

Pemic Lucan Land Corp

#301 - 100 Wellington Street
London, ON N6B 2K6

March 17, 2022

To: Cathy Burghardt-Jesson, Mayor; Dave Manders, Deputy-Mayor; Daniel Regan, Ward 1 Councillor;
Alex Westman, Ward 3 Councillor, Jaden Hodgins, Councillor

Re: 2021 Lucan Urban Master Servicing Plan (MSP), Settlement Boundary Expansion

Dear Mayor and Council,

I wanted to provide an updated concept plan for your consideration of the settlement boundary expansion as part of your Municipal Comprehensive Review (MCR) process. The Thames Valley District School Board (TVDSB) has indicated they would require an additional elementary school when the settlement boundary expands. We have adjusted our concept plan to include a school block which generally meets their requirements in terms of size and general configuration. It is my understanding that the TVDSB will not choose a preferred site until after the settlement boundary has been revised; however, providing a concept to illustrate one possibility in the south west could be of assistance in your decision-making process.

Since the Wilberforce elementary school is situated in the north east of Lucan, it would seem to make sense to locate a second elementary school elsewhere in the community to minimize travel distance to school for the existing and future residents of Lucan. This concept also provides for direct pedestrian connectivity between the existing neighbourhood, school block and community centre.

Here is a brief summary of what has already been submitted in support of a settlement boundary expansion in the south west:

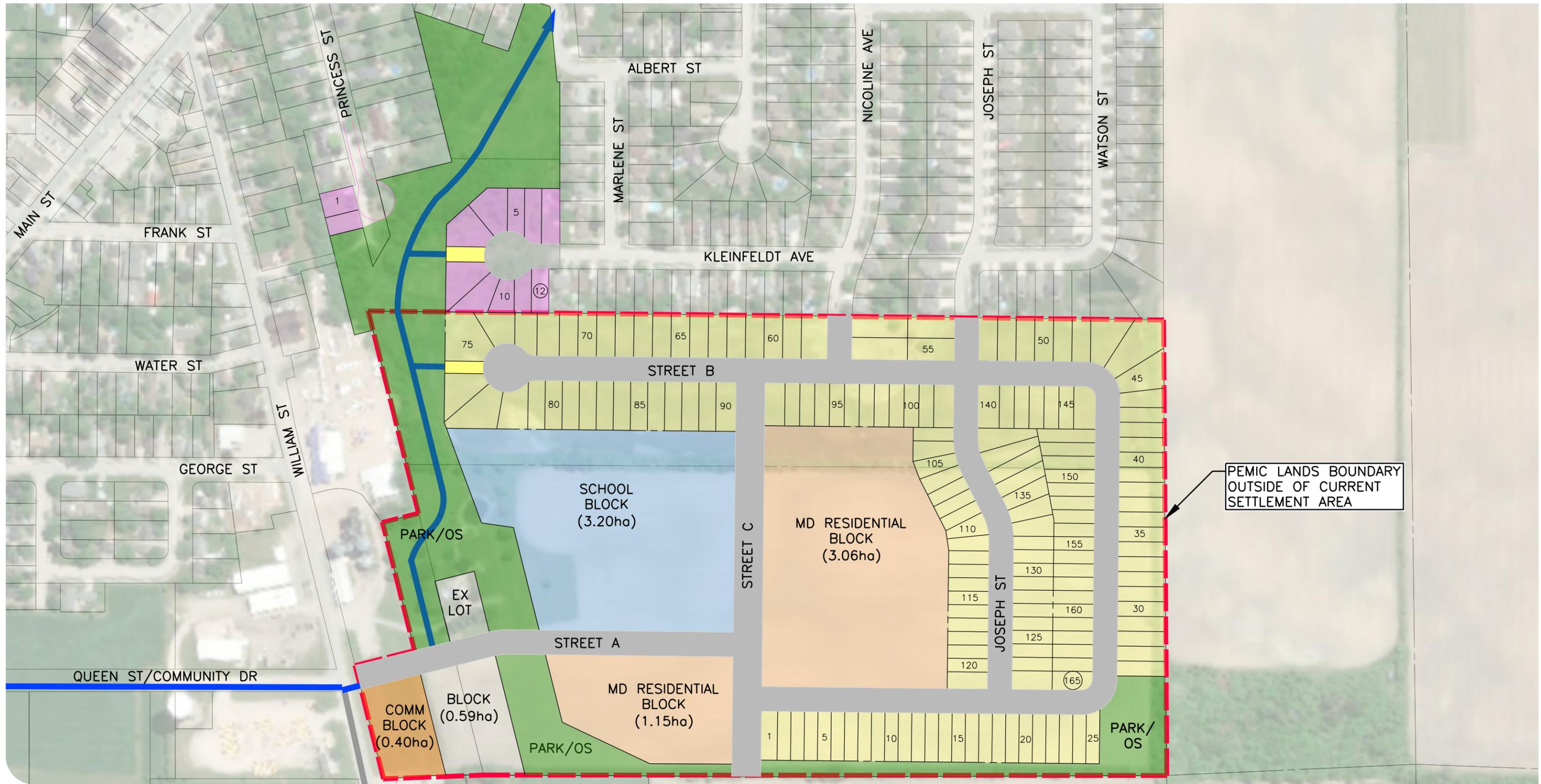
- Sanitary servicing is possible with a pumping station (developer cost) which would facilitate removal of the existing pumping station in Joseph Street.
- Storm water management was studied by BMRoss and a regional SWMF located adjacent to the Pemic Lands at the start of the Haskett Drain was identified.
- Discussions with the ABCA shows the Pemic Lands are developable, and that a spillway approach is acceptable, conveying over flows from the Benn Drain to the Haskett Drain via our open space corridor as shown on the attached concept.
- Water servicing has shown to be feasible by expanding the existing water distribution system as there is adequate capacity for more than 10 years of growth.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Craig Linton', with a stylized flourish at the end.

Craig Linton
Vice President
Pemic Lucan Land Corp
519-672-4011 (office)
clinton@ndev.ca

Cc: Tina Merner, Deputy Clerk, Township of Lucan Biddulph
Cc: Ron Reymer, CAO/Clerk, Township of Lucan Biddulph
Cc: Jeff Little, Manager of Public Works, Township of Lucan Biddulph
Cc: Dan Fitzgerald, Planner, County of Middlesex
Cc: Stewart Findlater, Planner, Findlater & Associates Inc.



PEMIC LANDS BOUNDARY
OUTSIDE OF CURRENT
SETTLEMENT AREA

PEMIC LAND CONCEPT
WILLIAM STREET, LUCAN ON

TVDSB OPTION 4
SOUTHWEST LUCAN

- SUBJECT AREA - PEMIC LANDS
- PROPOSED MULTI-USE TRAIL / PEDESTRIAN CONNECTION
- PROPOSED SCHOOL BLOCK
- PROPOSED SINGLE FAMILY
- PROPOSED MEDIUM DENSITY
- PROPOSED COMMERCIAL
- PARK/OPEN SPACE
- PROPOSED LOTS WITHIN SETTLEMENT AREA

LAND USE SUMMARY OUTSIDE OF CURRENT SETTLEMENT BOUNDARY
 SINGLE FAMILY - 165 LOTS
 MEDIUM DENSITY BLOCKS - 4.21ha
 COMMERCIAL BLOCK - 0.40ha
 MISC BLOCK - 0.59ha
 PARK/OS - 3.04ha
 SCHOOL BLOCK - 3.20ha

File Location:
c:\pw working directory\projects 2019\10\p\dms44785\19-1995 - pemic lands - school options 4.dwg
February, 09, 2022 8:30 PM

MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.
 CREATED BY: GLG
 CHECKED BY: RJD
 DESIGNED BY: DWH/JLP

SCALE : 1:3000



PROJECT: 19-1580
STATUS: DRAFT
DATE: 2022-02-10



January 28, 2022

Our File: #17-1401

Township of Lucan Biddulph
Planning Department
270 Main Street
Lucan, Ontario
N0M 2J0

Attention: Dan FitzGerald, Planner and Tina Merner, Deputy Clerk

**Reference: Township of Lucan Biddulph Official Plan Amendment #10 (OPA 1/2021)
Lucan Biddulph Municipal Comprehensive Review
Proposed Inclusion of Part of Lot 29, Concession 5
in the Lucan Settlement Area Boundary -- Servicing Considerations**

Monteith Brown Planning Consultants (MBPC), on behalf of our client, Landea Developments Inc. (a subsidiary of Southside Group), is pleased to provide this supplementary letter in support of our client's request to have the entirety of their lands noted above included within the revised Lucan settlement area boundary, as a follow up to our first submission (dated November 29, 2021) and the comments heard through the public meeting on November 30, 2020; and our second submission (dated December 27, 2021) and the comments heard at the Township Council Meeting on January 4, 2022.

Our client has requested additional information from their Engineering Consultant, Development Engineering (London) Limited ('DevEng'), to illustrate how the above noted lands may **easily be serviced** for future residential development, should the lands be incorporated into the revised settlement area boundary. The letter from DevEng is attached with this correspondence for your convenience.

In summary DevEng has concluded that:

- The existing topography of the subject lands provides the required slope and elevations to support the site grading, storm drainage, and sanitary servicing strategy without internal challenges and/or constraints;
- The lands proposed to be added to the settlement area can be efficiently serviced with SWM, water, and sanitary through a logical extension of the servicing strategy for Phase 1 of our client's proposed subdivision outlined in the attached letter, without any further constraints; and
- The subject lands have direct road access to Saintsbury Line with potential connectivity to the lands north and south for future planning applications and developments.

Based on these confirmed servicing opportunities, and the fact that a portion of our client's lands are already within the Settlement Area Boundary and are advancing through the subdivision approvals process, we believe that the proposed expansion represents a sound and logical opportunity for growth. By contrast, orphaning any retained portion of the subject lands (which are already undersized for agricultural use) serves no value to the agricultural resource. We believe that the inclusion of the entirety of our client's lands represents sound land use planning and is in the best interest of the community of Lucan.

We would like to thank the Township of Lucan Biddulph for considering our client's request, and thank the Township again for proposing to include 6 Ha of our client's lands within the revised Settlement Area Boundary. If you have any questions regarding this matter or require any additional information, please do not hesitate to contact me.

Yours very truly,

MONTEITH BROWN PLANNING CONSULTANTS



Jay McGuffin, MCIP, RPP
Vice President, Principal Planner
jmcguffin@mbpc.ca

JMc:hs

enclosed: Letter from Development Engineering (London) Limited dated January 27, 2022

copies: Michael Frijia, Development Manager, Southside Group
Jason Fleury, Senior Partner, Development Engineering (London) Limited
Ron Reymer, Chief Administrative Officer, Township of Lucan Biddulph



41 Adelaide Street North, Unit 71
London, Ontario, N6B 3P4
Tel: (519) 672-8310 Fax: (519) 672-4182
e-mail: deveng@deveng.net
website: www.deveng.net

CONSULTING CIVIL ENGINEERS

January 27, 2022

Project: DEL19-093

**Re: *Proposed Settlement Boundary Expansion for Lucan Biddulph
Request to Include Additional Lands owned by Landea Developments Inc.
(a subsidiary of Southside Group)***

Development Engineering (London) Limited (DevEng) has been retained by Landea Developments Inc. to provide engineering design and support services for the development of Part of Lot 29, Concession 5 in the County of Middlesex (“the subject property”), which is located on the east side of Saintsbury Line between Kent Avenue and Duchess Avenue. The property has a total area of approximately 17.53 Ha (43.4 acres), approximately 2.82 Ha of which is located within the existing Lucan Settlement Area Boundary. This letter has been prepared to demonstrate the ease and practicality of servicing the remaining 14.71 Ha, to support our client’s request that the Township revise the Lucan Settlement Area Boundary to include the entirety of the subject property.

Our client has submitted Draft Plan of Subdivision and Zoning By-law Amendment applications to permit the development of a residential subdivision consisting of 27 single-detached dwelling lots and two medium-density townhouse residential blocks; an internal roadway; a storm sewer/overland flow easement on the western portion of the property located within the Settlement Area Boundary, with a temporary turning circle located just outside the boundary (see Appendix A for a copy of the Draft Plan prepared by Monteith Brown Planning Consultants). At this time, the remaining portion of the property is proposed to continue as agricultural lands, but our client is planning to develop these lands through a Draft Plan of Subdivision application once they are incorporated into the expanded Lucan Settlement Area Boundary.

The servicing analysis discussed in this letter regarding external services was referenced from the Township of Lucan Biddulph 2021 Lucan Urban Municipal Servicing Master Plan as prepared by BM Ross.

Elevations on the subject property ranges from approximately 310.0 m to the north-east to approx. 302.0 m on the edge of the site boundary near Saintsbury Line, generally sloping from northeast to the south and west, with the approximate 8.0 metres of grade differential (average just under 1.0% slope). The existing topography of the subject lands provides the required slope and elevations to support the site grading, storm drainage, and sanitary servicing strategy without internal challenges and/or constraints.

Storm drainage from the subject property is tributary to the proposed Regional Stormwater Management Facility (SWMF) to be constructed on Township owned lands immediately south of the Phase 1 Draft Plan. Phase 1 has direct access to the Township’s SWM Block via a proposed storm sewer easement in Phase 1 of the Draft Plan (as highlighted in yellow on the enclosed Draft Plan), the



proposed expansion lands can be serviced directly through an extension of Phase 1. The Regional SWMF will outlet to the existing Whitfield Drain immediately adjacent to the SWMF without physical restriction on the location of the outlet. The Township purchased the lands as highlighted in blue on the enclosed Draft Plan for the purpose of providing Regional SWM Facilities and a storm outlet for the developable lands surrounding the Township Block including the subject property. Consultation with the ABCA confirmed that they are willing to work with the Township and the Developers to locate the SWMF within the Township's Block. If additional lands are required, Landea owns the lands immediately adjacent to the east of the SWM block which could be used to expand the facility.

A new water distribution network with a 250mm PVC watermain would service the proposed subdivision development by teeing into the existing 250mm watermain located on the west side of Saintsbury Line. The new watermain has direct access to the existing watermain and would enter the proposed development through Street A (as shown in blue on the enclosed Draft Plan), the proposed expansion lands can be serviced directly through an extension of Phase 1. Typical residential water services would be provided by a 25mm diameter services extended from the proposed watermain. Additional watermain looping can be provided through the lands north and south of the subject lands with future planning applications and developments. No immediate constraints have been identified within the existing water system for the proposed potential residential growth in this area of the Township.

An internal gravity sanitary sewer system with private drain connections is proposed to provide sanitary drainage for the subject lands (as noted above, the existing topography rises from west to east providing a natural drainage pattern for the site). The internal gravity sanitary sewers will drain west to a new gravity sewer to be installed on Saintsbury Line conveying sewage to an existing sanitary maintenance hole located within the right-of-way (ROW) at the east end of Kent Ave (shown as red/green markups on the enclosed draft plan). The site has unobstructed physical access to the existing sanitary sewer on Kent Ave. The proposed expansion lands can be serviced directly through an extension of Phase 1 sanitary servicing infrastructure. It is our understanding that potential upgrades may be required in four (4) runs of the existing downstream conveyance system on Kent Street between Stanley Street and Campanale Way based on existing pressures and anticipated demand from proposed developments within the existing settlement area boundary. Potential upgrades may also be required at the Chestnut Pumping Station as identified in the 2021 Lucan Urban Municipal Servicing Master Plan. These already-necessary upgrades will assist the Township with servicing future residential growth on the subject lands once the balance of the property is incorporated into the Settlement Area.

The subject property has direct road access to Saintsbury Line with potential connectivity to the lands north and south of the subject lands with future planning applications and developments.

We hope this letter and the enclosed figure demonstrates the ease and practicality of servicing the current proposed Phase 1 along with the balance of the subject lands to be considered in the current proposed Settlement Boundary Expansion. The extension of Phase 1 to the balance of the lands currently extending outside of the provides a logical expansion of municipal services without any further constraints.



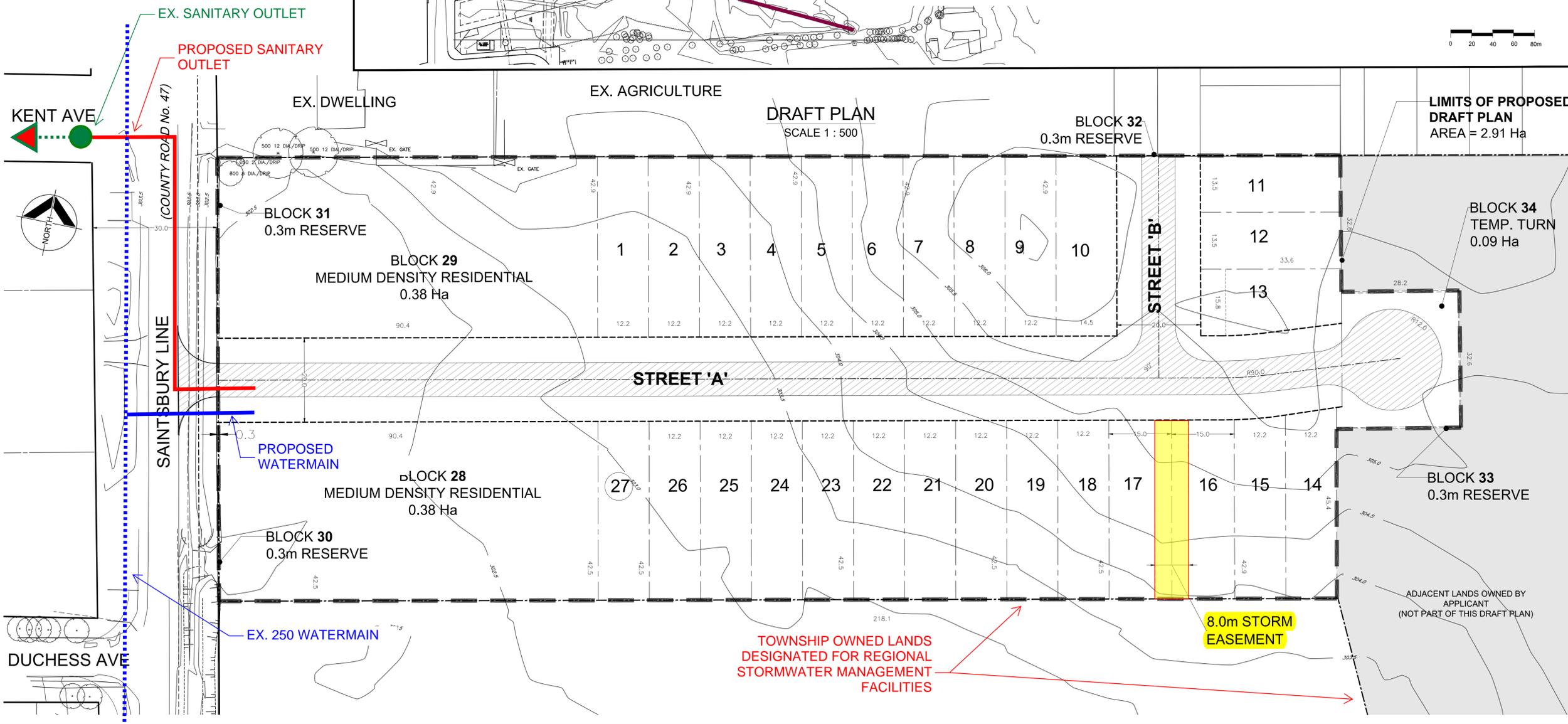
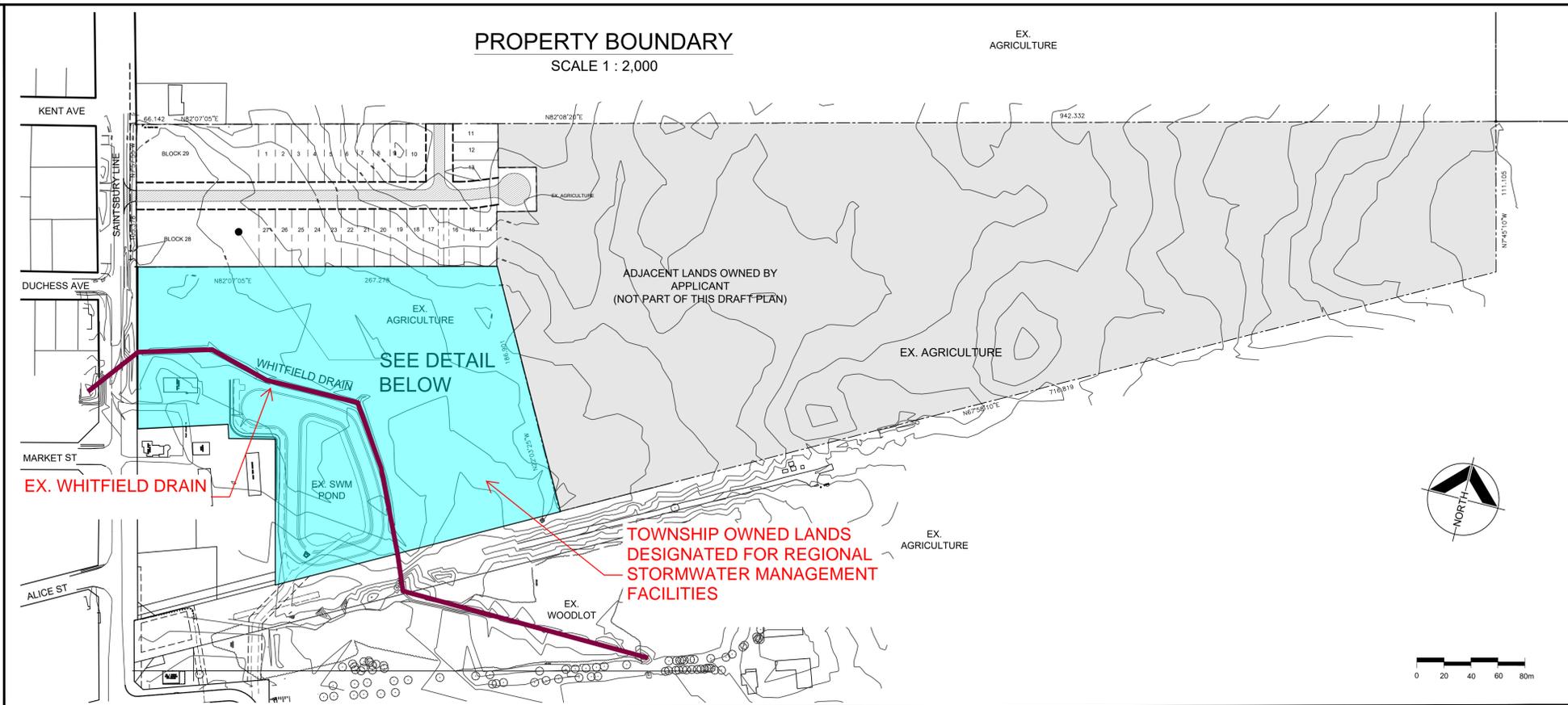
DEVELOPMENT ENGINEERING (LONDON) LIMITED

Jason Fleury

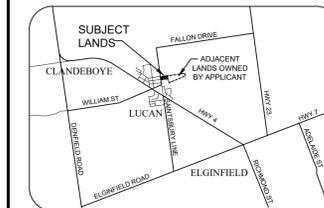
Jason Fleury, C.E.T.
Senior Partner

APPROVAL AUTHORITY CERTIFICATE
 THIS FINAL PLAN OF SUBDIVISION IS APPROVED BY THE COUNTY OF MIDDLESEX UNDER SECTION 51(58) OF THE PLANNING ACT, R.S.O. 1990, ON THIS _____ DAY OF _____, 20____.
 DIRECTOR OF PLANNING

- LEGEND
- LIMITS OF DRAFT PLAN
 - LIMITS OF PROPERTY
 - - - PROPOSED LOT LINE
 - - - PROPOSED STREET LINE



DRAFT PLAN OF SUBDIVISION
 PART OF LOT 29 CONCESSION 5
 TOWNSHIP OF LUCAN BIDDULPH
 COUNTY OF MIDDLESEX



KEY PLAN
 N.T.S.

OWNER'S CERTIFICATE
 I, Jay McGuffin of Monteith Brown Planning Consultants, am authorized to submit this Draft Plan of Subdivision on behalf of the owner.

J. McGuffin, BA, MCIP, RPP
 Monteith Brown Planning Consultants Date

SURVEYOR'S CERTIFICATE
 I hereby certify that the boundary of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are correctly shown.

Terry P. Dietz, OLS
 Callon Dietz Incorporated Date

REQUIREMENTS UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990

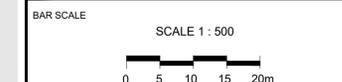
- a) as shown on plan
- b) as shown on plan
- c) as shown on key plan
- d) as shown on land use schedule
- e) as shown on plan
- f) as shown on plan
- g) as shown on plan
- h) municipal water
- i) clayey silt till
- j) as shown on plan
- k) municipal sanitary
- l) as shown on plan

LAND USE SCHEDULE

LAND USE	AREA in Ha	PERCENTAGE
SINGLE DETACHED RESIDENTIAL LOTS 1 to 27	1.42	48.8
MEDIUM DENSITY RESIDENTIAL BLOCKS 28 & 29	0.77	26.5
STREETS A, B & 0.3m RESERVE BLOCKS 30 to 33	0.63	21.6
TEMP. TURN CIRCLE BLOCK 34	0.09	3.1
TOTAL SITE AREA	2.91	100.0

No.	Submit to County	Revision	Date	BS	Initial
1			July 2021	BS	

CLIENT
Landa Developments Inc.



ADDRESS
**Saintsbury Line
 Saintsbury Subdivision - Phase 1
 Lucan**

DRAWN BY: BS	CHECKED BY: JMC	PROJECT No. : 17-1401
DESIGNED BY: BS	APPROVED BY:	DRAWING No. 1
SCALE: on 24x36 AS NOTED	DATE: Jun 24, 2021	



February 18, 2022

Our File: #17-1401

Township of Lucan Biddulph Mayor & Council
270 Main Street
Lucan, Ontario
N0M 2J0

Attention: Tina Merner, Deputy Clerk

**Reference: Township of Lucan Biddulph Official Plan Amendment #10 (OPA 1/2021)
Lucan Biddulph Municipal Comprehensive Review
Landea Developments Inc.
Request for Proposed Inclusion of Part of Lot 29, Concession 5
in the Lucan Settlement Area Boundary
in the Context of the 2021 Census & Increasing Demand for Housing in Ontario**

Monteith Brown Planning Consultants (MBPC), on behalf of our client, Landea Developments Inc. (a subsidiary of Southside Group), is pleased to provide this supplementary letter in support of our client's request to have the entirety of their lands noted above included within the revised Lucan settlement area boundary. This letter serves as a follow up to our previous submissions dated November 29, 2021, December 27, 2021 and January 28, 2022 and is provided in response to comments heard through the public consultation process and new information coming available from the Statistics Canada 2021 Census of Population.

In our first submission, we requested that the Township **defer** the passage of OPA #10 until such time as the forthcoming 2021 Census of Population and Dwelling Counts data could be evaluated, to ensure that the proposed Settlement Boundary expansion includes an adequate amount of land to accommodate future residential growth in Lucan over the next 25 years. That data has since become available (February 9, 2022) and it has confirmed that **Lucan-Biddulph is not only one of the fastest growing municipalities in Ontario, but also in Canada.**

The Housing Growth and Population forecasts prepared by Watson & Associates Economists Ltd. ('Watson') for Middlesex County and the Township's Municipality Comprehensive Review ('MCR') **does not include** Census data from 2021, instead it relies on data from 2001 to 2016. The recently released Census data revealed that the population of Lucan Biddulph **grew by 20.9% in the last five years, or an average of 4.17% growth per year** (2016-2021), far exceeding the pace of growth predicted in the Township Official Plan and the Watson forecasts (2.25% annual growth - high forecast).

On behalf of our client, we would like to highlight the potential implications of the 2021 Census data and the findings of two recently-released reports from the Smart Prosperity Institute and the Ontario Housing Affordability Task Force on development in Lucan and the MCR process, in support of our client's respectful request to include the **entirety** of their lands within the revised settlement boundary. In summary:

1. The population of Lucan Biddulph grew by an average of 4.17% each year over the past five years and the Township is one of the **25 fastest-growing municipalities in Canada**, yet the “high population growth” scenario forming the basis of the MCR predicts a much lower growth rate of 2.25% per year (almost twice the pace). It is our professional opinion that the future population of the Township is being **underestimated** through MCR process and **additional land** should be brought into the Settlement Boundary to accommodate future residential growth;
2. A failure to plan for population growth in the GTAH has led to increased out-migration to communities outside the Greater Golden Horseshoe fueled by the “drive until you qualify” phenomenon, which should be considered when planning for growth in Lucan; and
3. The Ontario Housing Affordability Task Force has called for the construction of **1.5 million more homes** in Ontario over the next **ten years**, and recommends sweeping changes to the land-use planning process, which may impact future growth and development in the Township.

2021 Population and Dwelling Count Data (Statistics Canada, 2022)

The recent Census data release confirms what was anticipated, that the population growth in the Township is accelerating at a pace not predicted by the current Official Plan, which assumed “modest” future growth rate of 0.7% per annum and a population of 4,821 by 2026 (s.s. 1.4). The Township has far eclipsed this projection, reaching a population of 4,700 by 2016 and a population of 5,680 by 2021 (excluding the census undercount).¹

The “high population growth” scenario prepared by Watson & Associates Economists Ltd. (‘Watson’) for Lucan Biddulph (which forms the basis of the Municipal Comprehensive Review prepared by Findlater and Associates) predicted a growth rate of only **2.25%** per year for the next 25 years (including the census undercount) which is almost 2% **less** than the historic growth rate over the past five years.

In light of this new information on accelerating population growth in Lucan Biddulph, we again request that the Township include the entirety of our client’s lands into the settlement area boundary to accommodate this increased demand for residential land in Lucan.

Forecast for Failure (Smart Prosperity Institute, 2022)

The *Forecast For Failure* report from the Smart Prosperity Institute builds on the findings and recommendations of *Baby Needs A New Home* (October 2021) regarding the shortage of housing in southern Ontario and the need to address the growing supply gap by building one million new homes over the next ten years (see MBPC’s submission to Council dated November 29, 2021). “Forecast for Failure” examines **why** past forecasts have contributed to regional housing shortages, and the implications for the future of housing in southern Ontario.

The report focuses on regional housing shortages in the Greater Toronto Area and Hamilton (‘GTAH’) and the Greater Golden Horseshoe (‘GGH’), but **these regional issues have implications on demands for housing and housing affordability in Middlesex County** as well. This is evidenced by the recent increase in net population out-migration (driven by young parents and their preschool-aged children) from the GTHA and GGH to surrounding communities: “*at the GGH level, only a marginal number of people were migrating out of the GGH to other parts of Ontario until 2015-16; by 2017-18, more than 20,000 persons, on net, per year were doing so*” (p. 23). **As Mike Moffat (co-author of *Forecast For Failure*) noted in a statement to TVO: “You’ve got more people than anticipated and fewer homes being built than anticipated [...] Families get priced out of those homes, and they ‘drive until they qualify,’ to Woodstock or Tillsonburg or London.”**² A failure to plan for population growth in the GTAH has led to increased out-

¹ Statistics Canada. 2022. (table). Census Profile. 2021 Census. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released February 9, 2022.

<https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E> (accessed February 18, 2022).

² 2022, January 28. McGrath, J.M. “What happens when you plan around population growth, but your numbers are wrong?” TVO.org, <https://www.tvo.org/article/what-happens-when-you-plan-around-population-growth-but-your-numbers-are-wrong>.

migration fueled by the “drive until you qualify” phenomenon, which should in turn be considered when planning for growth in Lucan.

Report of the Ontario Housing Affordability Task Force (‘OHATF’) (Housing Affordability Task Force, 2022)

In December 2021, the Province created a new Housing Affordability Task Force (‘HATF’) to identify additional measures to increase housing affordability in Ontario. Their report was released in February 2022 and identifies that spiraling house prices over the past decade have led to a **housing crisis** in this province. The OHATF is urging Ontario “to set a bold goal of **adding 1.5 million homes over the next 10 years and update planning guidance to make this a priority**” to address the existing supply shortage, along with policy recommendations to modernize the municipal planning process and cut red tape to allow more housing to be built faster.

The OHATF’s housing construction target of 1.5 million new homes is far higher than the ambitious goal of one million new homes set out in *Baby Needs a New Home*.³ The recommendations proposed in the Task Force report, if implemented, will have a considerable impact on the planning and development of Ontario communities, including Lucan-Biddulph. **In light of the ongoing MCR process, it is our professional opinion that these recommendations support the need for additional growth lands in Lucan, and further supports our client’s request for the inclusion of the entirety of their lands within the revised Settlement Area boundary.**

As we have noted in previous submissions, the westernmost portion of our client’s lands are already located within the existing Settlement Area and subject to an active application for subdivision approval, and an additional 6 Ha of those lands are currently proposed to be added through the MCR process. It is our professional opinion that the Settlement Area boundary should be revised to include Part Lot 29, Concession 5 in its **entirety** to allow for the efficient and contiguous future development of the property to meet present and future demands for housing within the community. There is sound planning rationale for the proposed expansion (as noted above and in our previous submissions), and our Client’s Engineer has confirmed in writing that the property can be efficiently serviced with SWM, water, and sanitary infrastructure and the remaining severely undersized portion of the parcel will serve no material value to the agricultural resource.

We would like to thank the Township of Lucan Biddulph for considering our client’s request. If you have any questions regarding this matter or require any additional information, please do not hesitate to contact me.

Yours very truly,

MONTEITH BROWN PLANNING CONSULTANTS



Jay McGuffin, MCIP, RPP
Vice President, Principal Planner
jmcguffin@mbpc.ca

JMc:hs

copies: Michael Frijia, Development Manager, Southside Group
Jason Fleury, Senior Partner, Development Engineering (London) Limited
Ron Reymer, Chief Administrative Officer, Township of Lucan Biddulph
Dan FitzGerald, Planner, County of Middlesex

³ Ontario Housing Affordability Task Force. 2022. *Report of the Ontario Housing Affordability Task Force*.
<https://s3.documentcloud.org/documents/21199912/ont-housing-report.pdf>

Cathy Burghardt-Jesson, Mayor
cbjesson@lucanbiddulph.on.ca

Ron Reymer, CAO/Clerk
rreymer@lucanbiddulph.on.ca

Township of Lucan Biddulph
270 Main Street, Box 170
Lucan, ON N0M 2J0



Wednesday January 5th, 2022

Dear Mayor and Council,

Middlesex Federation of Agriculture is concerned about the proposed Draft Official Plan Amendment (10) which proposes the removal of 138 acres of prime agricultural land from food production for development purposes. The best, and most valuable use, of class 1, 2 3, and 4 lands is the production of food for our county and our province. The additional requests, by various proponents, to add up to 650 acres is incomprehensible and we wish to have our objection on those proposals noted.

Middlesex Federation of Agriculture would like to appear before council to present our position on the value and preservation of farmland in Lucan Biddulph prior to any final decisions made by council on this matter.

Sincerely,

Jason O'Neil
President
Middlesex Federation of Agriculture

JON:ll



February 18, 2022

Sent by Email

Re: OPA #10 – Lucan Settlement Boundary Expansion

Attention: Mr. Durk Vanderwerff

Dear Mr. Vanderwerff,

Thank you for providing Thames Valley District School Board (TVDSB) with an opportunity to comment on the above noted official plan amendment. This letter is in follow-up to our November 23, 2021 email regarding the Township of Lucan-Biddulph's Official Plan review process (correspondence attached).

The village of Lucan is currently located within the attendance area boundaries of Wilberforce Public School (Elementary – Junior Kindergarten to Grade 8) and Medway High School (Secondary – Grade 9 to Grade 12).

Wilberforce Public School is currently operating above capacity and has seven (7) portables on site. It serves a large attendance area and is not proximal to other TVDSB elementary schools located within Middlesex County. With ongoing residential development in Lucan and the proposed settlement boundary expansion, anticipated enrolment growth will not be able to be accommodated within the existing facility.

Should the settlement boundary for Lucan be expanded, TVDSB would require a second school in order to serve the residents of the community. Ideally, the new school would be located in the south end of the community in order to ensure that practical attendance boundaries could be established between Wilberforce Public School and the second school. TVDSB generally requires that elementary school sites be eight (8) acres in size, with municipal services available, and located away from incompatible land uses.

The Board regularly reviews accommodation conditions across all elementary and secondary schools and will provide updated comments as necessary. We would appreciate it if you could please keep us updated regarding this amendment. Should clarification be required, please do not hesitate to contact the undersigned.

Regards,

A handwritten signature in black ink, appearing to read "C. Harms", is written over a white background.

Cassandra Harms
Junior Planner
Thames Valley District School Board
(548) 486-6154
c.harms@tvdsb.ca