

Township of Lucan-Biddulph Municipal Comprehensive Review

Council Meeting #2
Thursday April 15, 2021



Presentation Outline

1. Introduction
2. Overview of Municipal Comprehensive Review
3. Data Findings
4. Discussion
5. Next Steps



Introductions

Project Team

Findlater & Associates Inc.

- Stewart Findlater, Project Mgr.

Middlesex County

- Abby Heddle, Planner
- Alexandra Colesberry, GIS Technician



Overview of MCR

- To review and update the current Official Plan last updated in May of 2015 (Planning Act requires a review/update every 5 years)
- To ensure the Plan reflects current Provincial Policy
- To provide the policy framework to guide growth in the Township for next 25 years



Policy and Land Use Framework

Reflect current legislation and planning framework

- Conform with the Provincial Policy Statement (2020)
- Conform with the Middlesex County Official Plan (2006)
- Address emerging issues related to growth, housing and servicing constraints



Data Findings



SUMMARY OF DATA

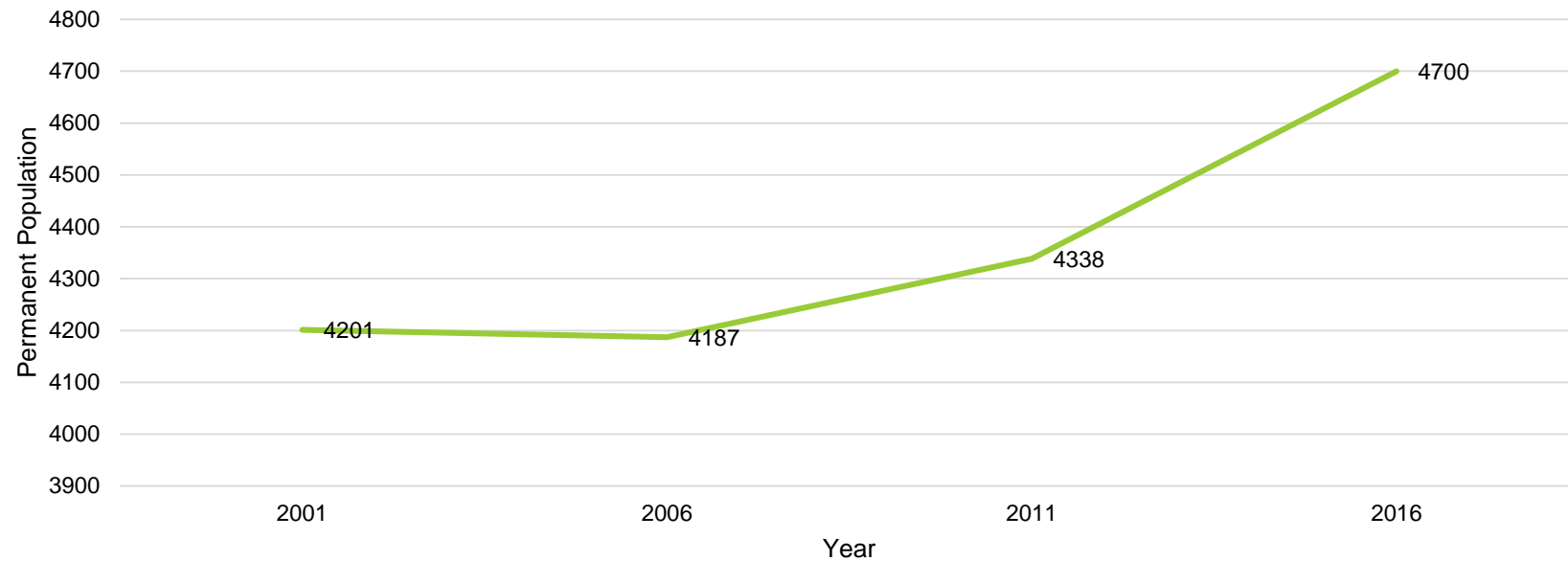
Growth and Development

- Historic Growth Patterns and Housing Starts
- Watson & Associates Economists Ltd. Population and Housing Demand Projections
- Current Development Proposals and Vacant Land Supply by Settlement Area
- Estimated Land Requirement for Anticipated Development
- Review Requests for Lands to be Included in Lucan Settlement Area
- Review Opportunities/Constraints to Growth



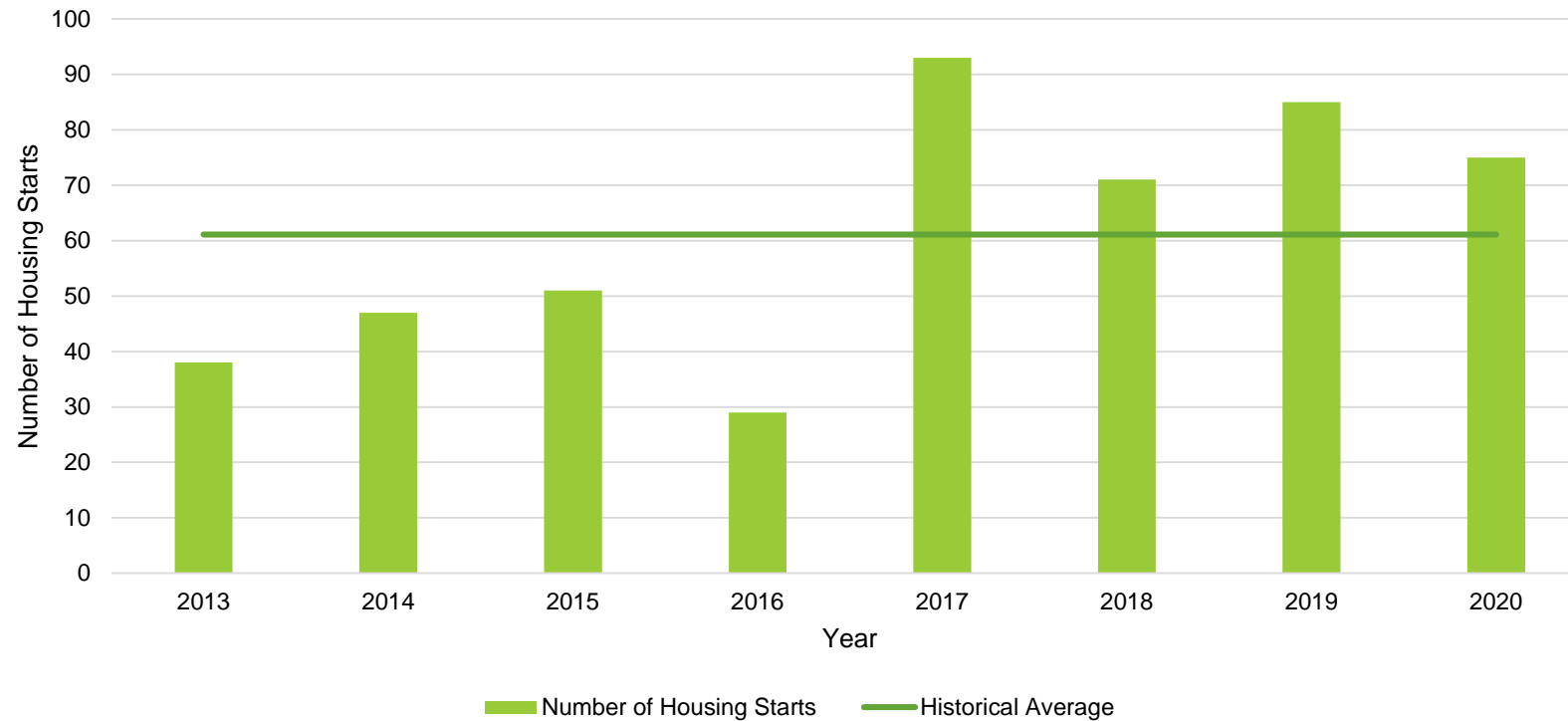
SUMMARY OF DATA

Historical Permanent Population Township of Lucan Biddulph
(2001-2016)



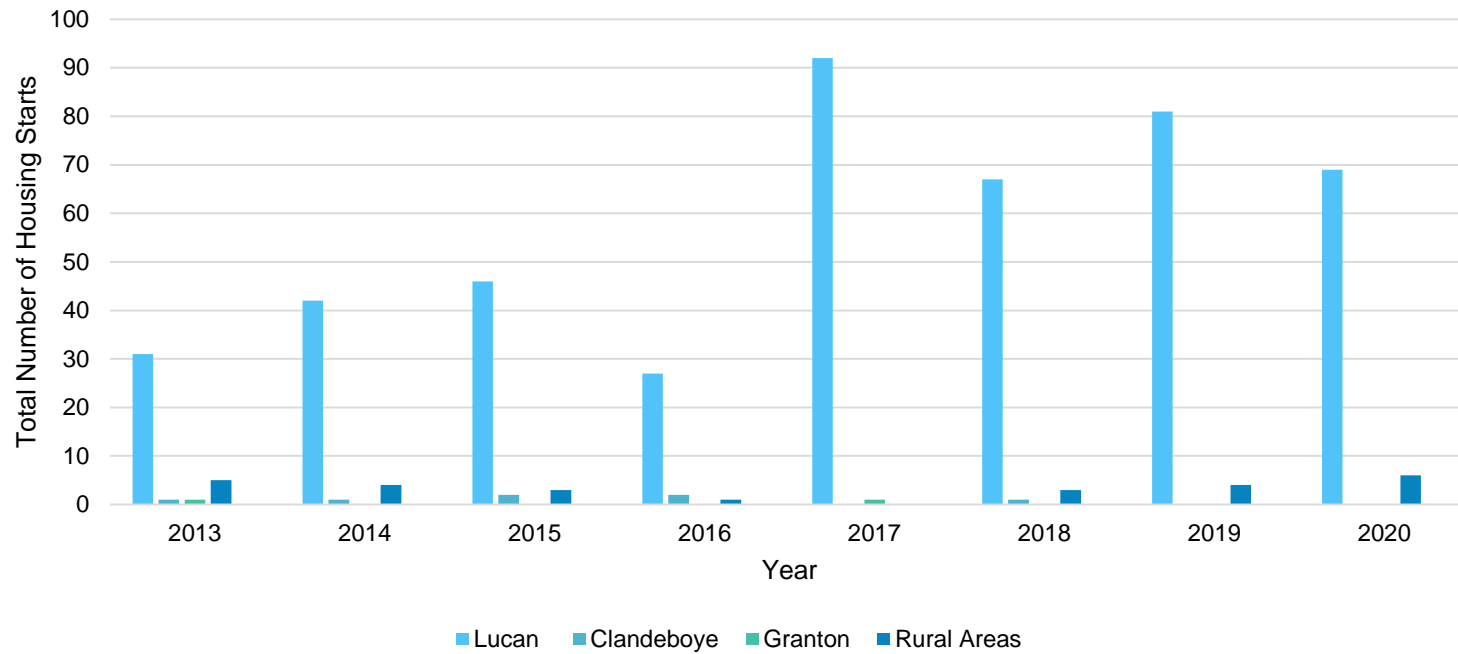
SUMMARY OF DATA

Number of Housing Starts, Municipal Wide,
(2013-2020)



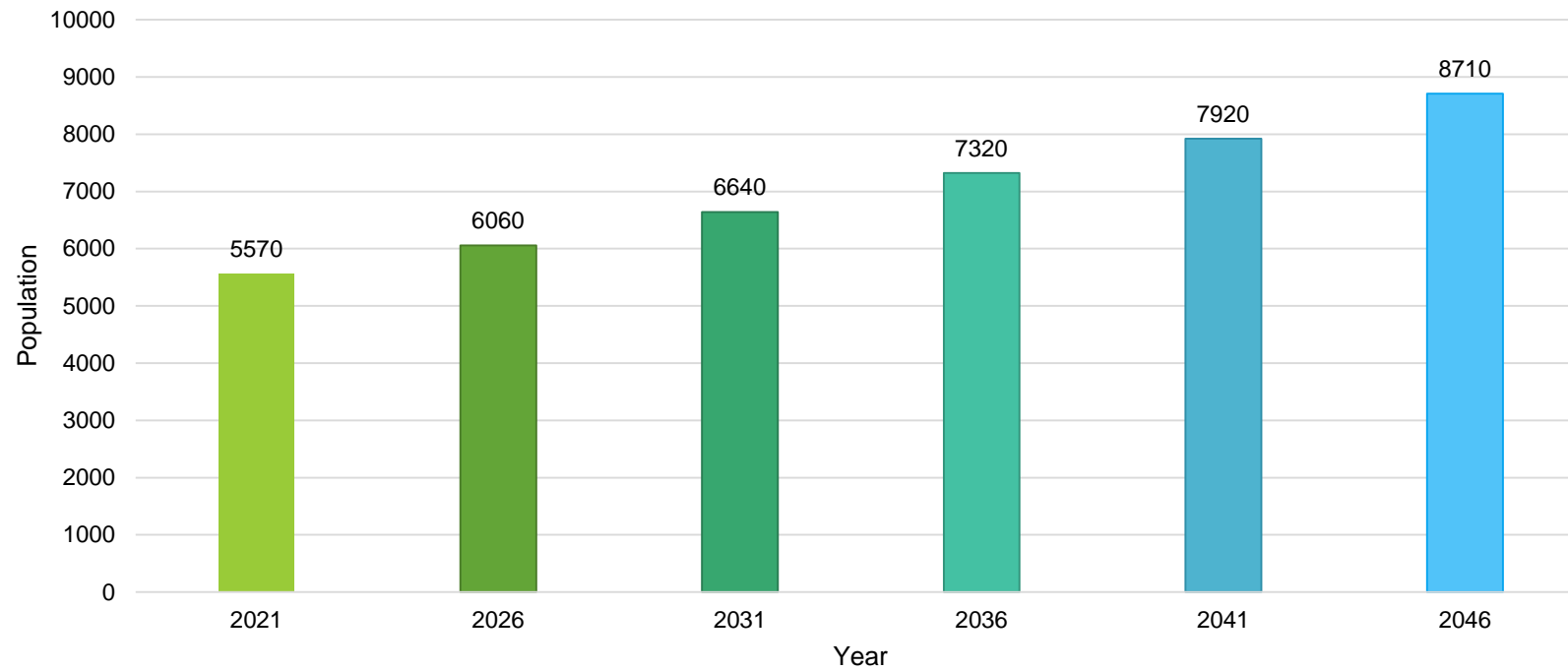
SUMMARY OF DATA

Proportion of Total Housing Starts by Location
2013-2020



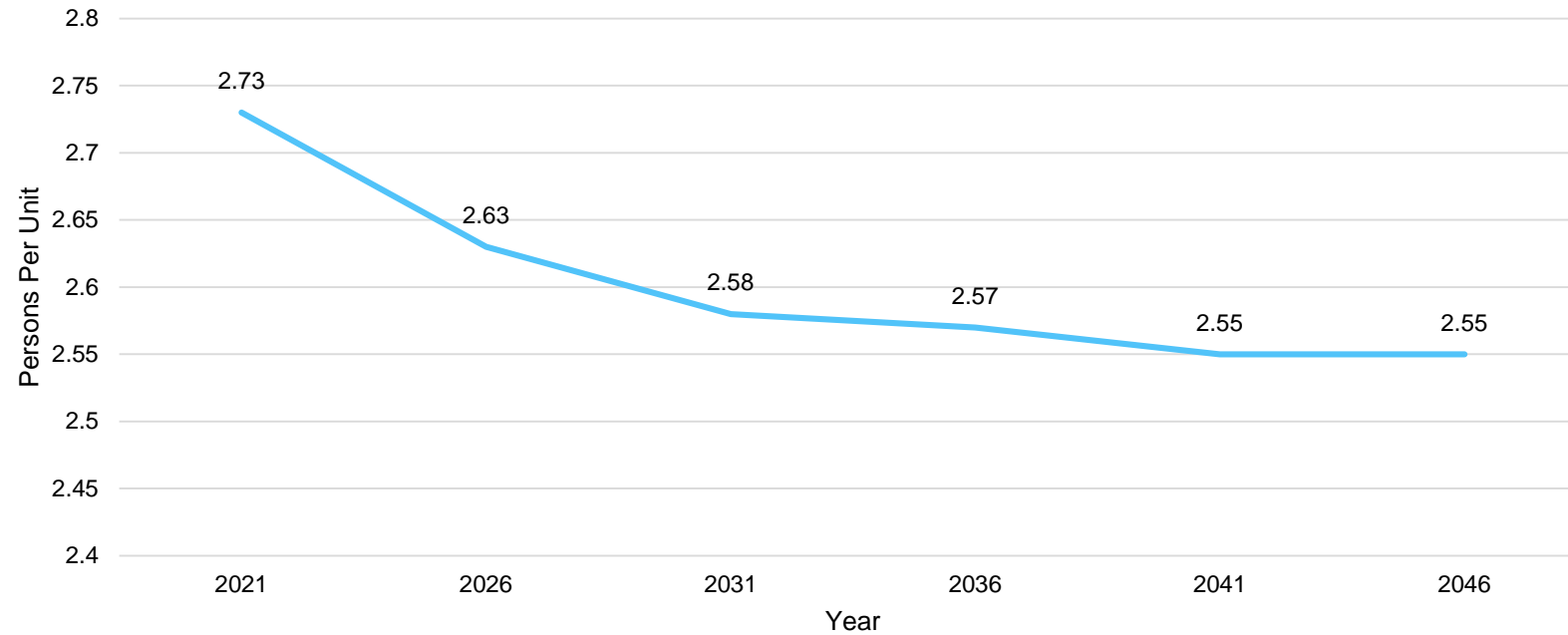
SUMMARY OF DATA

Population Projections 2021-2046 Lucan Biddulph
(High Scenario)



SUMMARY OF DATA

Projected Persons Per Unit (PPU) 2021-2046 Lucan Biddulph
(High Scenario)



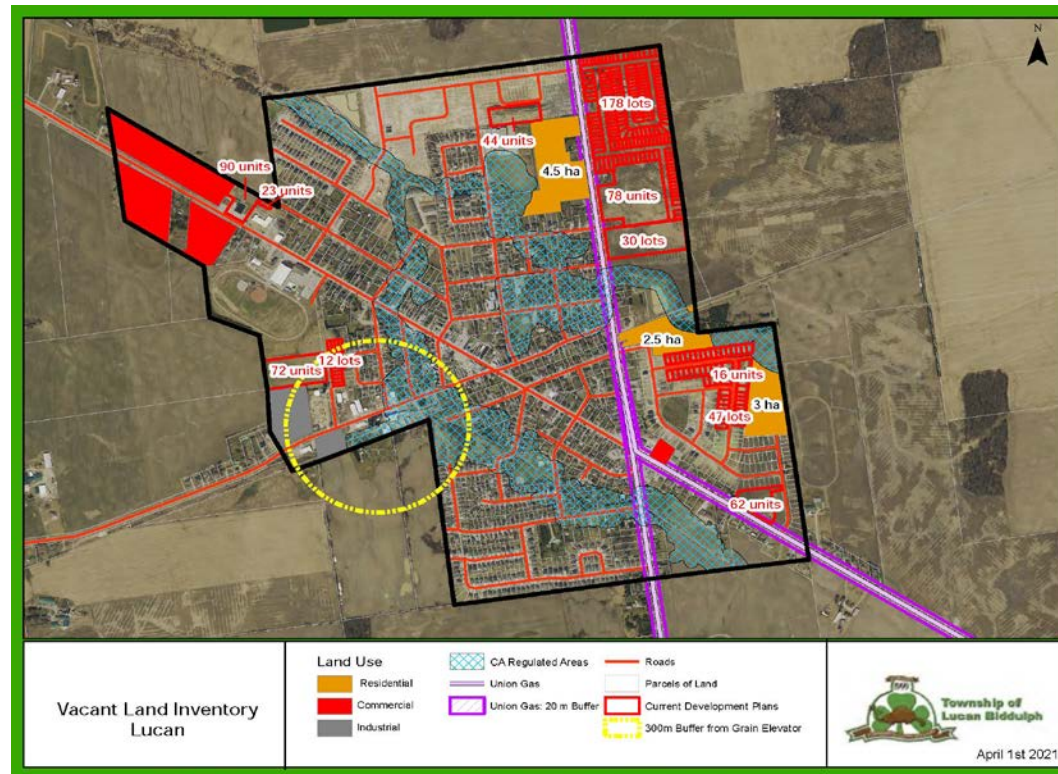
SUMMARY OF DATA

Name	File #	Type	Status	Density		
				Low	Med.	High
Ridge Crossing - East	39T-LB-CDM2001	Condominium	Final Approved	0	52	0
Ridge Crossing - West	SPA-4-2020	Site Plan	Proposed	0	44	0
Lucan Estates	39T-LB1301	Subdivision	Final Approved	11	0	0
			Draft Approved	47	0	0
			Preliminary	0	16	0
Olde Clover	39T-LB0702	Subdivision	Final Approved	22	0	0
	SPA-5-2020	Site Plan	Proposed	0	62	0
Ausable Fields	39T-LB2001	Subdivision	Proposed	12	0	0
		Site Plan	Preliminary	0	72	0
Timber Ridge	39T-LB2002	Subdivision	Proposed	178	0	0
			Preliminary	0	78	0
Z-Modular	Pre-consultation	Site Plan	Preliminary	0	0	90
Lucan Woods	SPA-3-2017	Site Plan	Final Approved	0	0	23
			Draft Approved	0	0	23
Southside Group	Pre-Consultation	Subdivision	Preliminary	30	0	0
Total				300	324	136

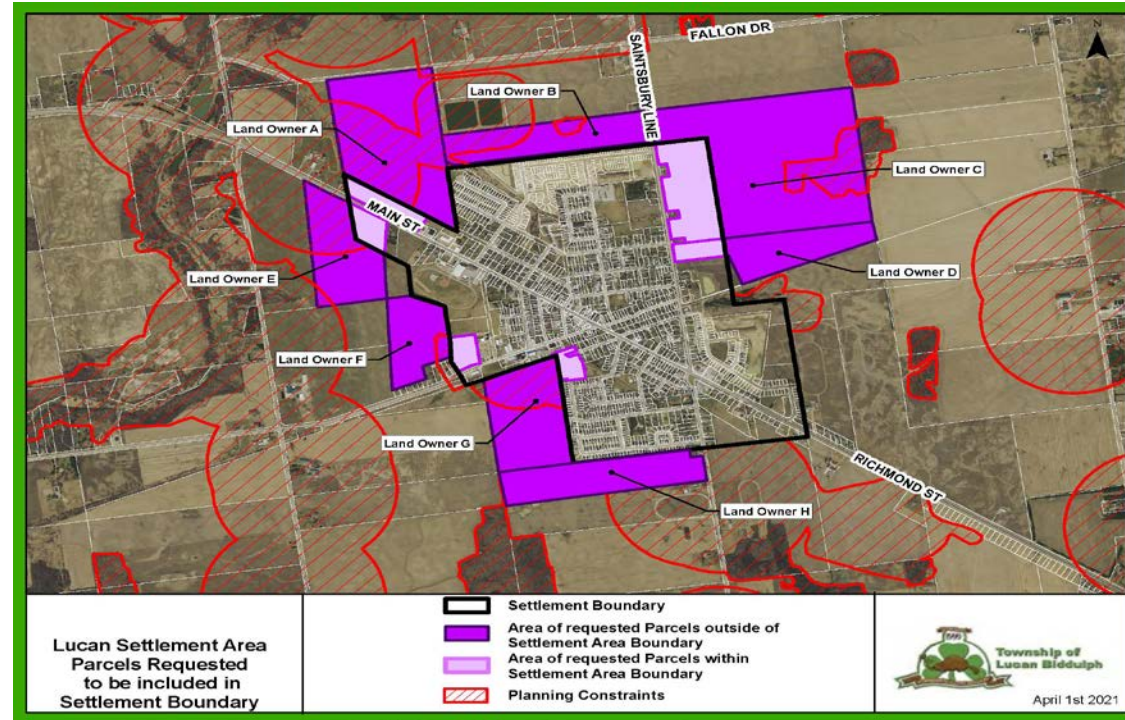


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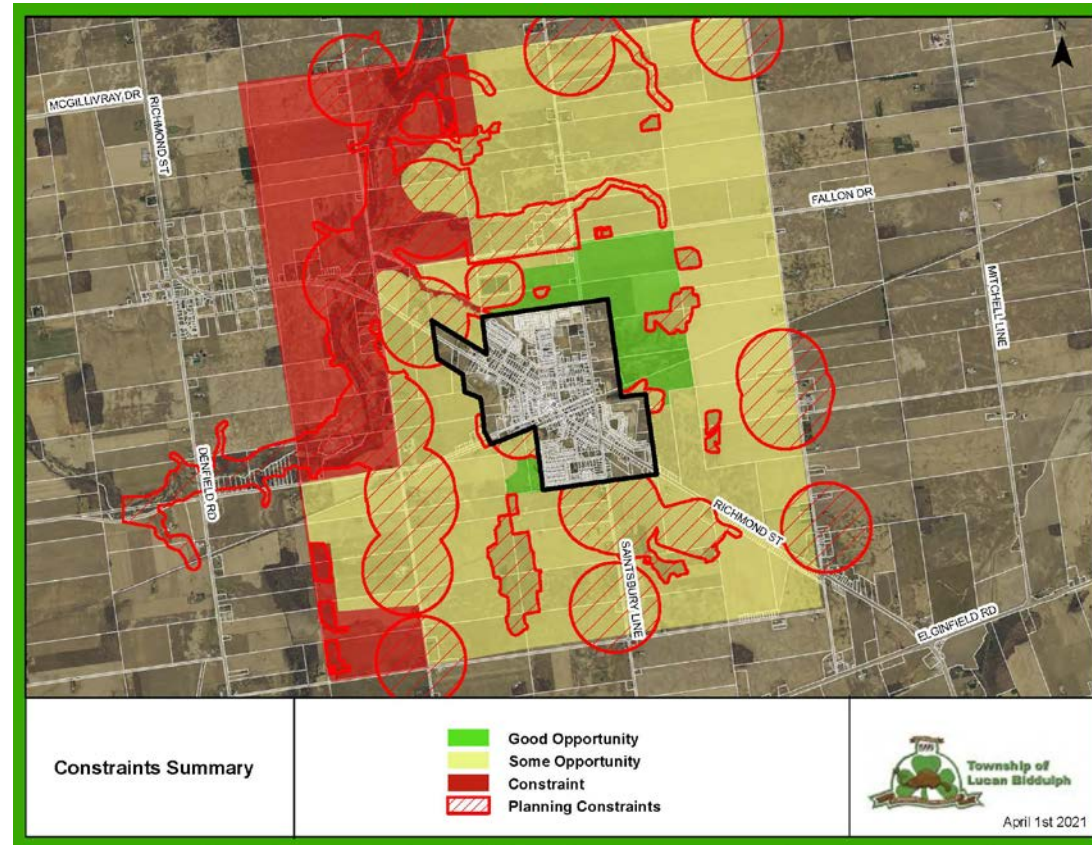
The location of development proposals and vacant lands with the Village of Lucan are shown below.



SUMMARY OF DATA



SUMMARY OF DATA



Discussion



NEXT STEPS



NEXT STEPS

- Post links to Background Report on Website including Opportunity for written submissions
- Set Schedule for Public Input Virtual Open House (week of April 26-30) for those who wish to speak directly about the project
- Summarize Input received (both written and verbal through Open House and provide Final Report for Council
- Draft Official Plan Amendment based on direction from Council
- Set Public Meeting under Section 26 of the Planning Act to discuss proposed Official Plan Amendment. This meeting is open for public input prior to Council making final decision on the matter.

