



# Assessment of Potential Future Settlement Lands (Lucan)

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# Residential Growth in Lucan

- ▶ Lucan continues to experience sustained residential growth and development.
- ▶ Under the Provincial Policy Statement (PPS), municipalities are required to ensure a 10-year supply of land designated for residential growth and 3-year supply of serviceable residential lands.
- ▶ To aid in future planning, BMROSS has completed a preliminary high-level examination of constraints and opportunities for future growth outside the current urban settlement area of Lucan.
- ▶ This assessment will serve to direct future studies and engineering reviews required prior to expansion of the settlement area.

<b>Time Period</b>	<b>Additional Single Detached Units</b>	<b>Land Required (at 12.5 units per hectare)</b>
20 years (2019-2039)	960	77 ha
40 years (2019-2059)	1,920	154 ha

# Potential Future Growth

5-YEAR AVERAGE OF 48 SINGLE DETACHED UNITS PER YEAR IN LUCAN



# Current Settlement Area

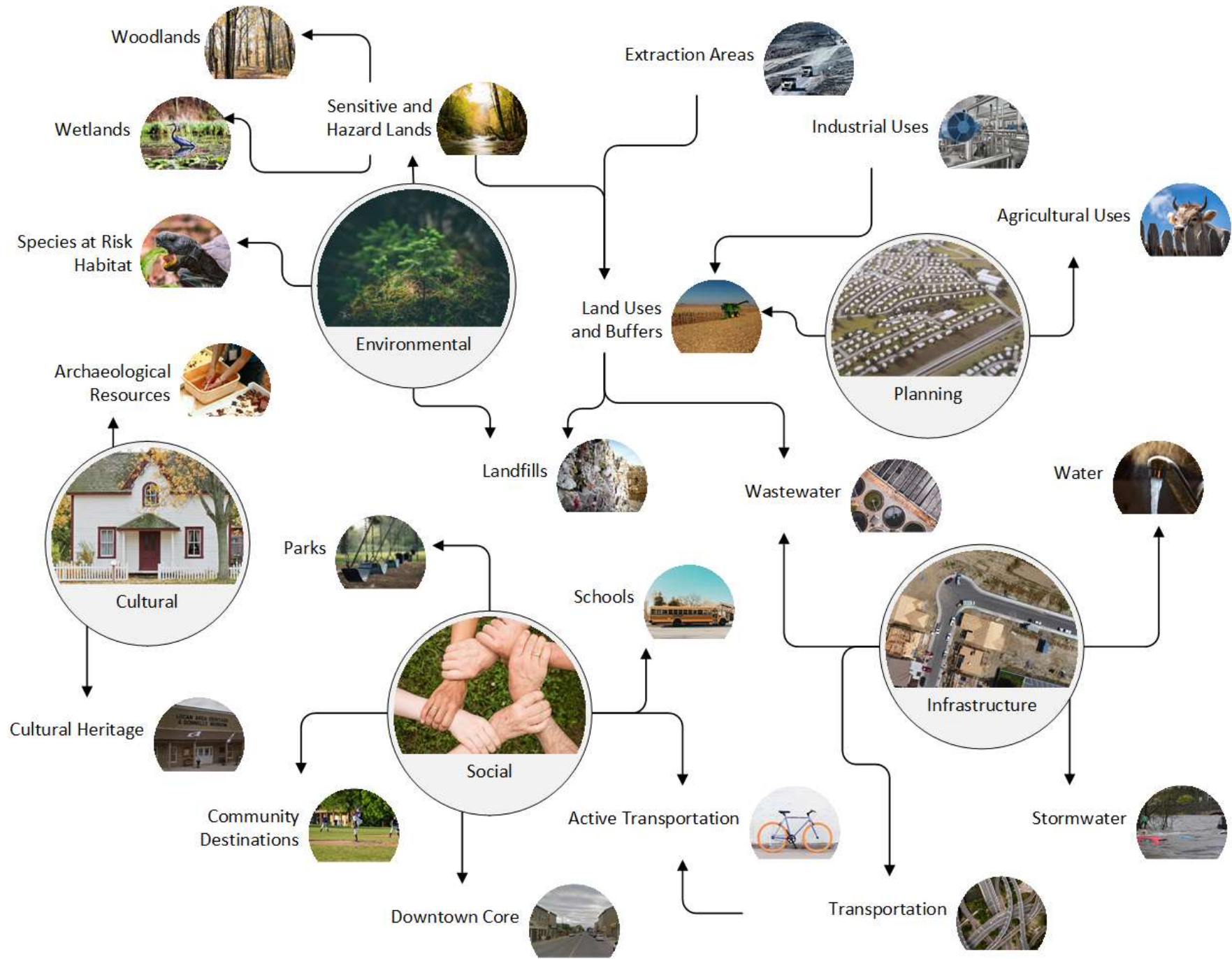


# Study Area

# Factors Influencing Growth

- ▶ To evaluate constraints and opportunities, a number of different criteria influencing growth were examined:





# Planning Considerations



Provincial Planning Policy



Middlesex County Official Plan



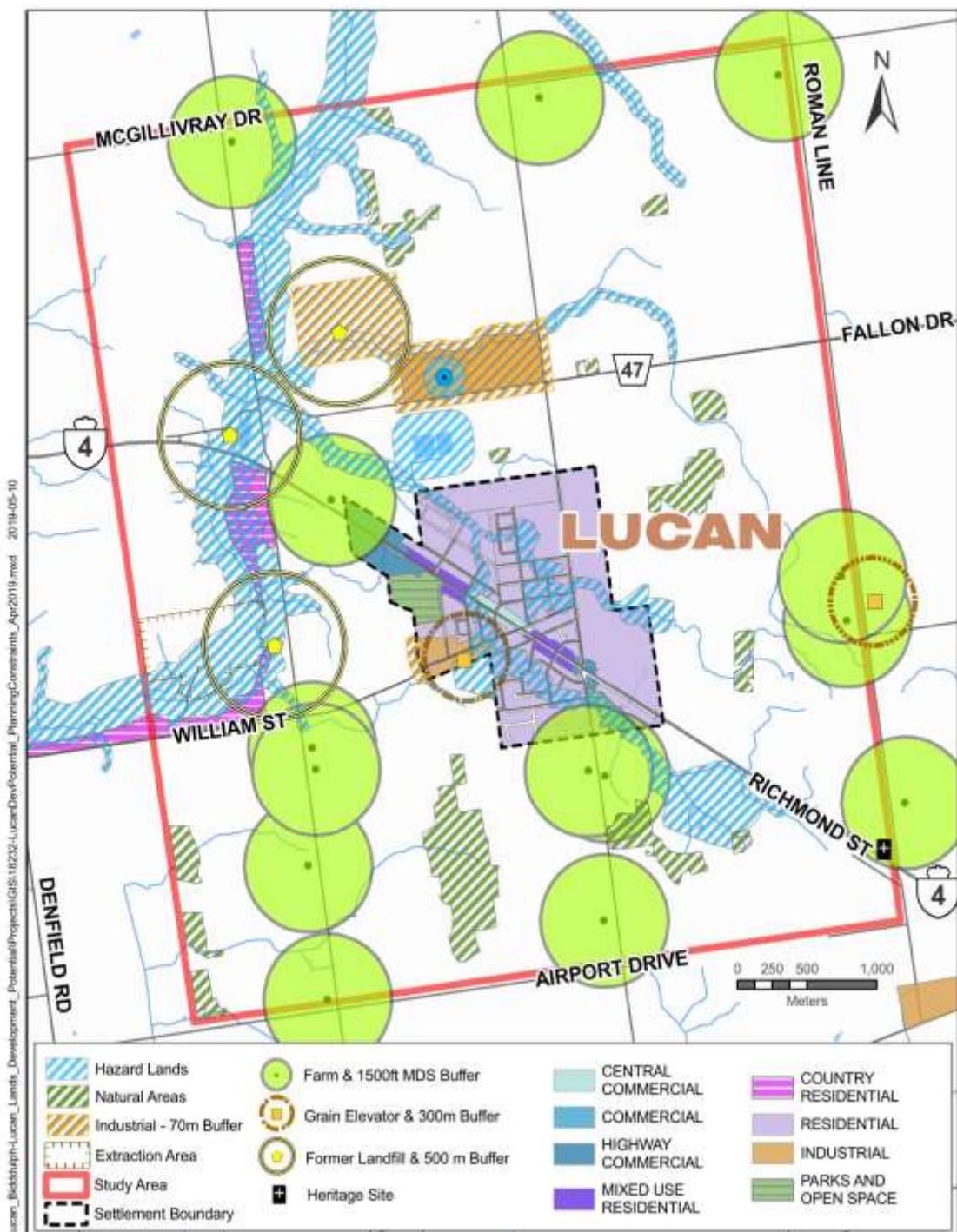
Lucan-Biddulph Official Plan and Zoning By-law

Buffers around WWTP, lagoons, commercial grain handling facilities, portable asphalt plants



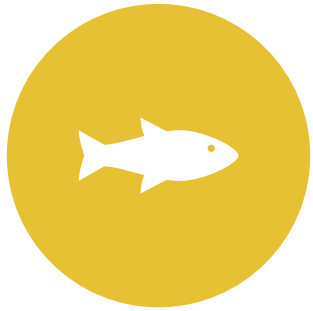
Minimum Distance Separation





# Planning Constraints

# Environmental Constraints



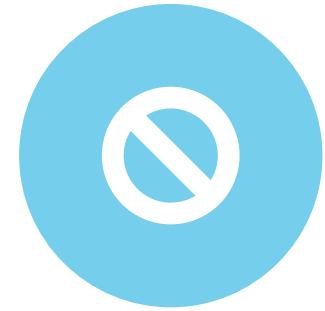
**SIGNIFICANT  
WETLANDS**



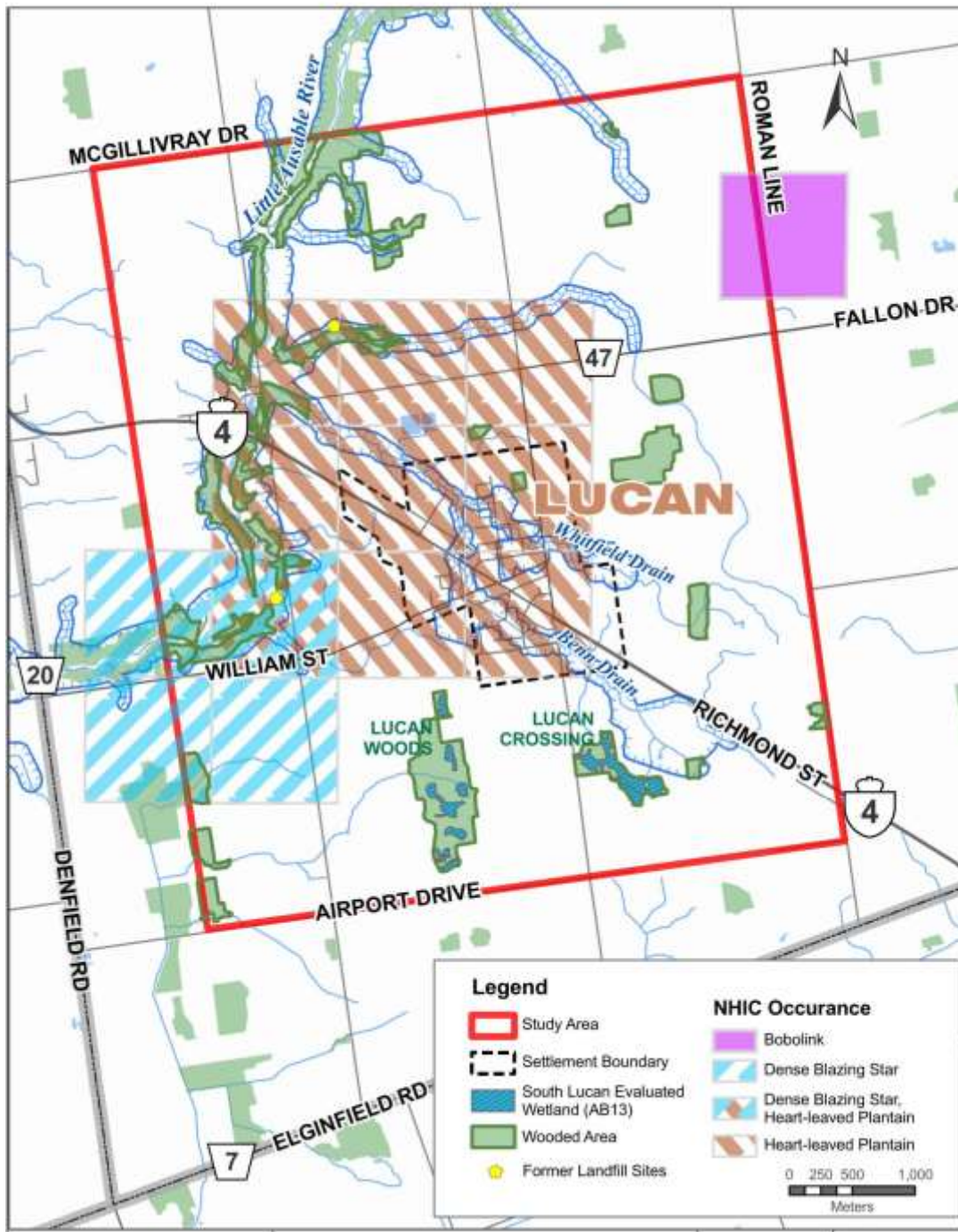
**SIGNIFICANT  
WOODLANDS**



**SPECIES AT  
RISK**



**HAZARD  
LANDS**



# Environmental Constraints

# Social Opportunities



Proximity/access to community facilities and destinations



Active Transportation opportunities (access to proposed cycling routes)



Within walking distance of schools



# Social Opportunities

# Cultural Considerations



## Cultural heritage resources



## Archaeological heritage resources

**Background research by an archaeologist indicates there is potential for archaeological/cultural heritage resources throughout the study area in relation to:**

- First Nations
- The Wilberforce Settlement
- The Donnelly Family

# Infrastructure Considerations



TRANSPORTATION



SANITARY  
SEWAGE

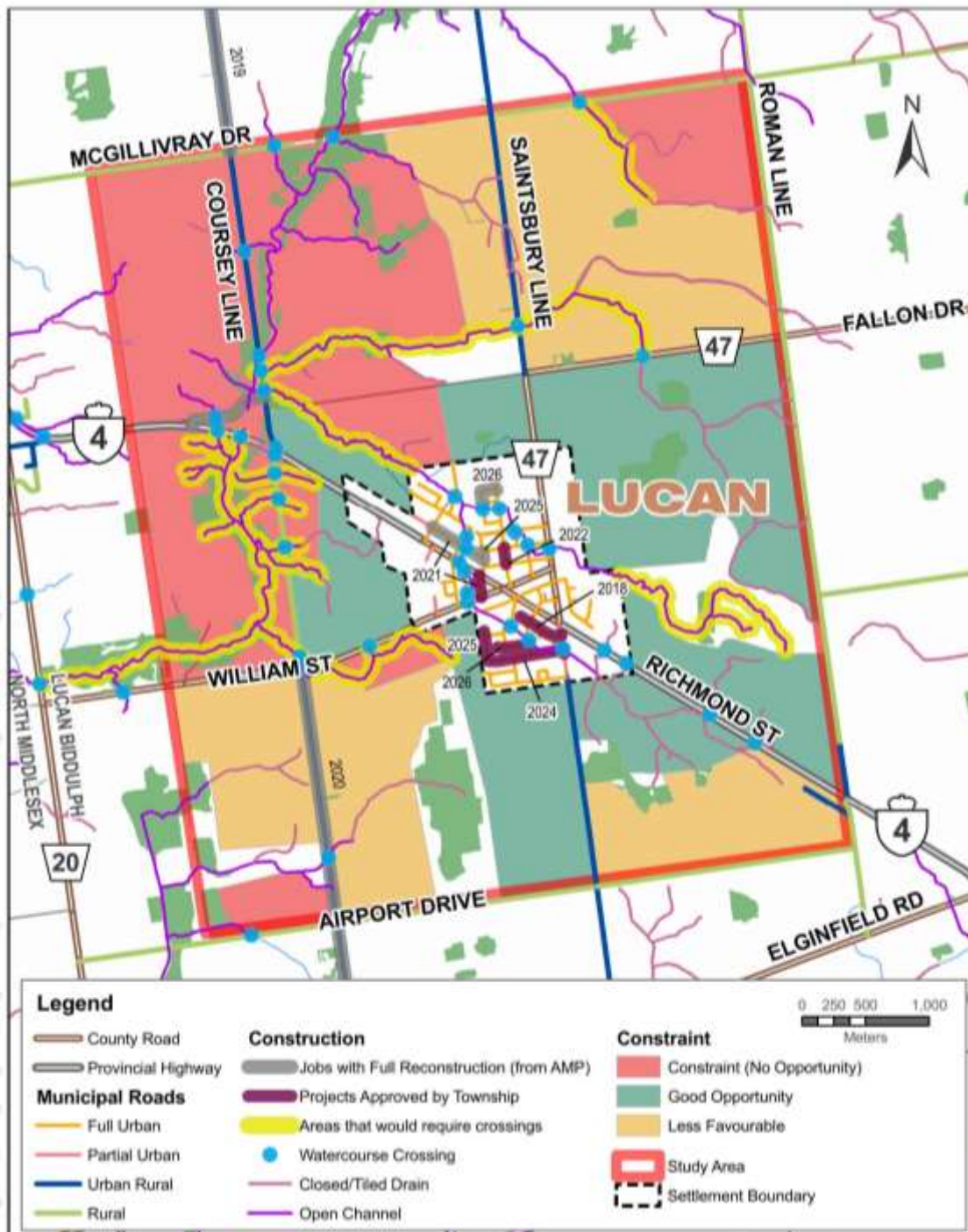


WATER



STORMWATER

Looked at existing infrastructure and where there may be opportunities or constraints. This report did not include a detailed examination of capacities of pipes, pumping stations etc.



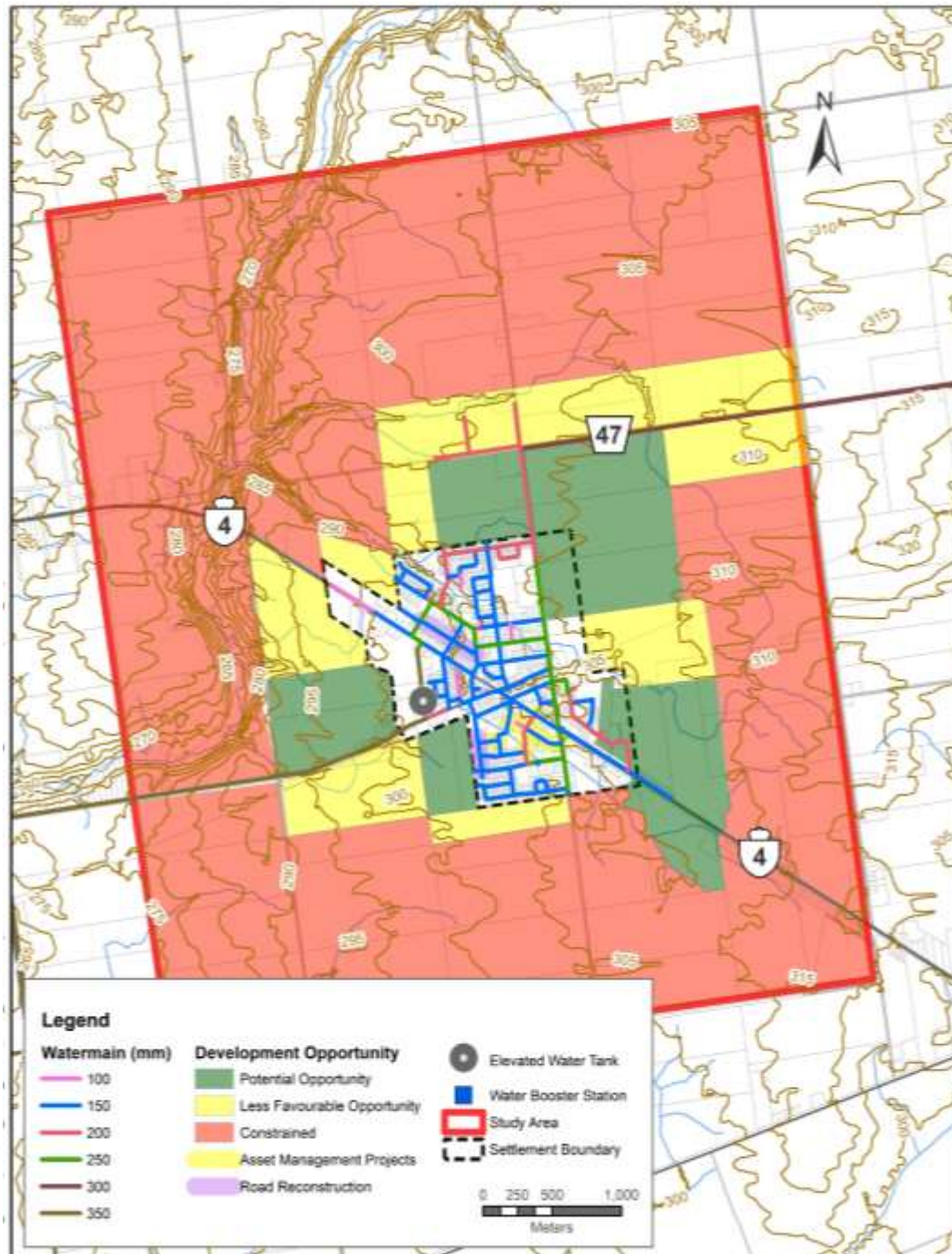
# Transportation

- Consider if water crossings needed
- Connections to existing road network
- Access to arterial and collector roads



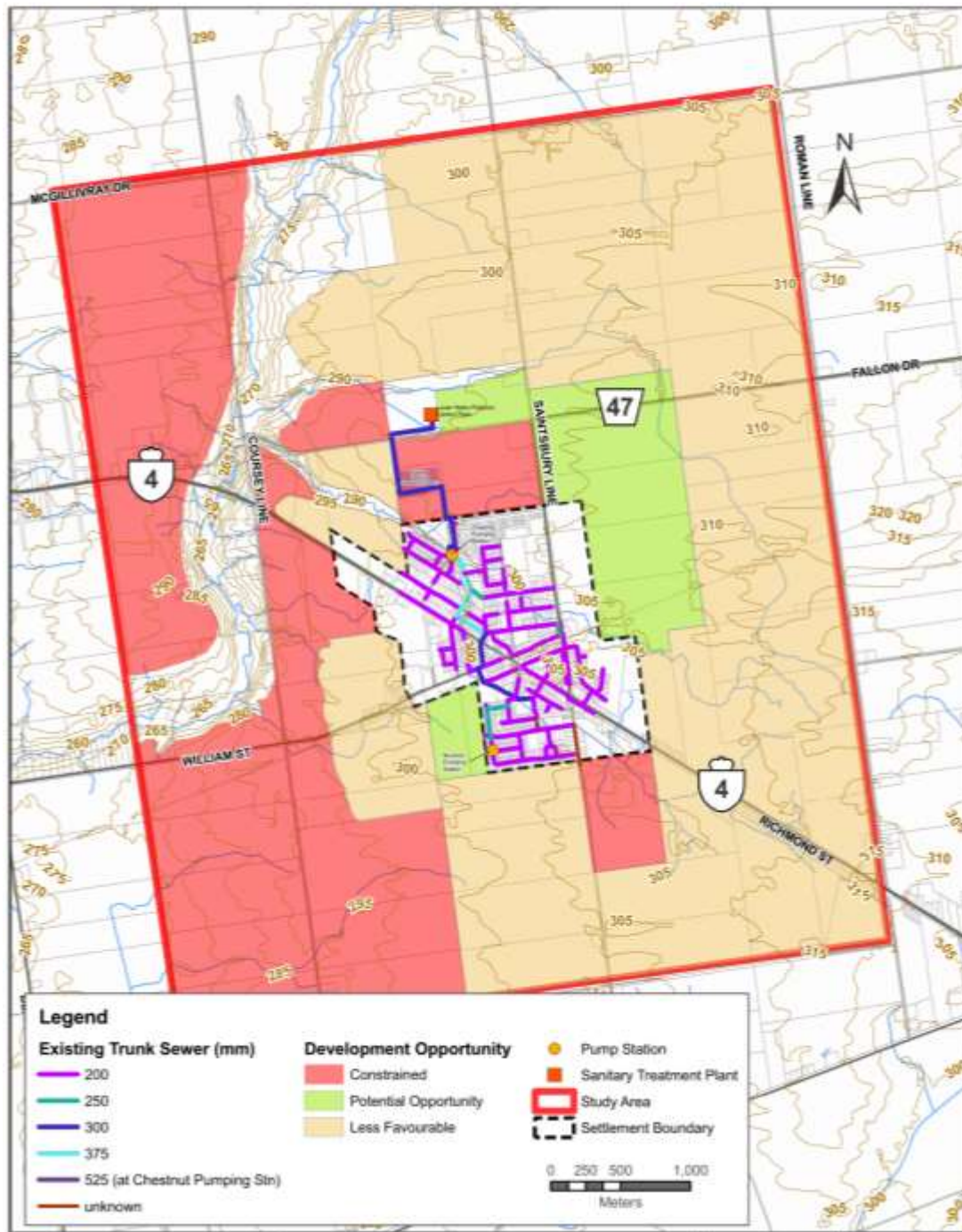
# Water

- Access to trunk watermain
- Ability to loop or avoid dead ends
- Proximity to storage

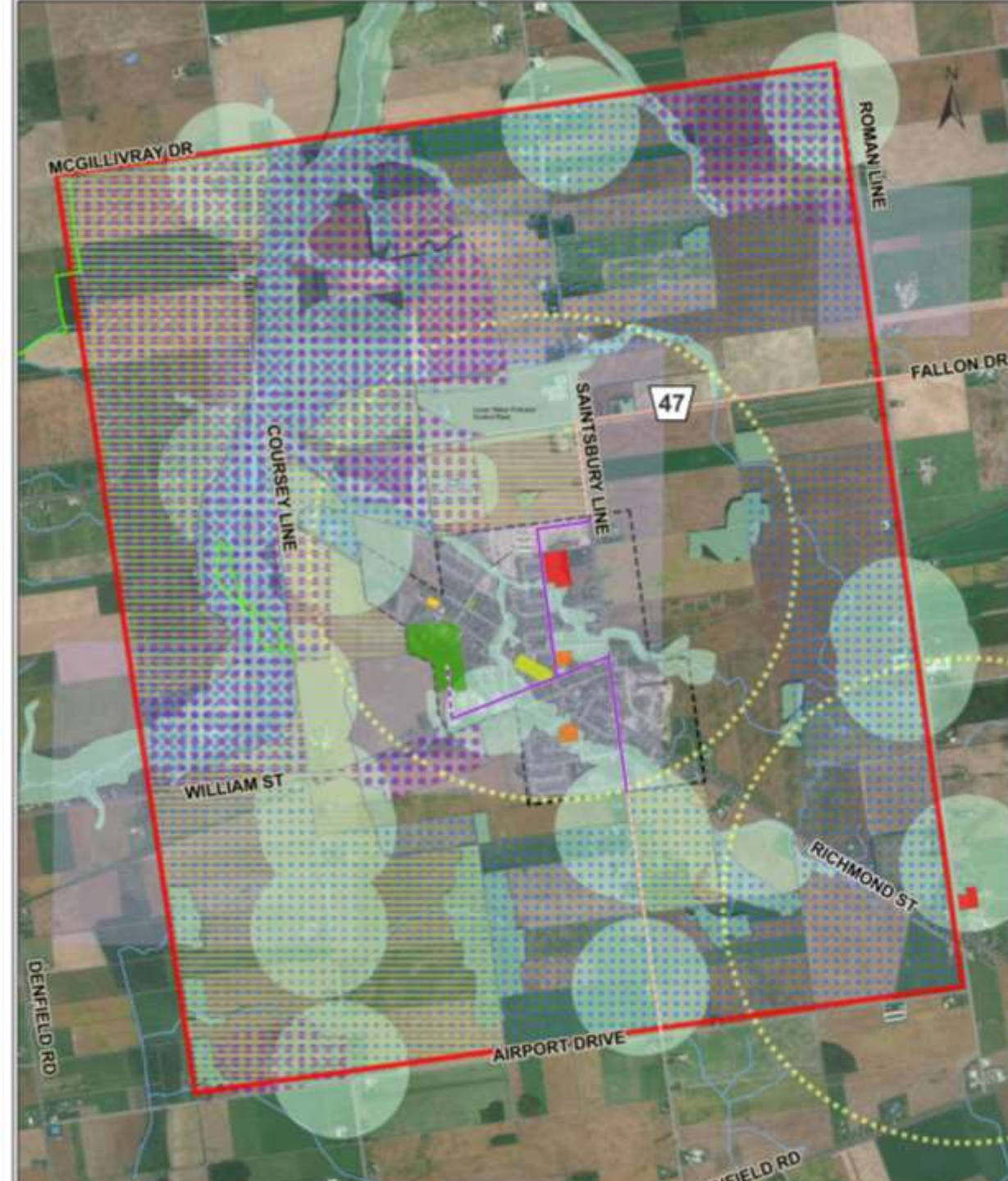


# Sanitary Sewage

- Avoid pumping – be 'upstream' of treatment plant
- Potential connection to trunk sanitary sewers



# When you put it all together...



## Legend

- Arena and Sports Facility
- Bowling Alley
- Downtown Core
- Library
- Park
- School
- 1.6 km Radius from School

## Trail Systems

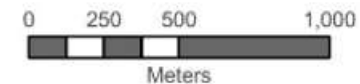
### Cycling

- Prop Buffered Paved Shoulder
- Proposed Signed Route
- Proposed Paved Shoulder
- Study Area
- Settlement Boundary

## Walking

- Lucan Trail Association
- Walking Path (existing)

- Planning & Natural Constraints
- NHIC Occurance (Constraint)
- Sanitary Opportunity Constraint
- Transportation Opportunity Constraint
- Water Opportunity Constraint



# Summary

- ▶ Based on infrastructure, social, planning and environmental considerations, the most likely area to support future residential growth is east of Saintsbury Line
  - ▶ Appears to have fewest constraints
  - ▶ Fewer livestock barns in that area
  - ▶ Well connected to arterial roads, within walking distance of elementary school, close to proposed cycling routes
  - ▶ Close to trunk watermain, located upstream of sewage treatment plant
- ▶ Future land uses, regulations or planning requirements could impact the direction for future growth
- ▶ Next step is starting the Comprehensive Review process to expand the urban boundary.
  - ▶ Includes planning considerations (population, employment projections, land availability assessment, etc.)
  - ▶ Also includes assessment of servicing needs



# Questions