different types of buildings across all residential zones. For instance, the existing R1 zone only permits a single detached residence. The proposed amendment would permit single detached dwellings, semi-detached dwellings, townhomes, or multi-unit dwellings (limited to four units in the R1 zone). However, any of the types of building can only be constructed if they meet all applicable zoning provisions such as lot sizing, setback, and lot coverage provisions.*

Question 2: Isn't it important to prevent/"ban" certain types of dwellings in some residential settings? Wouldn't some restrictions ensure the key points above (neighbourhood character, property values and privacy) stay intact and limit angry/unhappy residents?

- *From a planning perspective, we would generally look at the use of the lands to determine if proposed development is considered compatible. The type of building, whether it be a single-family home or a townhouse, would not be considered non-compatible as they are both residential. A non-compatible use generally would be a industrial use next to a residential use. The zoning standards proposed ensure that the lands are sized appropriately to accommodate the proposed number of units, complementing the pre-existing residential uses.*

Question 3: These bylaws were established for a reason. Do those same reasons still not exist? What has changed that requires these rules to be changed now (outside of the incentive grants) since we have MANY empty units in Lucan at present.

- *As a best practice, Zoning By-law provisions are created based on several factors including, but not limited to, servicing provisions, community goals, affordability, and efficiency of development. They may represent the most appropriate standards of the day when passed by Council. Over time, development practices and standards change. Updates are required to ensure Municipalities are providing housing product for all demographics and ages. Several examples can be seen within the existing community where scattered throughout you will find larger lot residential homes tucked in between or flanking more modernized zoning standards (smaller residential lots).*
- *As the market and demands change, it is common practice for Municipality's to review and modernize zoning standards based on the policy direction of the Province. To that end, the reasons behind zoning standards are still present and inform how we make recommendations to update zoning provisions.*

Question 4: Can you explain how bans in residential areas contribute to “*unequal access, making it difficult for people to live in the community as they age*”? For example, my parents are on a fixed senior’s income, and they absolutely could not afford Fuze at \$1,590-\$2,270, or Cloverfield at \$1,395-\$2,455 per month, plus utilities. Nor could they afford the semis on Chestnut at 599K and 629K. Which are empty and still for sale. And yet the retirement home in town is shuttered! I feel like this is a moot point and not actually addressing affordable housing for seniors, anyone on a fixed income, or people starting out. In addition, high apartment buildings, set far from amenities, are not ideal for people with mobility issues, like seniors.

- *Exclusionary zoning tactics limit the product of development, and the number of dwelling units. The more units available to the public (greater the supply) the more pressure will be put on builders / rental units to lower prices. Part of the main reason why prices jump drastically since 2021 is based on the market supply of units and shortages of housing options. As more unit become available, developers will have to respond with reductions in price to sell or rent units. Additionally, it is noted that the majority of housing types in Lucan are single family homes, which have priced most buyers out of the market. Providing more affordable options for housing allows people to get into the market and build equity. It also provides lower cost alternatives to aging populations. This is not to say that it is affordable housing as defined by Canada Mortgage Housing Corporation.*

Question 5: “Opening up all zones to appropriate levels and options for housing,” all is very broad and consuming – what is deemed an appropriate level? Who decides that?

- *The appropriate level would be established through the Zoning By-law provisions. The proposed changes to the R1 zone would permit up to a maximum of four (4) units. However, in order to achieve that number of units, any buildings would need to meet all required provisions such as setbacks, lot coverage, and provide all required parking stalls. Township Council holds all authority to pass By-laws to implement change.*

Question 6: Who determined this, and was the community surveyed for feedback on this determination?

- *Township Council determines Zoning By-law provisions based on advice and recommendations from staff. All recommendations are based on best practices of professional land use planners.*

Question 7: Does this mean that land can be repurposed in an R1 residential area (i.e. an older home being torn down and a complex, apartment or townhouse complex built on the land where a single-family home first existed)?

- *The redevelopment of an existing lot would be dependent on any proposed building meeting zoning provisions. If passed permissions would exist in the R1 zone for singles, semi-detached, townhome and multi-unit dwellings. However, they would need to meet the applicable lot size for each use, setbacks, lot coverage, and parking requirements, among other zoning standards.*

- *As a note, apartments are not proposed to be included in the R1 zone and are proposed to remain only in the R3 zone.*

Question 8: What is an “underused” lot? Can you provide an example? Does this refer to a vacant lot or one that has a preexisting structure? Who deems it as “underused”, what is that criteria”?

- *Underused or underutilized lots are generally defined as a property that is not developed to its highest and best potential based on current zoning, land value, and market demand. They can also be traditionally vacant parcels which may have never been built on in the past, or lots where buildings have been abandoned for various reasons. Based on zoning standards, a lot could be considered underused if it had potential for more development.*

Question 9: Wouldn't this also reduce the time for the community to be notified and/or opt to express their right to oppose a change?

- *If a proposed development met all zoning requirements, notification to the public would not occur as there would be no planning application. The public would be notified in compliance with the Planning Act if a development was proposed that required a minor variance, consent, or zoning amendment and a public meeting would be held. The public would still reserve their right to express opinion when the planning application is made.*

Question 10: Can you prove/show/give examples of how a smaller lot/home equates to affordability? The new Chestnut semis have small lots and they are 600K. Same with the other semis around town. Small no longer means affordable.

- *The County does not track the average sale price of homes based on type of dwelling. A quick search of real estate listing for new homes based on a single detached dwelling, versus a semi-detached dwelling versus a townhome will show the difference in price based on the format of the dwelling. A large factor in home prices relates back to the price of the lot. Smaller lots create more affordable dwellings based on the size and corresponding price of the land.*

Question 11: Does this mean that if/when the bylaw passes, council will no longer have to approve a building in someone's backyard that directly impacts neighbours? How will neighbours be notified or find out? Will semis or apartments going up in residential areas without extra checks and balances? If so, is that responsible governing?

- *Any development would still be required to meet all applicable setback standards to front yard, side yards, and rear yards as established in the Zoning By-law. Only in an instance where a proposal did not meet those requirements would a notice go out for a planning application. With respect to building, applications of 10 or more units would be subject to a process called Site Plan Control and building permit reviews. Anything below is subject to build permit review.*

- *Semi-detached dwellings are considered low density formats of housing. Apartments would still only be permitted in the R3 zone.*

Question 12: *“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.”* So to be clear – since you changing the bylaws and are *“ending exclusionary zoning and eliminating restrictions and adding flexibility”* – does that in essence mean there won’t be any need for a meeting (unless it’s really out of the ordinary) or for a sign since most everything will be permitted in a residential zone based on the new bylaw?

- *If a proposed development does not meet the zoning provisions in the Zoning By-law for items such as height, number of units, setbacks, lot coverage, or parking, it would be subject to a planning application, which require a public meeting. If a proposal meets all of the zoning provisions, a planning application would not be required and a public meeting would not be held.*

I am very concerned as the proposed changes (interpreting from the explainer document) feel way too open for our community, and the result is residents losing some critical protections.

Respecting the personal situation you are referencing in the document, the subject lands at 131 Nicoline Ave are zoned Future Residential (FR) Zone. The FR zone is a placeholder zone that does not allow any redevelopment until it is rezoned to an alternative residential zone. That is to say, any proposed residential development on the lands would require a formal planning application, which would be subject to a planning meeting.

As a final note, I reviewed the recommendation and subsequent considerations in your letter. It is within Council’s authority to amend a motion to include any or all the recommendations. I did not include them in my report or by-law as I would not consider them to be consistent with the intent of the Provincial Planning Statement 2024 (PPS 2024).

The PPS 2024, being the leading guiding policy document for upper and lower tier governments, contains many polices from the protection of agricultural resources to safe, healthy and efficient community development strategies. Through the PPS 2024, the Province requires Municipalities to support general intensification and redevelopment. Section 2.3.3 states “Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.”

Further, subsection 2.3.4 states “Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.”

The County of Middlesex Official Plan then establishes the minimum target for intensification in section 2.3.7 (a) which states: “Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.”

Similarly, the Township’s Official Plan in Section 2.1.5.11 requires a minimum target of 15 percent of all development occur through intensification and redevelopment.

If the Township were to introduce a new zoning provision that limited redevelopment opportunities to parcels with less than four (4) abutting parcels, it would drastically limit the opportunity for any redevelopment and intensification opportunities within the community.

I know there is a lot of background and policy that was considered as part of the proposed update. If you want to discuss more over the phone, I would be happy to do so. Let me know if there is a good time to call on Monday.

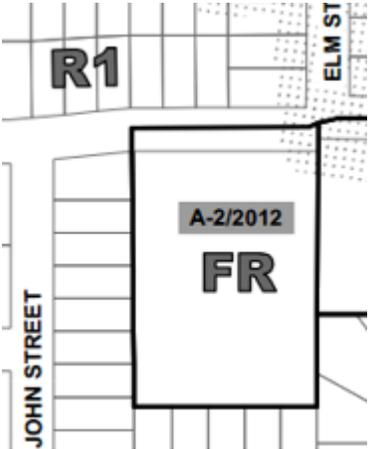
Regards,

 The logo for Middlesex County features a stylized sun with a yellow arc and a green leaf-like shape below it. To the right of the graphic, the word "middlesex" is written in a blue, lowercase, sans-serif font, with "county" in a smaller, blue, lowercase font underneath.	<p>Dan FitzGerald Manager of Planning</p> <p>Middlesex County 399 Ridout St. North London, ON N6A 2P1 Tel. 519-434-7321 Ext. 2292 dfitzgerald@middlesex.ca www.middlesex.ca</p>
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Additional questions and concerns before council

Your response	Follow up question
<p><i>In my opinion, the proposed zoning standards would preclude most lots from establishing four units</i></p>	<p>Are the bylaws/zoning standards something different people can take different perspectives on? <i>In my opinion</i> sounds like different planners may have different interpretations. Is that correct?</p>
<p><i>From a legislation perspective, a decision on a Zoning By-law amendment is required within 90 days of receipt. Any decision is then subject to a 20 day appeal period, before coming into force and effect.</i></p>	<p>Does this mean the town has 20 days after council moves this forward to appeal?</p>
<p><i>The proposed By-law considers providing opportunities for different types of buildings across all residential zones. For instance, the existing R1 zone only permits a single detached residence. The proposed amendment would permit single detached dwellings, semi-detached dwellings, townhomes, or multi-unit dwellings (limited to four units in the R1 zone). However, any of the types of building can only be constructed if they meet all applicable zoning provisions such as lot sizing, setback, and lot coverage provisions.</i></p>	<p>So, any lots in R1 – if they meet the proper provisions, can be changed from a single detached dwellings to semi-detached dwellings, townhomes, or multi-unit dwellings?</p> <p>With the: <i>limited to four units in the R1 zone</i> – is that the 4x4 that was being discussed at council – so technically is that 16?</p>
<p><i>From a planning perspective, we would generally look at the use of the lands to determine if proposed development is considered compatible. The type of building, whether it be a single-family home or a townhouse, would not be considered non-compatible as they are both residential. A non-compatible use generally would be a industrial use next to a residential use. The zoning standards proposed ensure that the lands are sized appropriately to accommodate the proposed number of units,</i></p>	<p>Apartments are also considered residential – how would council address a developer wanting to put an apartment building up in a residential area? Would that be considered “compatible”?</p>

<p><i>complementing the pre-existing residential uses.</i></p>	
<p><i>As a note, apartments are not proposed to be included in the R1 zone and are proposed to remain only in the R3 zone.</i></p>	<p>So this answers my question to a point. In the case of 131 Nicoline, as FR – that could be rezoned as R3 in the future, correct?</p> <p>Does this mean there is a potential for a 4-5 story building to go up in that space?</p> <p>How likely is that?</p>
<p><i>Exclusionary zoning tactics limit the product of development, and the number of dwelling units. The more units available to the public (greater the supply) the more pressure will be put on builders / rental units to lower prices. Part of the main reason why prices jump drastically since 2021 is based on the market supply of units and shortages of housing options. As more unit become available, developers will have to respond with reductions in price to sell or rent units. Additionally, it is noted that the majority of housing types in Lucan are single family homes, which have priced most buyers out of the market. Providing more affordable options for housing allows people to get into the market and build equity.</i></p>	<p>This is what people who live here are trying to do as well – build equity – and not lose current equity.</p> <p>Equity of current residents is at risk if multi-dwelling units go in as we loose, privacy, views, the larger-lot advantage etc.</p>
<p><i>If a proposed development met all zoning requirements, notification to the public would not occur as there would be no planning application.</i></p>	<p>Could this result in a fairly substantial change happening in someone’s neighbourhood or right next to their property and they won’t even know?</p>
<p><i>Any development would still be required to meet all applicable setback standards to front yard, side yards, and rear yards as established in the Zoning By-law.</i></p>	<p>And these standards are being opened up widely to allow for less spaces between dwellings, correct?</p> <p>*See appendix 1 summary of changes</p>
<p><i>If a proposed development does not meet the zoning provisions in the Zoning By-law for items such as height, number of units, setbacks, lot coverage, or parking, it would be</i></p>	<p>So if zoning provisions are met (using the new more open suggested bylaws) there will be no notice to residents impacted?</p>

<p><i>subject to a planning application, which require a public meeting. If a proposal meets all of the zoning provisions, a planning application would not be required and a public meeting would not be held.</i></p>	<p>No meeting ? No signs? Zero communication to the most impacted people?</p>
<p><i>Respecting the personal situation you are referencing in the document, the subject lands at 131 Nicoline Ave are zoned Future Residential (FR) Zone. The FR zone is a placeholder zone that does not allow any redevelopment until it is rezoned to an alternative residential zone. That is to say, any proposed residential development on the lands would require a formal planning application, which would be subject to a planning meeting</i></p>	<p>Does a planning meeting also involve a notice to the public, especially those surrounding this property?</p> <p>What is the likelihood of FR in this space turning into R2 and/or R3 when it is rezoned?</p> 
<p><i>As a final note, I reviewed the recommendation and subsequent considerations in your letter. It is within Council’s authority to amend a motion to include any or all the recommendations. I did not include them in my report or by-law as I would not consider them to be consistent with the intent of the Provincial Planning Statement 2024 (PPS 2024).</i></p>	<p>My recommendations might not align with the intent of the provincial planning statement – but are we not supposed to be tailoring these bylaws to suit our smaller town needs/aesthetic?</p> <p>Circling back to my comment in my previous email, people move to the country for a reason – and these changes to the bylaw are very in-line with what might be seen in London or another city. Why wouldn’t we tweak it, since we have the ability to right now, and make it work for what’s best for Lucan – while still adhering to the spirit of province’s statement?</p>

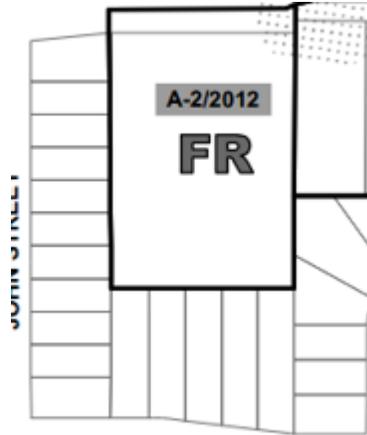
At that time, Council may consider the recommended changes in your letter and direct staff to make amendments.

I respect your knowledge and experience in this space. What can be done? Is there something we can discuss at/before council? What would be best to ask for, or recommend? What will protect the citizen's investments in their homes and protect the habitats for wildlife?

Council asked about the proposed changes and that it's not meant to be "cookie cutter" and is supposed to work for Lucan. What can we do that would meet the needs of current residents and also fit the needs for the grant? From what I'm understanding – it doesn't need to be this way. So, can there be some flexibility? What would work?

If the Township were to introduce a new zoning provision that limited redevelopment opportunities to parcels with less than four (4) abutting parcels, it would drastically limit the opportunity for any redevelopment and intensification opportunities within the community.

Can it be changed to 10, 12 abutting lots, that way it doesn't drastically limit the opportunity? I don't imagine there are many lots in the same circumstance as this one.



16 are residents impacted in the above example.

Can we look at a percentage? For example, if a lot in question has 35% mature trees on that lot, then only 5% can be removed for development and replaced with new trees?

Official Plan document from October

<https://www.lucanbiddulph.on.ca/sites/default/files/2024-10/LB%20OP%20Text%20Consolidation%20October%202024.pdf>

In the Official Plan document from October, 2024 there are several areas that don't seem to be in alignment with these bylaw changes. How were the highlighted areas considered in this planning?

3.1.1.2 Tree Planting and Woodlands

The Municipality recognizes the importance of trees, woodlots and woodlands and the relatively low forest coverage in the Township. The cutting of trees and the clearing of woodlots and riparian zones along watercourses shall, therefore, be discouraged except as may be provided for in accordance with the County of Middlesex Tree Cutting By-law. In such cases, the owner shall be encouraged to plant and maintain a woodlot, equivalent or superior in size and species to the area to be cleared, elsewhere in the Township. The Municipality will support, to the extent its resources permit, the efforts of other public bodies, organizations and landowners to improve the amount and quality of woodlands in the Township.

The County of Middlesex Tree Cutting By-law's purpose is to protect forest cover, ensure sustainable timber harvesting, and maintain the County's natural heritage, biodiversity, and ecosystem functions.

Intended to:

- Prevent deforestation and overharvesting
- Promote good forestry practices
- Protect wildlife habitat, soil, water, and ecosystem health
- Support sustainable wood production
- Maintain and enhance forest integrity and resilience [middlesex.ca]

3.1.3 NATURAL AREAS

The Township of Lucan Biddulph does not have an abundance of natural heritage features such as significant wetlands, woodlands, valleylands, wildlife habitat and areas of natural and scientific interest. Areas designated as natural heritage are few in number and include only one relatively small wetland complex lying north of Lucan and two relatively small woodlands being the Lucan Woodlot and Lucan Crossing lying south and southwest respectively of Lucan. These three natural heritage areas are recognized and designated

in the County of Middlesex Official Plan. Perhaps the most widely recognized natural heritage feature and certainly the most dominant physical feature in the Township is the valley of the Little Ausable River lying to the west and north of Lucan. Natural areas also include all woodlands four hectares (10 acres) or greater in area, found throughout the Township.

Though 131 Nicoline is not a “designated” natural area – it is a natural area and consists of one of (if not the biggest) area of mature trees/evergreens in the residential areas of town and is the habitat for a significant amount of wildlife. Have the following been seriously considered with these new bylaw changes?

3.1.3.1 Natural Heritage Features and Areas

Wetlands, fish habitat, woodlands, valley lands, wildlife habitat including in particular habitat of endangered and threatened species and areas of natural and scientific interest warrant protection for their ecological and social values as well as for their contribution to the natural landscape of the Township. They will be protected, wherever possible, from incompatible development and from activities, which would undermine their integrity. Those natural heritage features and areas considered to be of significant ecological, scenic and/or natural value are designated on Schedule “C”. It is the intention of this Plan that these lands remain in their natural state free and clear of any non-essential buildings or structures.

3.1.3.2 Impacts on Natural Areas

e) The County of Middlesex Official Plan and the Provincial Policy Statement

3.1.3.5 Woodlots

The retention of woodlots or portions of woodlots that are not considered significant (less than four hectares in size) is also encouraged. Wherever possible and practical, additional trees should be planted to replace trees removed as a result of development. The preservation of road side trees and fence-line tree planting is encouraged except where a safety issue is apparent.

Though 131 Nicoline is not a “designated” country residential – it is on an expansive lot like country residential.

3.1.5 COUNTRY RESIDENTIAL

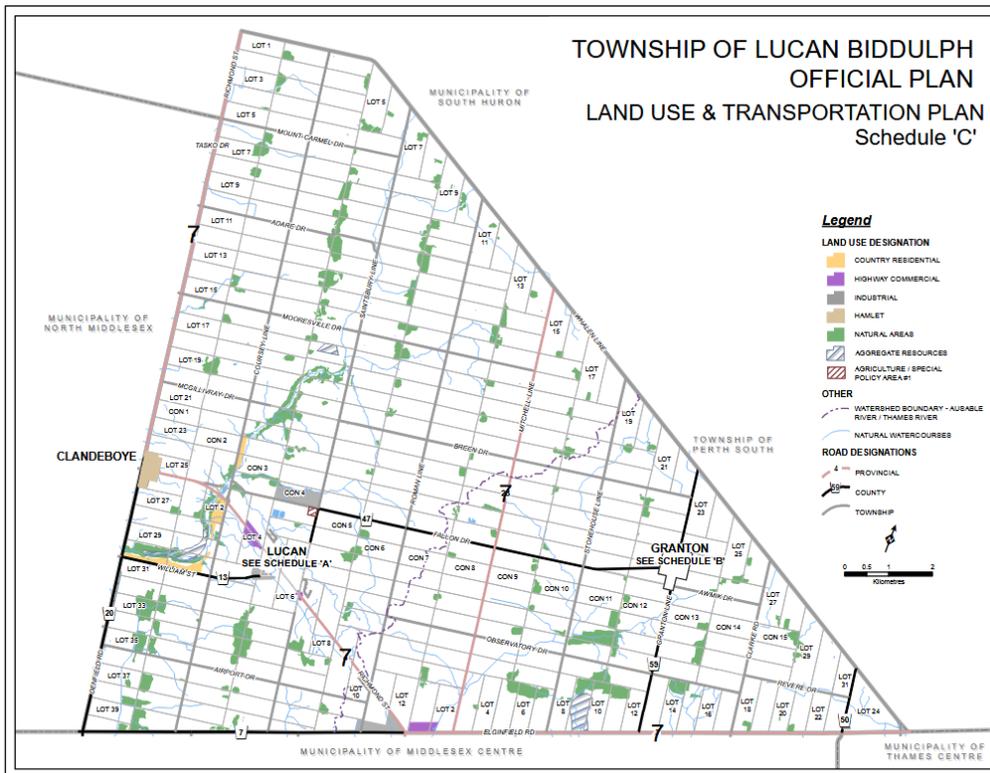
3.1.5.1 Land Use

Within areas designated ‘Country Residential’ on Schedule ‘C’, the primary use of land shall be for single unit detached dwellings on large lots. Uses accessory to residential uses such as home occupations shall also be permitted. The actual uses permitted and the regulations applying to them will be established in the Zoning By-law

3.1.5.3 Impact on the Natural Environment

Where new development is proposed in areas designated ‘Country Residential’, conditions may be imposed to ensure the natural amenity and scenic quality of the valleylands and of the lands being developed are maintained and, wherever feasible, enhanced. Topography shall not be adversely altered and mature, healthy trees protected both during and following development.

When you look at this map:



The “Natural Areas” section accounts for less than 6% (5.85) of the township which is VASTLY less than other rural towns across Ontario.

As an example, when I ran a comparison with other areas in Ontario I found:

Counties like **Northumberland** explicitly designate **Environmental Protection Areas** and are rolling out Natural Heritage. These systems, once mapped, generally represent **20–40% of rural land area**.

Compared to typical rural Ontario municipalities:

Municipality Type	Typical Natural Environment %	Source Basis
Greenbelt / Escarpment rural municipalities	30–60% natural heritage areas	Provincial Plans (NEP/ORM/Greenbelt) [ontario.ca]
Rural counties (e.g., Northumberland)	20–40% in EPA/NHS conceptual mapping	Official Plan + NHS work [northumberland.ca]
Mixedwood Plains Ecozone baseline	Large natural heritage features still common; NHS planning widely adopted	Ontario Biodiversity Council [sobr.ca]

The research also said: *Lucan Biddulph's natural environment land is unusually low for a rural township.*

A “typical” rural township might have **4× to 8× more** natural environment land.

From a planning/official Plan perspective, Lucan would likely benefit from:

- Identifying a **Natural Heritage System (NHS)** at the township scale
- **Protecting remaining woodlots and wetlands**
- Creating **corridor linkages** along streams and drainage channels
- **Increasing environmental protection designations in the next OP update**

These actions are strongly supported by provincial natural heritage guidance. [\[ontario.ca\]](#)

Bayfield Ausable Conservation Authority Engagement

I spoke to Ian Jean, the Forestry and Land Stewardship Specialist for the Bayfield Ausable Conservation Authority, and he said they were not engaged regarding this planning and the suggested changes to the bylaws at all. He said they would absolutely advocate for the protection of trees and wildlife. I feel like not engaging with this conservation authority is a large oversight.

Indigenous community engagement

Southwestern Ontario municipalities—including Middlesex County—fall primarily within the traditional territories of:

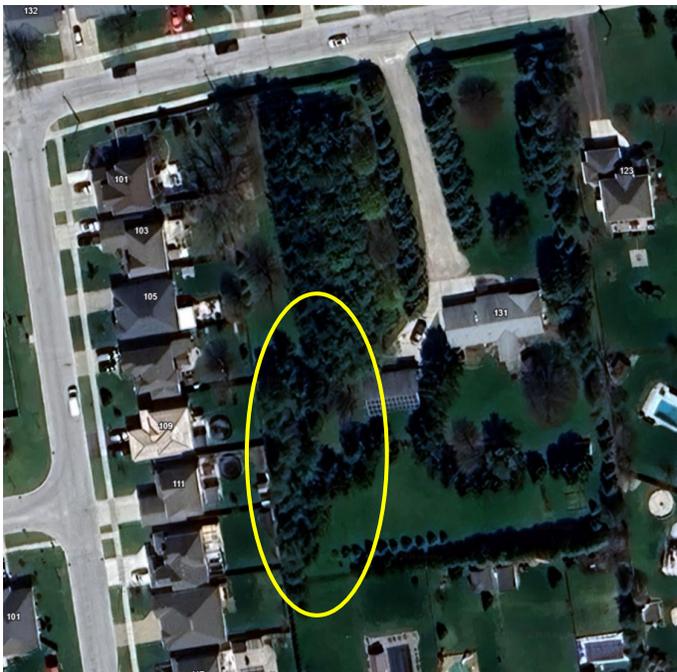
- Chippewas of the Thames First Nation
- Oneida Nation of the Thames
- Munsee-Delaware Nation

These Nations are routinely notified for planning matters, environmental assessments, resource projects, and Official Plan updates across the region. Have they been engaged?

Though the province holds the *legal* duty to consult Indigenous Nations, municipalities often notify or engage Indigenous communities as part of the planning process, and project proponents may have procedural responsibilities.

Wildlife habitat

Back to the situation that personally impacts me and my neighbours:



Cornell University developed an ap to inform bird migration and bird awareness. In the fenced trees in the above photo I have confirmed the following species:

Black-capped Chickadee

In the trees | CA-ON
May 10, 2025



Dark-eyed Junco

In the trees | CA-ON
March 13, 2025



American Crow

In the trees | CA-ON
May 12, 2025



Brown-headed Cowbird

In the trees | CA-ON
May 5, 2025



Bald Eagle

In the trees | CA-ON
September 28, 2024



Rose-breasted Grosbeak

In the trees | CA-ON
May 12, 2025



European Starling

In the trees | CA-ON
March 14, 2025



Red-breasted Nuthatch

In the trees | CA-ON
July 17, 2024



Downy Woodpecker

In the trees | CA-ON
May 12, 2025



Killdeer

In the trees | CA-ON
March 14, 2025



Carolina Wren

In the trees | CA-ON
July 17, 2024



Gray Catbird

In the trees | CA-ON
May 10, 2025



Blue Jay

In the trees | CA-ON
March 13, 2025



Red-tailed Hawk

In the trees | CA-ON
July 17, 2024



Northern Flicker

In the trees | CA-ON
July 13, 2025



Mourning Dove

In the trees | CA-ON
June 9, 2024



House Sparrow

In the trees | CA-ON
June 9, 2024



American Robin

In the trees | CA-ON
June 9, 2024



House Finch

In the trees | CA-ON
June 9, 2024



American Goldfinch

In the trees | CA-ON
June 9, 2024



Chipping Sparrow

In the trees | CA-ON
June 9, 2024



Baltimore Oriole

In the trees | CA-ON
June 9, 2024



Cedar Waxwing

In the trees | CA-ON
June 9, 2024



Common Grackle

In the trees | CA-ON
June 7, 2024



Northern Cardinal

In the trees | CA-ON
June 9, 2024



- Rare:**
- Rose-breasted Grosbeak
 - Carolina Wren
 - Baltimore Oriole
- Uncommon:**
- Brown-headed Cowbird
 - Dark-eyed Junco
 - Bald Eagle
 - Red-breasted Nuthatch
 - Chipping Sparrow

This is clearly and important habitat for wildlife and migrating birds. This does not include: rabbits, squirrels, raccoons, etc. Removal of these trees would be a huge loss to the environment and our community.

Under the 2030 Nature Strategy, the **federal government** commits to a national biodiversity strategy to **halt nature loss and protect critical habitat** and ecosystems. (Canada Wildlife Act, Migratory Birds Convention Act) [canada.ca]

The Migratory Birds Convention Act (MBCA) includes habitat protection.

- Protects migratory birds as populations and individuals
- Protects their eggs and nests
- And protects “the habitat necessary for their survival”

Habitat protection is a core part of the Migratory Birds Convention Act. It protects not only the birds themselves, but also **the habitat they depend on**, especially through migratory bird sanctuaries and regulatory **prohibitions on harming nests or disrupting essential bird habitat**.

I wanted a summary of the changes old vs new to understand exactly what is being altered. If this chart is accurate – this is something that should be shared with the community so they can actually understand the implications of the changes.

Appendix 1 - from a Co-pilot summary: Residential Zones - OLD vs NEW Standards (R1, R2, R3)

Lucan Biddulph — Proposed HAF2 Zoning By-law Amendment (ZBA-01-2026)

All data is sourced from the draft by-law text and comparison tables on pp. 15–38.

Legend

- **OLD** = current zoning rules (pre-amendment)
- **NEW** = proposed rules under HAF2 by-law
- **ARUs** = Additional Residential Units

R1 — Residential First Density

Category	OLD	NEW
Permitted Dwelling Types	Single detached only (duplex/semis generally not as-of-right) [Agenda Pac...3 2026.pdf PDF]	Single, duplex, semi, street townhouse, townhouse, multiple-unit (≤4), + up to 2 ARUs [Agenda Pac...3 2026.pdf PDF]
Min Lot Area	Single: higher than new (approx. 460 m ²) [Agenda Pac...3 2026.pdf PDF]	Single/duplex 400 m ² ; semi 200 m ² /unit; townhouse 180 m ² /unit; multiple 150 m ² /unit [Agenda Pac...3 2026.pdf PDF]
Min Frontage	Single: 15 m [Agenda Pac...3 2026.pdf PDF]	Single/duplex 12 m; semi 7 m/unit; townhouse 6 m interior / 7.5 m end; multiple 15 m [Agenda Pac...3 2026.pdf PDF]
Front Yard	6 m [Agenda Pac...3 2026.pdf PDF]	5.0 m (habitable) / 6.0 m (garage) [Agenda Pac...3 2026.pdf PDF]
Interior Side Yard	1.2 m both sides [Agenda Pac...3 2026.pdf PDF]	1.2 m (single/duplex/townhouses); common walls = 0 m [Agenda Pac...3 2026.pdf PDF]

Exterior Side Yard	3.5 m [Agenda Pac...3 2026.pdf PDF]	5.0 m (or 6.0 m if driveway access) [Agenda Pac...3 2026.pdf PDF]
Rear Yard	7 m (single) [Agenda Pac...3 2026.pdf PDF]	7 m (same), + rear common-wall exemption [Agenda Pac...3 2026.pdf PDF]
Max Height	10 m [Agenda Pac...3 2026.pdf PDF]	10.5 m [Agenda Pac...3 2026.pdf PDF]
Parking	Single = 2; limited options for multi-unit forms [Agenda Pac...3 2026.pdf PDF]	Single/duplex 2; semi/townhouse 1.5; multiple 1.25; ARU = 1 (tandem OK) [Agenda Pac...3 2026.pdf PDF]
Lot Coverage	~35% (varied)	55% when ARUs present [Agenda Pac...3 2026.pdf PDF]

R2 — Residential Second Density

Category	OLD	NEW
Permitted Dwelling Types	Single, duplex, semi; limited multi-unit	Single, duplex, semi, street townhouse, townhouse, multiple-unit (≤8 units), + up to 2 ARUs [Agenda Pac...3 2026.pdf PDF]
Min Lot Area	Single/duplex 400 m ² ; semi 200 m ² /unit [Agenda Pac...3 2026.pdf PDF]	Single/duplex 350 m ² ; semi 200 m ² /unit; townhouse 165 m ² /unit; multiple 100 m ² /unit [Agenda Pac...3 2026.pdf PDF]
Min Frontage	Single: 12 m; semi: 6 m/unit [Agenda Pac...3 2026.pdf PDF]	Single 11 m; semi 7 m/unit; townhouse 5.5 m interior / 7.0 m end; multiple 20 m [Agenda Pac...3 2026.pdf PDF]
Lot Coverage	40% max [Agenda Pac...3 2026.pdf PDF]	45% max [Agenda Pac...3 2026.pdf PDF]
Front Yard	6 m [Agenda Pac...3 2026.pdf PDF]	5.0 m (habitable) / 6.0 m vehicle access [Agenda Pac...3 2026.pdf PDF]

Interior Side Yard	1.2 m	1.2 m (singles/semis/townhouses); common walls = 0 m; multiples add extra based on height [Agenda Pac...3 2026.pdf PDF]
Rear Yard	7–10 m depending on type [Agenda Pac...3 2026.pdf PDF]	Single/duplex/semi/townhouse 7 m; multiple 8 m; common-wall exemption [Agenda Pac...3 2026.pdf PDF]
Max Height	~10 m	Single/duplex/semi 10.5 m; townhouse 12.0 m; multiple 14.0 m [Agenda Pac...3 2026.pdf PDF]
Parking	Single 2; limited multi-unit rules	Single/duplex 2; semi/townhouse 1.5; multiple 1.25; ARU = 1; shared off-site allowed (≤150 m) [Agenda Pac...3 2026.pdf PDF]
Amenity Area	None required	10 m ² /unit for sites with >4 units [Agenda Pac...3 2026.pdf PDF]

R3 — Residential Third Density

Category	OLD	NEW
Permitted Dwelling Types	Apartments, multiple-unit, seniors home, townhouse	Grouped housing, street townhouse, plus all existing types, + ARUs [Agenda Pac...3 2026.pdf PDF]
Min Lot Area	Apartments: 1,500 m ² ; townhouses higher than new	Apartments/multiple 90 m ² /unit; townhouse 145 m ² /unit; seniors 1,500 m ² ; grouped housing (no per-unit min) [Agenda Pac...3 2026.pdf PDF]
Min Frontage	Apartments 30 m [Agenda Pac...3 2026.pdf PDF]	Apartments/multiple 25 m; seniors 30 m; townhouse 5.5 m interior / 7.0 m end; grouped 25 m [Agenda Pac...3 2026.pdf PDF]
Lot Coverage	40%	45% [Agenda Pac...3 2026.pdf PDF]

Front Yard	~8 m for apartments	Apartments/multiple 6.0 m ; seniors 8.0 m ; townhouse 4.5 m (habitable)/6 m (garage) ; grouped 7.0 m [Agenda Pac...3 2026.pdf PDF]
Interior Side Yard	3 m interior / 8 m exterior for corner lots [Agenda Pac...3 2026.pdf PDF]	Apartments/multiple/seniors/grouped 3.0 m interior / 4.5 m exterior ; townhouse 2.0 m interior / 4.5 m exterior ; common walls = 0 m [Agenda Pac...3 2026.pdf PDF]
Rear Yard	10 m	Apartments/seniors/grouped 9 m ; multiple 8 m ; townhouse 7 m ; common-wall exemption [Agenda Pac...3 2026.pdf PDF]
Max Height	10 m	Apartments/multiple/seniors/grouped 15.0 m ; townhouse 12.0 m [Agenda Pac...3 2026.pdf PDF]
Parking	1.5/unit	Apartments 1.25/unit + 1 visitor/10 ; multiple 1.25 ; seniors 1/2.5 beds ; townhouse 1.5 ; ARU = 1 (tandem OK) [Agenda Pac...3 2026.pdf PDF]
Amenity Area	35% of lot area previously required [Agenda Pac...3 2026.pdf PDF]	Deleted ; replaced with 10 m²/unit standard (for >4 units) [Agenda Pac...3 2026.pdf PDF]

ARU Standards (Apply Across Zones)

Requirement	NEW Standard
Max ARUs per lot	2 (max 1 in accessory structure) [Agenda Pac...3 2026.pdf PDF]
Max bedrooms (total)	3 across all ARUs [Agenda Pac...3 2026.pdf PDF]
Parking	1/ARU , tandem allowed [Agenda Pac...3 2026.pdf PDF]
Accessory ARU height	7 m (mid-point) [Agenda Pac...3 2026.pdf PDF]

Accessory ARU setbacks	1.2 m side/rear; 2 m separation from other dwellings; no front/exterior side yard siting; 1.5 m clear path to street [Agenda Pac...3 2026.pdf PDF]
Lot coverage (urban lots w/ ARUs)	55% max overall [Agenda Pac...3 2026.pdf PDF]
Rural servicing	Must meet well/septic and MDS I ; size ≤75% principal dwelling (cap 120 m ² in some cases) [Agenda Pac...3 2026.pdf PDF]

Additional questions and concerns before council

Your response	Follow up question
<p><i>In my opinion, the proposed zoning standards would preclude most lots from establishing four units</i></p>	<p>Are the bylaws/zoning standards something different people can take different perspectives on? <i>In my opinion</i> sounds like different planners may have different interpretations. Is that correct?</p> 
<p><i>From a legislation perspective, a decision on a Zoning By-law amendment is required within 90 days of receipt. Any decision is then subject to a 20 day appeal period, before coming into force and effect.</i></p>	<p>Does this mean the town has 20 days after council moves this forward to appeal?</p> 
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<p>complementing the pre-existing residential uses.</p>	
<p>As a note, apartments are not proposed to be included in the R1 zone and are proposed to remain only in the R3 zone.</p>	<p>So this answers my question to a point. In the case of 131 Nicoline, as FR – that could be rezoned as R3 in the future, correct?</p> <p>Does this mean there is a potential for a 4-5 story building to go up in that space?</p> <p>How likely is that? </p>
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<p>If a proposed development met all zoning requirements, notification to the public would not occur as there would be no planning application.</p>	<p>Could this result in a fairly substantial change happening in someone’s neighbourhood or right next to their property and they won’t even know? </p>
<p>Any development would still be required to meet all applicable setback standards to front yard, side yards, and rear yards as established in the Zoning By-law.</p>	<p>And these standards are being opened up widely to allow for less spaces between dwellings, correct? </p> <p>*See appendix 1 summary of changes</p>
<p>If a proposed development does not meet the zoning provisions in the Zoning By-law for items such as height, number of units, setbacks, lot coverage, or parking, it would be</p>	<p>So if zoning provisions are met (using the new more open suggested bylaws) there will be no notice to residents impacted?</p>

subject to a planning application, which require a public meeting. If a proposal meets all of the zoning provisions, a planning application would not be required and a public meeting would not be held.

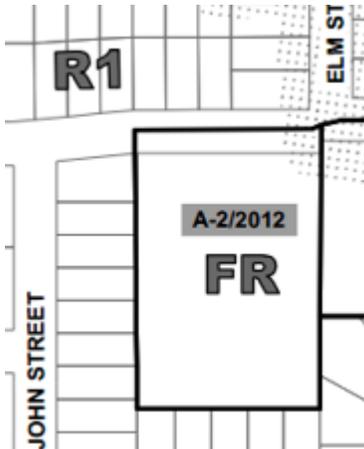
No meeting ? No signs? Zero communication to the most impacted people?



Respecting the personal situation you are referencing in the document, the subject lands at 131 Nicoline Ave are zoned Future Residential (FR) Zone. The FR zone is a placeholder zone that does not allow any redevelopment until it is rezoned to an alternative residential zone. That is to say, any proposed residential development on the lands would require a formal planning application, which would be subject to a planning meeting

Does a planning meeting also involve a notice to the public, especially those surrounding this property?

What is the likelihood of FR in this space turning into R2 and/or R3 when it is rezoned?



As a final note, I reviewed the recommendation and subsequent considerations in your letter. It is within Council's authority to amend a motion to include any or all the recommendations. I did not include them in my report or by-law as I would not consider them to be consistent with the intent of the Provincial Planning Statement 2024 (PPS 2024).

My recommendations might not align with the intent of the provincial planning statement – but are we not supposed to be tailoring these bylaws to suit our smaller town needs/aesthetic?



Circling back to my comment in my previous email, people move to the country for a reason – and these changes to the bylaw are very in-line with what might be seen in London or another city. Why wouldn't we tweak it, since we have the ability to right now, and make it work for what's best for Lucan – while still adhering to the spirit of province's statement?

At that time, Council may consider the recommended changes in your letter and direct staff to make amendments.

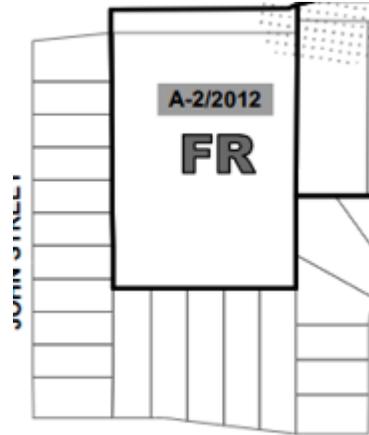
I respect your knowledge and experience in this space. What can be done? Is there something we can discuss at/before council? What would be best to ask for, or recommend? What will protect the citizen's investments in their homes and protect the habitats for wildlife?



Council asked about the proposed changes and that it's not meant to be "cookie cutter" and is supposed to work for Lucan. What can we do that would meet the needs of current residents and also fit the needs for the grant? From what I'm understanding – it doesn't need to be this way. So, can there be some flexibility? What would work?

If the Township were to introduce a new zoning provision that limited redevelopment opportunities to parcels with less than four (4) abutting parcels, it would drastically limit the opportunity for any redevelopment and intensification opportunities within the community.

Can it be changed to 10, 12 abutting lots, that way it doesn't drastically limit the opportunity? I don't imagine there are many lots in the same circumstance as this one.



16 are residents impacted in the above example.

Can we look at a percentage? For example, if a lot in question has 35% mature trees on that lot, then only 5% can be removed for development and replaced with new trees?

Official Plan document from October

<https://www.lucanbiddulph.on.ca/sites/default/files/2024-10/LB%20OP%20Text%20Consolidation%20October%202024.pdf>

In the Official Plan document from October, 2024 there are several areas that don't seem to be in alignment with these bylaw changes. How were the highlighted areas considered in this planning?

3.1.1.2 Tree Planting and Woodlands

The Municipality recognizes the importance of trees, woodlots and woodlands and the relatively low forest coverage in the Township. The cutting of trees and the clearing of woodlots and riparian zones along watercourses shall, therefore, be discouraged except as may be provided for in accordance with the County of Middlesex Tree Cutting By-law. In such cases, the owner shall be encouraged to plant and maintain a woodlot, equivalent or superior in size and species to the area to be cleared, elsewhere in the Township. The Municipality will support, to the extent its resources permit, the efforts of other public bodies, organizations and landowners to improve the amount and quality of woodlands in the Township.

The County of Middlesex Tree Cutting By-law's purpose is to protect forest cover, ensure sustainable timber harvesting, and maintain the County's natural heritage, biodiversity, and ecosystem functions.

Intended to:

- Prevent deforestation and overharvesting
- Promote good forestry practices
- Protect wildlife habitat, soil, water, and ecosystem health
- Support sustainable wood production
- Maintain and enhance forest integrity and resilience [middlesex.ca]

3.1.3 NATURAL AREAS

The Township of Lucan Biddulph does not have an abundance of natural heritage features such as significant wetlands, woodlands, valleylands, wildlife habitat and areas of natural and scientific interest. Areas designated as natural heritage are few in number and include only one relatively small wetland complex lying north of Lucan and two relatively small woodlands being the Lucan Woodlot and Lucan Crossing lying south and southwest respectively of Lucan. These three natural heritage areas are recognized and designated

in the County of Middlesex Official Plan. Perhaps the most widely recognized natural heritage feature and certainly the most dominant physical feature in the Township is the valley of the Little Ausable River lying to the west and north of Lucan. Natural areas also include all woodlands four hectares (10 acres) or greater in area, found throughout the Township.

Though 131 Nicoline is not a “designated” natural area – it is a natural area and consists of one of (if not the biggest) area of mature trees/evergreens in the residential areas of town and is the habitat for a significant amount of wildlife. Have the following been seriously considered with these new bylaw changes?

3.1.3.1 Natural Heritage Features and Areas

Wetlands, fish habitat, woodlands, valley lands, wildlife habitat including in particular habitat of endangered and threatened species and areas of natural and scientific interest warrant protection for their ecological and social values as well as for their contribution to the natural landscape of the Township. They will be protected, wherever possible, from incompatible development and from activities, which would undermine their integrity. Those natural heritage features and areas considered to be of significant ecological, scenic and/or natural value are designated on Schedule “C”. It is the intention of this Plan that these lands remain in their natural state free and clear of any non-essential buildings or structures.

3.1.3.2 Impacts on Natural Areas

e) The County of Middlesex Official Plan and the Provincial Policy Statement

3.1.3.5 Woodlots

The retention of woodlots or portions of woodlots that are not considered significant (less than four hectares in size) is also encouraged. Wherever possible and practical, additional trees should be planted to replace trees removed as a result of development. The preservation of road side trees and fence-line tree planting is encouraged except where a safety issue is apparent.

Though 131 Nicoline is not a “designated” country residential – it is on an expansive lot like country residential.

3.1.5 COUNTRY RESIDENTIAL

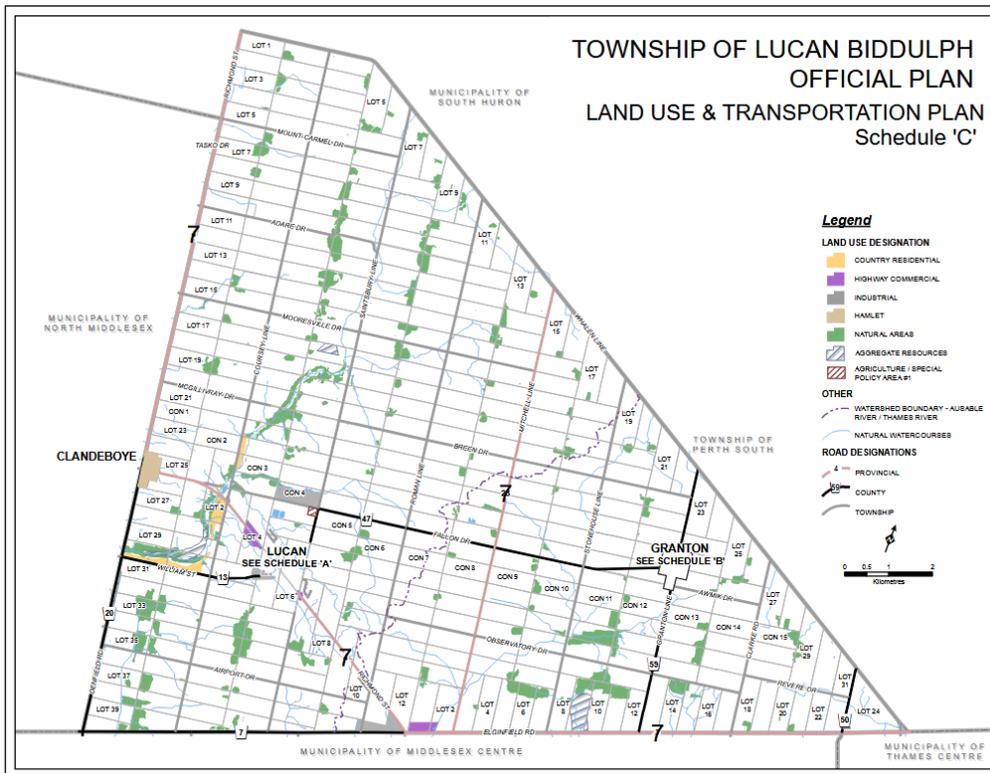
3.1.5.1 Land Use

Within areas designated ‘Country Residential’ on Schedule ‘C’, the primary use of land shall be for single unit detached dwellings on large lots. Uses accessory to residential uses such as home occupations shall also be permitted. The actual uses permitted and the regulations applying to them will be established in the Zoning By-law

3.1.5.3 Impact on the Natural Environment

Where new development is proposed in areas designated ‘Country Residential’, conditions may be imposed to ensure the natural amenity and scenic quality of the valleylands and of the lands being developed are maintained and, wherever feasible, enhanced. Topography shall not be adversely altered and mature, healthy trees protected both during and following development.

When you look at this map:



The “Natural Areas” section accounts for less than 6% (5.85) of the township which is VASTLY less than other rural towns across Ontario.

As an example, when I ran a comparison with other areas in Ontario I found:

Counties like **Northumberland** explicitly designate **Environmental Protection Areas** and are rolling out Natural Heritage. These systems, once mapped, generally represent **20–40% of rural land area**.

Compared to typical rural Ontario municipalities:

Municipality Type	Typical Natural Environment %	Source Basis
Greenbelt / Escarpment rural municipalities	30–60% natural heritage areas	Provincial Plans (NEP/ORM/Greenbelt) [ontario.ca]
Rural counties (e.g., Northumberland)	20–40% in EPA/NHS conceptual mapping	Official Plan + NHS work [northumberland.ca]
Mixedwood Plains Ecozone baseline	Large natural heritage features still common; NHS planning widely adopted	Ontario Biodiversity Council [sobr.ca]

The research also said: *Lucan Biddulph's natural environment land is unusually low for a rural township.*

A “typical” rural township might have **4× to 8× more** natural environment land.

From a planning/official Plan perspective, Lucan would likely benefit from:

- Identifying a **Natural Heritage System (NHS)** at the township scale
- **Protecting remaining woodlots and wetlands**
- Creating **corridor linkages** along streams and drainage channels
- **Increasing environmental protection designations in the next OP update**

These actions are strongly supported by provincial natural heritage guidance. [\[ontario.ca\]](#)

Bayfield Ausable Conservation Authority Engagement

I spoke to Ian Jean, the Forestry and Land Stewardship Specialist for the Bayfield Ausable Conservation Authority, and he said they were not engaged regarding this planning and the suggested changes to the bylaws at all. He said they would absolutely advocate for the protection of trees and wildlife. I feel like not engaging with this conservation authority is a large oversight.

Indigenous community engagement

Southwestern Ontario municipalities—including Middlesex County—fall primarily within the traditional territories of:

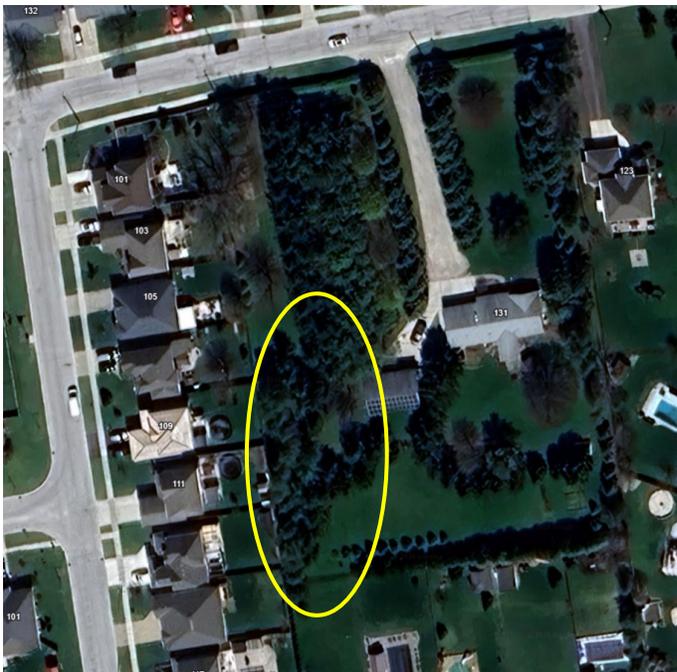
- Chippewas of the Thames First Nation
- Oneida Nation of the Thames
- Munsee-Delaware Nation

These Nations are routinely notified for planning matters, environmental assessments, resource projects, and Official Plan updates across the region. Have they been engaged?

Though the province holds the *legal* duty to consult Indigenous Nations, municipalities often notify or engage Indigenous communities as part of the planning process, and project proponents may have procedural responsibilities.

Wildlife habitat

Back to the situation that personally impacts me and my neighbours:



Cornell University developed an ap to inform bird migration and bird awareness. In the fenced trees in the above photo I have confirmed the following species:

Black-capped Chickadee

In the trees | CA-ON
May 10, 2025



Dark-eyed Junco

In the trees | CA-ON
March 13, 2025



American Crow

In the trees | CA-ON
May 12, 2025



Brown-headed Cowbird

In the trees | CA-ON
May 5, 2025



Bald Eagle

In the trees | CA-ON
September 28, 2024



Rose-breasted Grosbeak

In the trees | CA-ON
May 12, 2025



European Starling

In the trees | CA-ON
March 14, 2025



Red-breasted Nuthatch

In the trees | CA-ON
July 17, 2024



Downy Woodpecker

In the trees | CA-ON
May 12, 2025



Killdeer

In the trees | CA-ON
March 14, 2025



Carolina Wren

In the trees | CA-ON
July 17, 2024



Gray Catbird

In the trees | CA-ON
May 10, 2025



Blue Jay

In the trees | CA-ON
March 13, 2025



Red-tailed Hawk

In the trees | CA-ON
July 17, 2024



Northern Flicker

In the trees | CA-ON
July 13, 2025



Mourning Dove

In the trees | CA-ON
June 9, 2024



House Sparrow

In the trees | CA-ON
June 9, 2024



American Robin

In the trees | CA-ON
June 9, 2024



House Finch

In the trees | CA-ON
June 9, 2024



American Goldfinch

In the trees | CA-ON
June 9, 2024



Chipping Sparrow

In the trees | CA-ON
June 9, 2024



Baltimore Oriole

In the trees | CA-ON
June 9, 2024



Cedar Waxwing

In the trees | CA-ON
June 9, 2024



Common Grackle

In the trees | CA-ON
June 7, 2024



Northern Cardinal

In the trees | CA-ON
June 9, 2024



- Rare:**
- Rose-breasted Grosbeak
 - Carolina Wren
 - Baltimore Oriole
- Uncommon:**
- Brown-headed Cowbird
 - Dark-eyed Junco
 - Bald Eagle
 - Red-breasted Nuthatch
 - Chipping Sparrow

This is clearly and important habitat for wildlife and migrating birds. This does not include: rabbits, squirrels, raccoons, etc. Removal of these trees would be a huge loss to the environment and our community.

Under the 2030 Nature Strategy, the **federal government** commits to a national biodiversity strategy to **halt nature loss and protect critical habitat** and ecosystems. (Canada Wildlife Act, Migratory Birds Convention Act) [canada.ca]

The Migratory Birds Convention Act (MBCA) includes habitat protection.

- Protects migratory birds as populations and individuals
- Protects their eggs and nests
- And protects “the habitat necessary for their survival”

Habitat protection is a core part of the Migratory Birds Convention Act. It protects not only the birds themselves, but also **the habitat they depend on**, especially through migratory bird sanctuaries and regulatory **prohibitions on harming nests or disrupting essential bird habitat**.

I wanted a summary of the changes old vs new to understand exactly what is being altered. If this chart is accurate – this is something that should be shared with the community so they can actually understand the implications of the changes.

Appendix 1 - from a Co-pilot summary: Residential Zones - OLD vs NEW Standards (R1, R2, R3)

Lucan Biddulph — Proposed HAF2 Zoning By-law Amendment (ZBA-01-2026)

All data is sourced from the draft by-law text and comparison tables on pp. 15–38.

Legend

- **OLD** = current zoning rules (pre-amendment)
- **NEW** = proposed rules under HAF2 by-law
- **ARUs** = Additional Residential Units

R1 — Residential First Density

Category	OLD	NEW
Permitted Dwelling Types	Single detached only (duplex/semis generally not as-of-right) [Agenda Pac...3 2026.pdf PDF]	Single, duplex, semi, street townhouse, townhouse, multiple-unit (≤4), + up to 2 ARUs [Agenda Pac...3 2026.pdf PDF]
Min Lot Area	Single: higher than new (approx. 460 m ²) [Agenda Pac...3 2026.pdf PDF]	Single/duplex 400 m ² ; semi 200 m ² /unit; townhouse 180 m ² /unit; multiple 150 m ² /unit [Agenda Pac...3 2026.pdf PDF]
Min Frontage	Single: 15 m [Agenda Pac...3 2026.pdf PDF]	Single/duplex 12 m; semi 7 m/unit; townhouse 6 m interior / 7.5 m end; multiple 15 m [Agenda Pac...3 2026.pdf PDF]
Front Yard	6 m [Agenda Pac...3 2026.pdf PDF]	5.0 m (habitable) / 6.0 m (garage) [Agenda Pac...3 2026.pdf PDF]
Interior Side Yard	1.2 m both sides [Agenda Pac...3 2026.pdf PDF]	1.2 m (single/duplex/townhouses); common walls = 0 m [Agenda Pac...3 2026.pdf PDF]

Exterior Side Yard	3.5 m [Agenda Pac...3 2026.pdf PDF]	5.0 m (or 6.0 m if driveway access) [Agenda Pac...3 2026.pdf PDF]
Rear Yard	7 m (single) [Agenda Pac...3 2026.pdf PDF]	7 m (same), + rear common-wall exemption [Agenda Pac...3 2026.pdf PDF]
Max Height	10 m [Agenda Pac...3 2026.pdf PDF]	10.5 m [Agenda Pac...3 2026.pdf PDF]
Parking	Single = 2; limited options for multi-unit forms [Agenda Pac...3 2026.pdf PDF]	Single/duplex 2; semi/townhouse 1.5; multiple 1.25; ARU = 1 (tandem OK) [Agenda Pac...3 2026.pdf PDF]
Lot Coverage	~35% (varied)	55% when ARUs present [Agenda Pac...3 2026.pdf PDF]

R2 — Residential Second Density

Category	OLD	NEW
Permitted Dwelling Types	Single, duplex, semi; limited multi-unit	Single, duplex, semi, street townhouse, townhouse, multiple-unit (≤8 units), + up to 2 ARUs [Agenda Pac...3 2026.pdf PDF]
Min Lot Area	Single/duplex 400 m ² ; semi 200 m ² /unit [Agenda Pac...3 2026.pdf PDF]	Single/duplex 350 m ² ; semi 200 m ² /unit; townhouse 165 m ² /unit; multiple 100 m ² /unit [Agenda Pac...3 2026.pdf PDF]
Min Frontage	Single: 12 m; semi: 6 m/unit [Agenda Pac...3 2026.pdf PDF]	Single 11 m; semi 7 m/unit; townhouse 5.5 m interior / 7.0 m end; multiple 20 m [Agenda Pac...3 2026.pdf PDF]
Lot Coverage	40% max [Agenda Pac...3 2026.pdf PDF]	45% max [Agenda Pac...3 2026.pdf PDF]
Front Yard	6 m [Agenda Pac...3 2026.pdf PDF]	5.0 m (habitable) / 6.0 m vehicle access [Agenda Pac...3 2026.pdf PDF]

Interior Side Yard	1.2 m	1.2 m (singles/semis/townhouses); common walls = 0 m; multiples add extra based on height [Agenda Pac...3 2026.pdf PDF]
Rear Yard	7–10 m depending on type [Agenda Pac...3 2026.pdf PDF]	Single/duplex/semi/townhouse 7 m; multiple 8 m; common-wall exemption [Agenda Pac...3 2026.pdf PDF]
Max Height	~10 m	Single/duplex/semi 10.5 m; townhouse 12.0 m; multiple 14.0 m [Agenda Pac...3 2026.pdf PDF]
Parking	Single 2; limited multi-unit rules	Single/duplex 2; semi/townhouse 1.5; multiple 1.25; ARU = 1; shared off-site allowed (≤150 m) [Agenda Pac...3 2026.pdf PDF]
Amenity Area	None required	10 m ² /unit for sites with >4 units [Agenda Pac...3 2026.pdf PDF]

R3 — Residential Third Density

Category	OLD	NEW
Permitted Dwelling Types	Apartments, multiple-unit, seniors home, townhouse	Grouped housing, street townhouse, plus all existing types, + ARUs [Agenda Pac...3 2026.pdf PDF]
Min Lot Area	Apartments: 1,500 m ² ; townhouses higher than new	Apartments/multiple 90 m ² /unit; townhouse 145 m ² /unit; seniors 1,500 m ² ; grouped housing (no per-unit min) [Agenda Pac...3 2026.pdf PDF]
Min Frontage	Apartments 30 m [Agenda Pac...3 2026.pdf PDF]	Apartments/multiple 25 m; seniors 30 m; townhouse 5.5 m interior / 7.0 m end; grouped 25 m [Agenda Pac...3 2026.pdf PDF]
Lot Coverage	40%	45% [Agenda Pac...3 2026.pdf PDF]

Front Yard	~8 m for apartments	Apartments/multiple 6.0 m ; seniors 8.0 m ; townhouse 4.5 m (habitable)/6 m (garage) ; grouped 7.0 m [Agenda Pac...3 2026.pdf PDF]
Interior Side Yard	3 m interior / 8 m exterior for corner lots [Agenda Pac...3 2026.pdf PDF]	Apartments/multiple/seniors/grouped 3.0 m interior / 4.5 m exterior ; townhouse 2.0 m interior / 4.5 m exterior ; common walls = 0 m [Agenda Pac...3 2026.pdf PDF]
Rear Yard	10 m	Apartments/seniors/grouped 9 m ; multiple 8 m ; townhouse 7 m ; common-wall exemption [Agenda Pac...3 2026.pdf PDF]
Max Height	10 m	Apartments/multiple/seniors/grouped 15.0 m ; townhouse 12.0 m [Agenda Pac...3 2026.pdf PDF]
Parking	1.5/unit	Apartments 1.25/unit + 1 visitor/10 ; multiple 1.25 ; seniors 1/2.5 beds ; townhouse 1.5 ; ARU = 1 (tandem OK) [Agenda Pac...3 2026.pdf PDF]
Amenity Area	35% of lot area previously required [Agenda Pac...3 2026.pdf PDF]	Deleted ; replaced with 10 m²/unit standard (for >4 units) [Agenda Pac...3 2026.pdf PDF]

ARU Standards (Apply Across Zones)

Requirement	NEW Standard
Max ARUs per lot	2 (max 1 in accessory structure) [Agenda Pac...3 2026.pdf PDF]
Max bedrooms (total)	3 across all ARUs [Agenda Pac...3 2026.pdf PDF]
Parking	1/ARU , tandem allowed [Agenda Pac...3 2026.pdf PDF]
Accessory ARU height	7 m (mid-point) [Agenda Pac...3 2026.pdf PDF]

Accessory ARU setbacks	1.2 m side/rear; 2 m separation from other dwellings; no front/exterior side yard siting; 1.5 m clear path to street [Agenda Pac...3 2026.pdf PDF]
Lot coverage (urban lots w/ ARUs)	55% max overall [Agenda Pac...3 2026.pdf PDF]
Rural servicing	Must meet well/septic and MDS I ; size ≤75% principal dwelling (cap 120 m ² in some cases) [Agenda Pac...3 2026.pdf PDF]