

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, Durk Vanderwerff-Director of Planning, Abby Heddle-County Planner, Stewart Findlater-Planning Consultant (via electronic participation)

Call To Order

Mayor C. Burghardt-Jesson called the meeting to order at 10:00 a.m.

Declaration of Pecuniary Interest & Nature Thereof

None.

Delegations

Stewart Findlater, of Findlater & Associates Inc. attended to present the Municipal Comprehensive Review. Stewart was hired as a contract consultant by the County and is currently undertaking the Lucan Biddulph Official Plan update project. Mr. Findlater advised the last Official Plan update in Lucan Biddulph was completed in 2015 and the goal of this update is specific to growth and development related issues. Mr. Findlater described the process involved and noted the County of Middlesex is the final approval granting authority for Official Plan Amendments. An overview of the Municipal Comprehensive Review was given which included topics such as 25 year population and housing projections, inventory of current vacant lots and proposed draft plans of subdivisions, land needs assessment, building permit activity over the last seven years, current settlement boundary for Lucan, Granton and Clandeboye, future residential land designation supply in Granton, servicing constraints for consideration in boundary expansion and growth patterns across the County. Mr. Findlater noted the County of Middlesex hired a consultant to complete housing population projections across the County and those numbers were considerably less than what staff has estimated based on recent growth activity in Lucan. A review of those numbers is currently taking place and once completed will then be presented to County Council for approval. Mr. Findlater further advised Council that a number of requests have been received from developers expressing interest to have their lands included in the settlement area.

Discussion from Council members took place regarding the following:

- Lucan's current growth trends,
- population demographics,
- process for re-allocation of future residential designated land,
- previous projections and accuracy of those,
- density targets for our community,
- aging population,
- servicing constraints and estimated completion of the master servicing study,
- expansion of the sewage treatment plant
- re-opening of development charges to collect for future projects.

Discussion also took place regarding the public engagement aspect and the proposed process that will be utilized in consideration of the pandemic and social distancing requirements. Mr. Findlater noted a correction to the 2nd last page of the presentation and advised 50 hectares should be reflected instead of 70 and a further correction to the Figure

10 map wherein a portion of the lands marked commercial at the north end of Main Street are actually residential.

Next steps were discussed including holding off on the public engagement portion of the process until January 2021 to allow the County the chance to discuss the population projection numbers that are currently being reviewed as this will have a significant impact on the amount of land that Lucan Biddulph can designate for future residential growth. Mayor C. Burghardt-Jesson thanked Mr. Findlater for his presentation and County staff for their assistance.

1/ Municipal Comprehensive Review Report

Moved by D. Regan

Seconded D. Manders

Resolved that the Municipal Comprehensive Review reported as presented by Stewart Findlater on November 4, 2020 and as amended be received for information.

CARRIED

2/ Adjournment

Moved by A. Westman

Seconded D. Regan

Resolved that the Special Council meeting be adjourned at 11:02 a.m.

CARRIED


MAYOR


CLERK