

April 5, 2022

REPORT

TO: Mayor Burghardt-Jesson and Members of Council
Township of Lucan Biddulph

FROM: Stewart Findlater, Findlater & Associates Inc.

**RE: Lucan Biddulph Municipal Comprehensive Review –
Draft Official Plan Amendment No. 10**

Purpose:

The purpose of this report is to review the recommended expansion to the settlement area boundary of the Village of Lucan through draft Official Plan Amendment No. 10 (OPA 10), and to outline options for Council's consideration prior to finalizing the document. OPA 10 was originally presented to Council on November 30, 2021. Since that Public meeting, a number of additional written comments have been received from landowners in the vicinity of the Village of Lucan, as well as a formal letter from the Thames Valley District School Board. The Township of Lucan Biddulph Council also met in early January 2022 to discuss the proposed amendment. Also, a detailed flow monitoring of the sanitary sewer mains has just been completed, as well as a yearend report on the reserve capacity of the Lucan Waste Water Treatment Plant as of December 31, 2021.

Background:

The Township of Lucan Biddulph was formed in January of 1999 by the amalgamation of the Township of Biddulph and the Village of Lucan. The original Official Plan for the new Township was adopted on June 4, 2002 and approved by the County of Middlesex with modifications on June 10, 2003.

An updated Official Plan is desirable to confirm and modify where necessary, the Township's goals and land use policies in light of the prevailing circumstances, changes to Provincial policies and finally, updates to the County of Middlesex Official Plan.

The Council initiated a Municipal Comprehensive Review (MCR) in 2020 to essentially determine if there were sufficient lands designated for residential development within the current settlement area boundaries to meet the anticipated growth needs over the next twenty-five (25) years. The MCR analyzed and took into account the land use planning policy framework in Ontario. It also utilized the "Population and Housing Growth Report" prepared by Watson & Associates Economists Ltd. for the County of Middlesex. For the purpose of the Lucan Biddulph MCR, the high growth scenario from this report was utilized.

An analysis of potential and existing building lots and blocks in proposed, draft approved and registered plans of subdivision within the Township was completed. At the conclusion of this detailed review, it was determined that there was a need for an additional 56 hectares (138 acres) of land to meet the anticipated demand for residential development over the next twenty-five years. There were requests from landowners surrounding the Village of Lucan totaling approximately 260 hectares (650 acres) to have their lands brought into the settlement area boundary. As a result, a review of opportunities and constraints was completed at a high level on the lands surrounding the Village of Lucan. Based on that review and input from senior administrative staff and the local planner, it was recommended that lands be added along the northern and eastern boundary of the Village of Lucan.

Based upon the discussion of Council at the January 4 meeting to review draft OPA No. 10, and subsequent individual discussions with members of Council, it became clear that there was a desire to have some further discussion with regards to the possibility of including lands along the western and southern limits of the current settlement area boundary. The prevalent reason given for this request was to encourage a walkable community in terms of the location of the new proposed commercial development and recently expanded community centre near the western edge of the Village. Concern was also expressed that adding lands to the east and north result in further expansion away from the downtown core of the Village.

Analysis:

As noted earlier in this report, once the required land area was determined, a review of both opportunities and constraints was completed for the lands surrounding the Village of Lucan. The purpose of that review was to determine where it would be most appropriate from a land use planning perspective, to expand the Village of Lucan boundary.

The review was completed with input from the local planner and senior municipal staff whose insights into the lands was critically important in formulating the original recommendation to expand the settlement area to the north and east at that time.

Council's inquiry as to the possibility of adding some lands to the west and south would require one of two decisions to be made. Either the land area would need to be removed from the lands currently recommended to the east or north of the Village, or lands would need to be down designated from other settlement areas. It was suggested in the MCR that Council may wish to investigate the down designation option in the future, but given the desire to have a look at adding lands to the west, it may be appropriate to review that at this time. In conjunction with senior staff and the local planner, some options for down designations have been provided for consideration and review in Figure 1 (Village of Granton) and Figure 2 (Hamlet of Clandeboye) attached hereto. These changes would result in approximately 14.4 hectares of land that could be added to the west side of the Village of Lucan as shown on Figure 3.

The Municipality has just completed a flow monitoring review in conjunction with the Master Servicing Study. That study indicated there are no **current problem points in the sanitary mains**, although there is a small section which is at 95% capacity. However, with upcoming developments of lands **currently within** the settlement area boundary of the Village of Lucan and approved for development already, capacity within the mains starts to become an issue. Four sections of the distribution system would exceed 100% capacity, with another seven sections being at between 90% and 100% capacity.

The report noted that there is capacity in the distribution system to allow development to take place to the north and northwest. Discussions with Jeff Little indicated that if desired, the distribution system could handle approximately

14 hectares of development to the west or southwest. While this is not a large amount of land, it could be identified as a “Special Residential Policy Area” in the Official Plan as being for medium or high density development only which would not be uncommon on lands abutting a major commercial development. This type of designation could result in approximately 400 new units which could accommodate 800 new residents on the 14.4 hectares.

It should be noted that given the average number of building permits issued each year (60), there is currently enough single detached units already approved or in the system (316 units) within the settlement area to accommodate approximately five (5) years of growth. On top of this, there are 342 units of approved or in the system apartments and townhomes to accommodate another 5.7 years of development. Any new development, including any of the lands proposed to be brought into the settlement area as part of this MCR, will not likely be able to be developed until the waste water treatment plant is upgraded. The estimated timeline for that to occur is 2024.

BM Ross Engineers also recently completed a review of the Lucan WWTP Reserve Capacity as of December 31, 2021. That summary report was filed with the Township on February 16, 2022. It indicated that there is currently capacity for an additional 314 equivalent residential units beyond those units already committed to by the Township. It also noted that the Township is considering development proposals at this time for an additional 92 equivalent residential units. That leaves unused sanitary waste capacity at the Lucan as of December 31, 2021 plant of approximately 222 units. It was also noted by Mr. Little that there have been some changes to a development since that calculation which has added a number of additional units.

In terms of the recently released Census data, the numbers utilized for the MCR from the Watson report would not in our opinion substantially alter the required amount of land needed over the twenty-five year period.

Although the MCR projects growth over twenty-five years, should the growth in the Township of Lucan Biddulph continue at an above average pace, the Council may initiate a MCR at any time to determine if additional lands are required to be added to the Village of Lucan.

In order to address those properties which are not brought into the settlement area at this time, it is recommended that they be identified as 'Future Development Lands' on an Appendix to the Official Plan as those lands which should be in line for consideration to be brought into the Village of Lucan at the next MCR.

Any comments on the text of draft OPA 10 related to amended or new policies provided for Council's consideration would also be useful for the drafting of the final document.

OPTIONS:

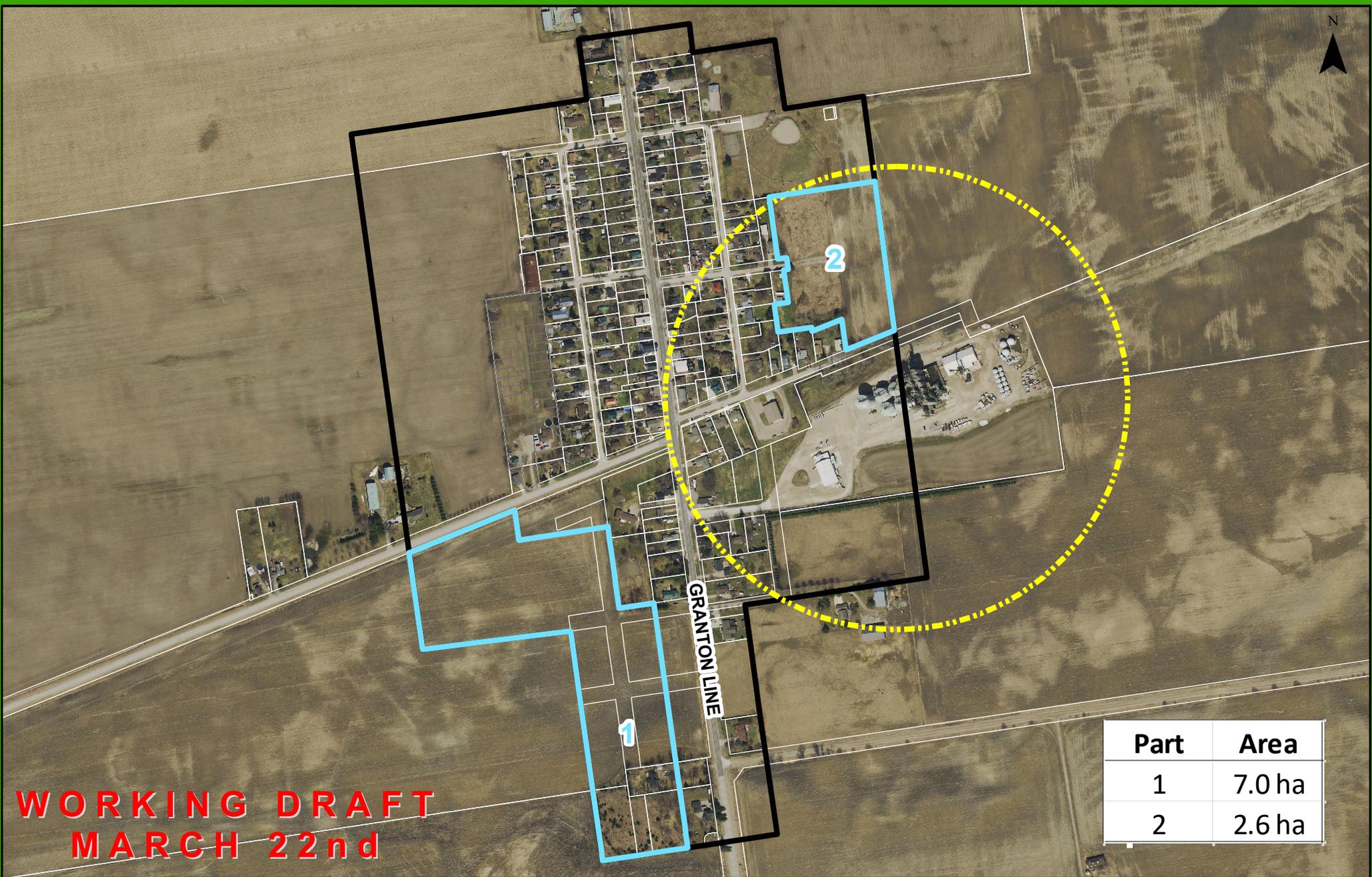
1. Adopt Draft OPA 10 as presented to Council on November 30, 2021.
2. Amend Draft OPA 10 to provide for growth on the western edge of the Village of Lucan by down designating lands in the Village of Granton and Hamlet of Clandeboye.
3. Amend Draft OPA 10 by re-allocating all or some of the lands proposed to added to the east side of the Village of Lucan to the west side of Lucan.
4. Provide alternative proposal for staff to investigate further.

Attachments:

1. Figure 1
2. Figure 2
3. Figure 3
4. Draft OPA dated November 30, 2021
5. Additional Comments received (after January 4, 2022)

FINDLATER & ASSOCIATES INC.

Per _____
Stewart Findlater, MCIP, RPP



**WORKING DRAFT
MARCH 22nd**

Part	Area
1	7.0 ha
2	2.6 ha

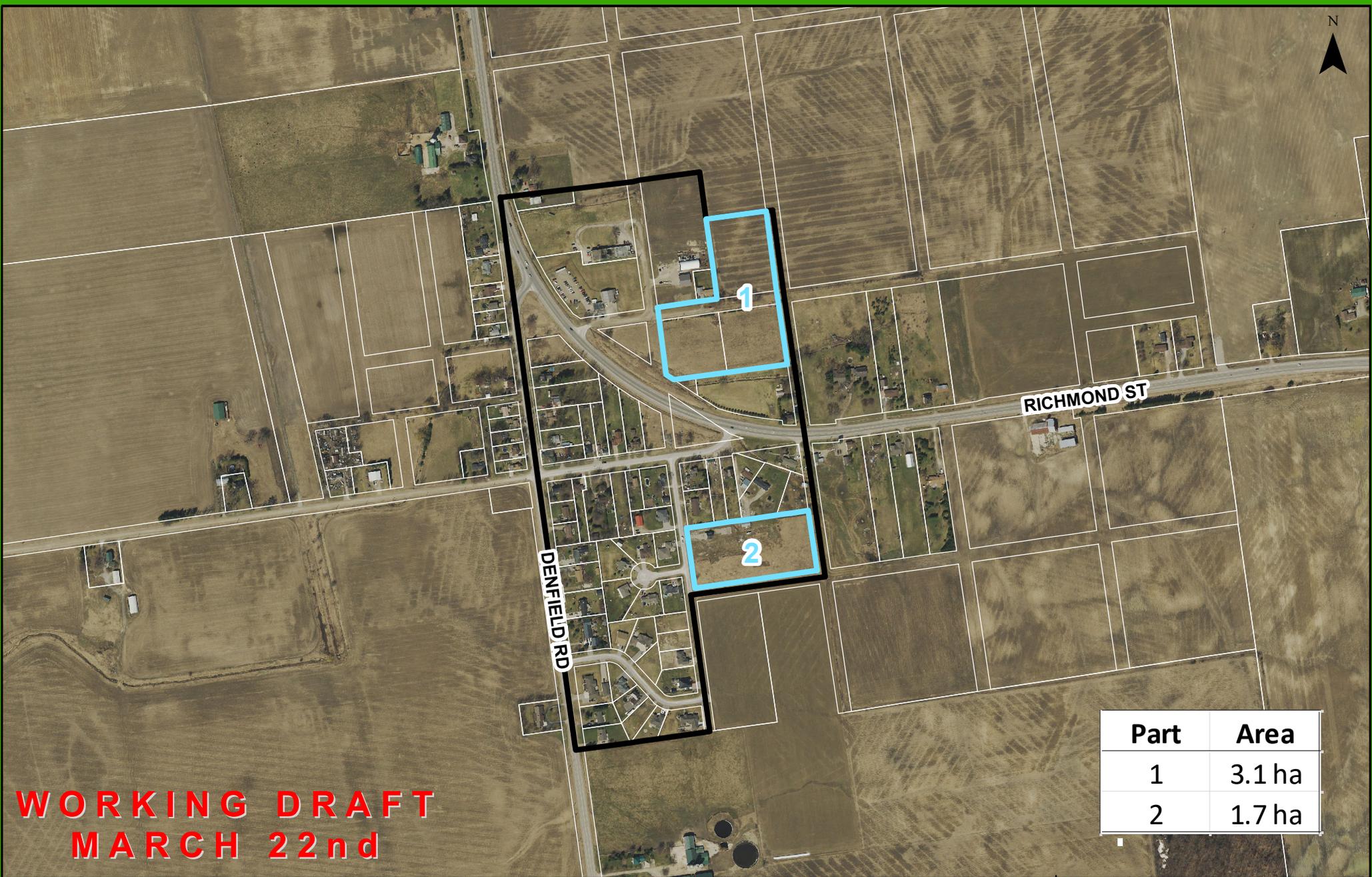
FIGURE 1

Granton



SUBJECT LANDS
SETTLEMENT BOUNDARY
300m BUFFER FROM GRAIN ELEVATOR





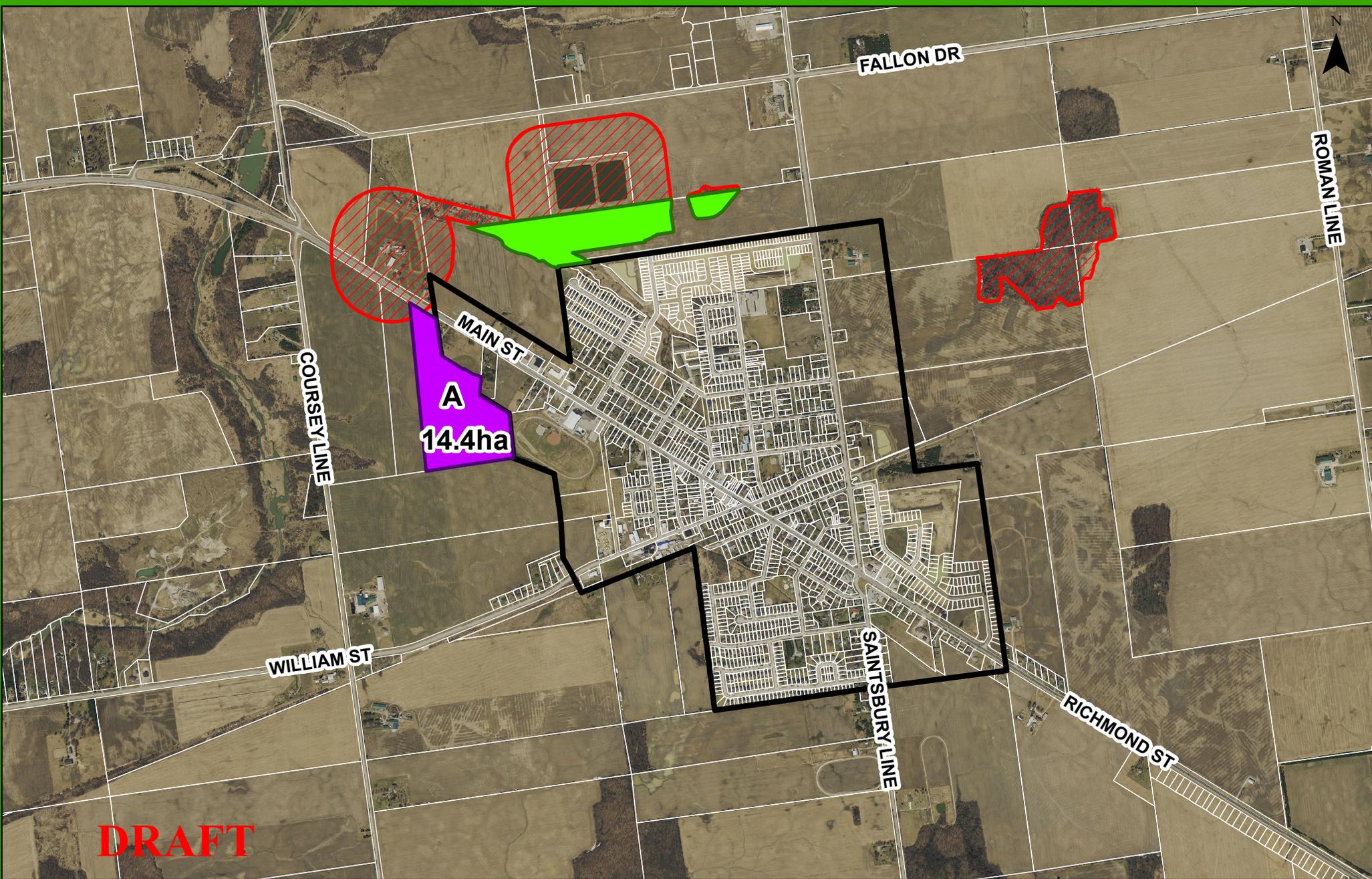
WORKING DRAFT
MARCH 22nd

Part	Area
1	3.1 ha
2	1.7 ha

FIGURE 2
Clandeboye

-  SUBJECT LANDS
-  SETTLEMENT BOUNDARY





DRAFT

FIGURE 3
Lucan Settlement Area

-  Settlement Boundary
-  Potential Residential
-  Potential Parks and Open Space
-  Proximate Planning Constraints

