

# The Corporation of the Township of Lucan Biddulph Special Meeting Minutes

**Present:** Mayor C. Burghardt-Jesson; Deputy Mayor D. Manders, Councillor A. Westman, D. Regan and P. Mastorakos (via electronic participation)

**Also Present:** R. Reymer-CAO, L. deBoer-Economic Development Officer; T. Merner-Deputy Clerk, K. Langendyk-Treasurer, J. Little-Public Works Manager, P. Smith-Parks & Rec Manager, Dan Fitzgerald-County Planner, Abby Heddle-County Planner, Stewart Findlater-Planning Consultant (via electronic participation)

## Call To Order

Mayor C. Burghardt-Jesson called the meeting to order at 8:30 a.m.

## Declaration of Pecuniary Interest & Nature Thereof

None.

## Delegations

Stewart Findlater, of Findlater & Associates Inc. attended to review and present the draft Municipal Comprehensive Review (MCR). Mr. Findlater advised the MCR is the background study required in the Official Plan update process which is completed every 5 years. The purpose of the Official Plan update is to review the settlement area designations and determine if there is enough designated land for development to meet the needs of growth or if an expansion of the boundaries is necessary. The MCR and Official Plan will provide the policy framework to guide growth in the Township over the next 25 years. He noted the Middlesex County Official plan recognizes Lucan and Granton as the two settlement areas within the Township of Lucan Biddulph. Mr. Findlater then reviewed and summarized the data results including the historic growth patterns and housing starts; Watson & Associates Economists Ltd. Population and housing demand projections; current development proposals and vacant land supply by settlement area; estimated land requirement for anticipated development; requests for lands to be included in Lucan Settlement Area and opportunities/constraints for growth. Mr. Findlater advised that based on findings from the MCR 55 hectares of land should accommodate the anticipated growth over the next 25 years and the lands northeast of the Lucan urban boundary have the fewest constraints therefore best opportunity for future growth expansion.

Discussion and questions followed from Council members including the following:

- why Granton and Clandeboye are not included on the map for good opportunity for growth.
- housing projections and the high level of growth expected for the next 5-10 years in Lucan;
- existing land that is available within Lucan to accommodate the next 6-7 years of growth;
- concerns for designating future lands and developers sitting on it which would delay the cost recovery of the expansion of the sewage treatment plant;
- concerns for designating future lands for growth without additional recreational land purchased by the Township;
- possible demographic projections;
- setting design standards for future developments going forward;
- possible advertising and branding of our community;
- the process involved to re-evaluate and designate more land in the future should the need arise;

Mr. Findlater noted Clandeboye is considered a Hamlet and does not have municipal

sanitary sewers or any large scale developments. He further noted Granton has potential issues with the sanitary treatment plant therefore is less likely to be able to accommodate large scale development. Mr. Findlater also noted there are 23 hectares of land currently within the Granton settlement boundary that can accommodate future growth.

D. Fitzgerald noted demographics were taken into account with the report from Watson & Associates, which showed population across Southwestern Ontario is aging. D. Fitzgerald further noted the report from Watson & Associates has been adopted by County Council and based on that analysis 55 hectares of land is the high level scenario arrived at for future growth needs in Lucan Biddulph. He further noted the 55 acres is additional land and does not take into account removing and re-allocating any future residential designated lands within the Township. Mr. Findlater added he is not recommending any down-designation of lands from Clandeboye or Granton at this time nor is there a need to designate any further commercial or industrial land designation within the Township.

Mr. Findlater reviewed the next steps going forward which include background report available for public viewing, i.e. website, scheduling virtual public open house meetings the week of April 26<sup>th</sup>; summarizing information received from both public open house meetings and written submissions; draft official plan amendment based on Council's direction; public planning meeting in accordance with Section 26 of the Planning Act and forwarding the Official Plan Amendment to County Council for adoption once passed by Lucan Biddulph Council.

1/ Municipal Comprehensive Review Report

*Moved by D. Manders*

*Seconded D. Regan*

*Resolved that Council receives the draft Municipal Comprehensive review as presented for information.*

CARRIED

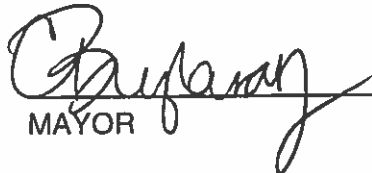
2/ Adjournment


*Moved by A. Westman*

*Seconded D. Regan*

*Resolved that the Special Council meeting be adjourned at 9:55 a.m.*

CARRIED

  
MAYOR



CLERK