

The Corporation of the Township of Lucan Biddulph Public Meeting Minutes

Present: Deputy Mayor D. Manders, Councillor D. Regan, P. Mastorakos and
A. Westman

Also Present: CAO/Clerk-R. Reymers, M. Bancroft-Senior Planner, T. Merner-Deputy Clerk,
P. Smith-Parks & Recreation Manager

Absent: Mayor C. Burghardt-Jesson

Call To Order

Deputy Mayor D. Manders called the meeting to order at 6:00 p.m. at the Township Office. Deputy Mayor D. Manders then opened the meeting by thanking Senior Planner, Marc Bancroft for his years of service with Lucan Biddulph since 2012 and wished him well in his future role as Director of Planning and Development Services with the Municipality of Thames Centre which begins on January 6, 2020.

Declaration of Pecuniary Interest & Nature Thereof

None.

ZBA-9-2019 -- (Lee)

M. Bancroft reviewed his report. The rezoning application proposes to rezone the lands located at 100 Main Street from the Highway Commercial (C2) Zone to a site-specific Highway Commercial (C2-#) Zone to permit a clinic as an additional permitted use. The subject property is located at the northwest corner of Main Street and Saintsbury Line and contains a building that previously accommodated two units in the form of a convenience store and video rental establishment. M. Bancroft noted the current C2 zone permits a wide range of commercial uses however it does not allow a dental clinic. M. Bancroft advised that comments were received from the MTO today which stated they have no objection to the zone change, however as part of the improvements planned for the intersection of Highway 4 and Saintsbury Line, both entrances to the subject property will be required to be relocated and resized to acceptable standards and further from the intersection. MTO further noted that a building and land use permit is required for any development within the MTO permit control area. M. Bancroft further noted that MTO permitting system is applicable law under the Building Code Act therefore a building permit for interior renovations will not be allowed until this permit is issued by the MTO.

Questions were raised by council members including timelines for the permit required by the MTO, possible re-location of the existing entrances to the property and the definition of a clinic as a permitted use under the zoning bylaw.

Ken Fear-Firman advised he is the owner of the property located at 115 Main Street and asked if there would be any changes to the size of the building and if parking may be an issue. M. Bancroft advised the application speaks to internal renovations only and he is not aware of any additions being sought. M. Bancroft further noted that there is no shortage of parking for the proposal, however he has advised the applicant that parking lines will be required to ensure efficient use of the parking lot.

Tony Goertz asked if there is a requirement for site plan approval for this site and M. Bancroft advised that under the planning act site plan approval is required when the intensity of the proposed use is changing and in this particular case he conferred with the Ministry whom confirmed that previous use of the property would maintain the same use of parking as the proposed clinic.

Jim Mairs addressed council and advised he is attending as a representative of Largo Facility Management, the agent listed for the subject application. He advised he will be discussing the MTO permit requirement with the applicant. Mr. Mairs asked if any relocation of the entrances as required by the MTO will trigger any site plan approval and M. Bancroft advised the only change that will take place with respect to the entrances, is wholly contained within the road allowance, therefore no site plan approval will be required.

1/ ZBA-9-2019 - Lee

Moved by D. Regan

Seconded by P. Mastorakos

*That application for Zoning by- amendment (ZBA-9-2019), filed by Largo Facility Management on behalf of Yong-Sik Lee and Il Hwan Lee for a property known municipally as 100 Main Street, Lucan and legally described as Lot 251 and part of Lots 231 and 252 on Plan 188 (geographic Village of Lucan) in the Township of Biddulph, **BE APPROVED** and that the implementing By-law be passed forthwith.*

CARRIED

2/ Adjournment

Moved by D. Regan

Seconded by A. Westman

Resolved that the meeting be adjourned at 6:22 pm

CARRIED


CHAIR


SECRETARY-TREASURER