

The Corporation of the Township of Lucan Biddulph Special Meeting Minutes

Present: Mayor C. Burghardt-Jesson, Deputy Mayor D. Manders, Councillor 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, J. Overholt-Public Works Assistant, Dan Fitzgerald-County Planner, (via electronic participation)

Absent: Councillor A. Westman

Call To Order

Mayor C. Burghardt-Jesson called the meeting to order at 6:30 p.m.

Declaration of Pecuniary Interest & Nature Thereof

None.

Delegations

Matt Pearson and Lisa Courtney, of B.M. Ross Engineers attended to present information on the development and sanitary sewage capacity for the Lucan Waste Water Treatment Plant. Mr. Pearson began by reviewing the Assessment of Potential Future Settlement Lands study that was completed in 2019 as well as a reserve capacity study of the Lucan Waste Water Treatment Plant (WWTP). The purpose of the investigations was to assess the capacity of the Lucan WWTP and determine when an increase in capacity might be required. Mr. Burns noted that 35% total reserve capacity was determined as of January 1, 2019 and it was estimated that based on rate of development trends the total capacity would be reached in 7 to 8 years. A timeline for the expansion of the Lucan WWTP was provided in 2019 as well and certain required studies identified, which the larger of those named being the Comprehensive Review and Schedule C Environmental Assessment. Mr. Pearson noted other components identified on the timeline have been completed or are in the process such as the Comprehensive review which is close to completion. Discussion then took place regarding the Environmental Assessment component which will take approximately 15 months. Mr. Pearson noted this study was not authorized to begin earlier but is now back on the table for discussion and approval as growth rate trends have continued to increase and remaining capacity is now estimated at 23% and total capacity would now be reached in approximately 5 years. Mr. Pearson then presented and reviewed a proposed updated timeline for expansion of the Lucan WWTP. Discussion from Council and Staff followed regarding:

- The calculation of ERUS (Equivalent Residential Units)
- The difference between apartments, townhomes, and single family dwellings in relation to ERUS
- Committed Development and Uncommitted Reserves presently
- Draft plan of subdivision approvals currently in process which are not accounted for in reserves presently
- Concerns and questions regarding information on reserve capacity that was identified 1.5 years ago and if anything was missed
- Concerns regarding a current application for draft plan of subdivision approval that would consume most of the uncommitted reserve capacity which could suppress competition for development in Lucan

Mr. Pearson provided additional information regarding determination of the size of the expansion, noting that one treatment train expansion would provide an additional 850 units which is likely sufficient. He further noted costs involved; studies that are currently

included in development charges and the design and construction which would be added into development charges once that stage is further defined. Mr. Pearson advised that staff will need to consider conditional approval policies for developers when it comes to determining who receives reserve capacity and the quantity in the interim.

M. Pearson advised that if Council proceeds with authorizing the Environmental Assessment next steps will include a work plan with staff, advertising through local papers, building a consultation plan and assigning people to jobs to start bringing the project together. He further noted BM Ross will provide monthly reports to the CAO once the EA study gets underway.

1/ Class Environmental Assessment Schedule C

Moved by D. Manders

Seconded by D. Regan

Given the continued new development taking place in Lucan and the need to able to support this growth through the provision of sanitary sewage treatment, the Council of the Township of Lucan Biddulph hereby authorizes B.M. Ross and Associates Limited to undertake a Class Environmental Assessment, Schedule C process, that will further the potential expansion of the sewage treatment facility, at an estimated budget cost of \$168,500, which will be recovered through Development Charges.

CARRIED

Mayor C. Burghardt-Jesson and J. Little thanked Matt Pearson and Lisa Courtney for all their work in getting this project underway and commented on the significance of this project in our community noting it has been 30 years since a project of this nature has taken place in Lucan Biddulph.

2/ Confirming

Moved by D. Regan

Seconded by D. Manders

*That if no one cares to speak to these By-laws on their First, Second and Third Reading, that they be considered to have been read a First time and Passed, read a Second time and Passed, read a Third time and Passed, that they be numbered:
08-2021 Confirming Bylaw*

CARRIED

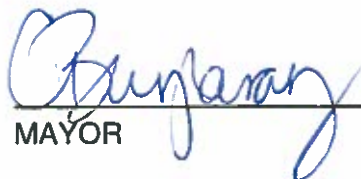
3/ Adjournment

Moved by D. Regan

Seconded P. Mastorakos

Resolved that the Special Council meeting be adjourned at 8:23 p.m.

CARRIED


MAYOR



CLERK