



## Committee of Whole

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**Meeting Date:** May 11, 2021  
**Submitted by:** Durk Vanderwerff, Director of Planning  
**SUBJECT:** PROPOSED DRAFT PLAN OF SUBDIVISION, TOWNSHIP OF LUCAN BIDDULPH, FILE NO. 39T-LB2001

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### **BACKGROUND:**

1525020 Ontario Inc. (Van Geel) is proposing to develop a residential plan of subdivision on two parcels of land, with a combined total area of 2.65 hectares (6.56 acres) within Lucan. The development would create 12 lots for single detached dwellings and 1 block for future development, likely of townhomes. The development would be on full municipal services and would require the extension of existing roads.

The subject lands are within the 'Residential' designation of the Lucan Settlement Area in the Lucan Biddulph Official Plan. The surrounding land uses include single detached dwellings to the east, industrial uses to the south, agricultural lands to the west, and community recreation lands to the north.

This plan of subdivision was processed concurrently with a zoning by-law amendment and this included a combined circulation process and a common planning review and analysis. The municipal planning reports, authored by Dan FitzGerald, as provided to Lucan Biddulph Council, are attached along with a location map, a copy of the proposed plan, and the proposed conditions of draft plan approval.

This report is a short summary of the issues from the perspective of the County as the Approval Authority and recommends draft plan approval of this subdivision subject to conditions.

**ANALYSIS:**

The submission was accepted as complete on July 24, 2020, an open house was held on August 27, 2020 and the Municipality held the statutory public meeting on September 15, 2020. As a result of circulation comments, including from the public, the plan and concurrent zoning amendment were revised and presented at a Township Council meeting on March 16, 2021. Lucan Biddulph Council supported the application at that meeting. During the local process, public input included concerns related to site access, traffic, and noise.

An agency / ministry circulation was undertaken, and the comments received were either addressed through changes to the plan or can be addressed as conditions of draft plan approval. The draft plan conditions include matters to satisfy the Ausable Bayfield Conservation Authority (storm water management), the Municipality (municipal servicing, construction, noise, etc), as well as the County Engineer (traffic study). In particular, the nearby industrial uses (grain elevator, feed store, bus yard, and lumber yard) necessitate additional conditions of draft plan approval to ensure that noise standards are met. The Township had the submitted noise report peer-reviewed and are satisfied that, subject to implementation, noise can be appropriately addressed.

The Provincial Policy Statement (PPS) and the County Official Plan encourage new development to occur in settlement areas, such as Lucan, where full municipal services can be provided. The County Official Plan designates Lucan as an 'Urban Settlement Area' and the lands are located within the 'Residential' designation of the Township of Lucan Biddulph Official Plan.

The attached municipal planning reports address the land use planning issues in detail and also outlines the documents and studies submitted in support of the proposal. I have reviewed this material throughout the process and am satisfied that the proposed plan is consistent with the Provincial Policy Statement, conforms with the County's Official Plan, conforms with the Township's Official Plan, and represents sound land use planning. I am, therefore, recommending draft plan approval of the plan of subdivision subject to conditions.

**FINANCIAL IMPLICATIONS:**

There are no direct financial implications for the County related to the approval of this plan of subdivision. The approval of development and the accompanied community growth does however have indirect long-term financial implications.

**ALIGNMENT WITH STRATEGIC FOCUS:**

This report aligns with the following Strategic Focus, Goals, or Objectives:

<b>Strategic Focus</b>	<b>Goals</b>	<b>Objectives</b>
Strengthening Our Economy	Encourage a diverse and robust economic base throughout the county	Create an environment that enables the attraction and retention of businesses, talent, and investments Support the development and prosperity of downtown core areas in Middlesex County

**RECOMMENDATION:**

That the proposed Plan of Subdivision (File No. 39T-LB2001) be granted draft plan approval subject to conditions and that a Notice of Decision be circulated as required by the Planning Act and that the Notice of Decision indicate that all written and oral submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision.

Attachments





## LOCATION MAP

Description:  
PROPOSED PLAN OF SUBDIVISION  
AUSABLE FIELDS  
TOWNSHIP OF LUCAN BIDDULPH

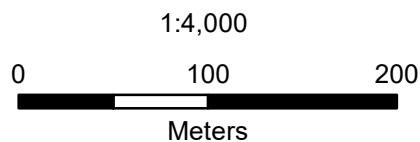
File Number:  
39T-LB2001

Prepared by: Planning Department  
The County of Middlesex, April 15, 2021.

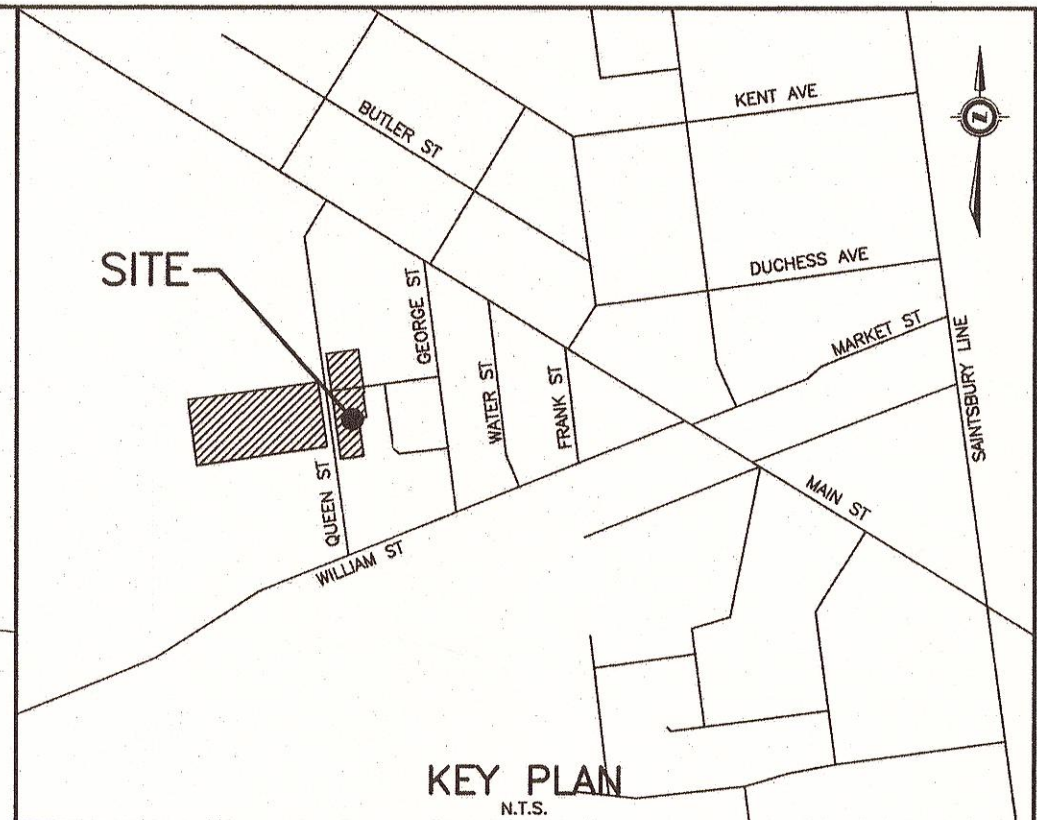
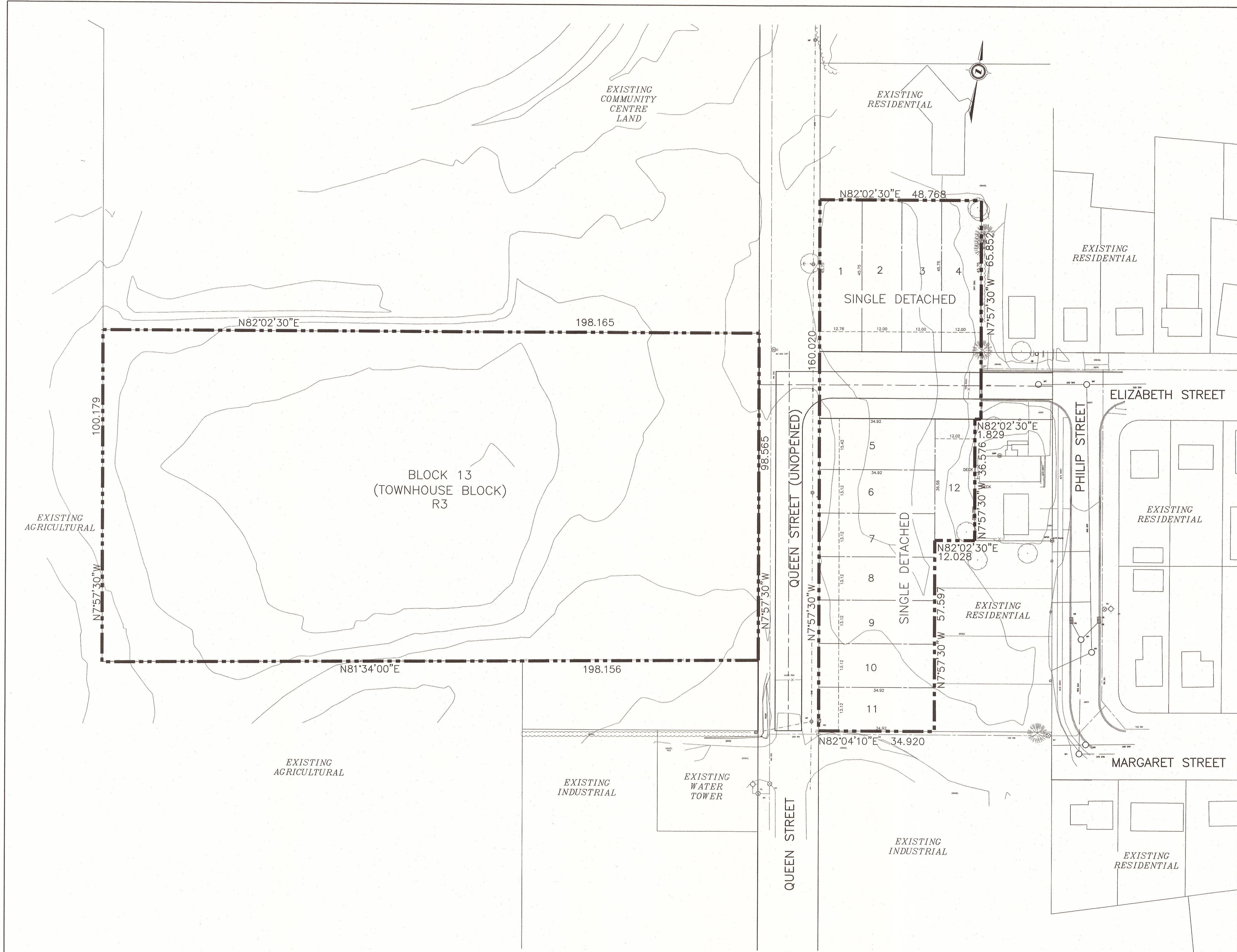


## LEGEND

SUBJECT LANDS







**DRAFT PLAN OF SUBDIVISION**

ALL OF LOT 15 AND PART OF LOTS 14, 16, AND 27 TO 30  
REGISTRAR'S COMPILED PLAN NO. 350  
PART OF LOT 4, SOUTH OF THE PROOF LINE ROAD  
IN THE VILLAGE OF LUCAN  
TOWNSHIP OF LUCAN-BIDDULPH

**OWNER'S CERTIFICATE:**  
I HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION.

*RVA* **RONALD G. VAN GEEL** **JUNE 11/2020**  
PRESIDENT DATE  
1525020 ONTARIO INC.

I HAVE THE AUTHORITY TO BIND THE CORPORATION

**SURVEYOR'S CERTIFICATE:**  
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

*RLW* **ROBERT WOOD** **JUNE 8/2020**  
AGM DATE  
ONTARIO LAND SURVEYOR

**LAND USE SCHEDULE**

SINGLE FAMILY RESIDENTIAL - 12 LOTS	0.59 ha
MULTI-FAMILY TOWNHOUSE BLOCK - BLOCK 13	1.97 ha
ROADS - ELIZABETH STREET	0.10 ha
TOTAL AREA	2.66 ha

**REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT**

(a) AS SHOWN ON PLAN	(g) AS SHOWN ON PLAN
(b) AS SHOWN ON PLAN	(h) MUNICIPAL WATER
(c) AS SHOWN ON KEY PLAN	(i) CLAY
(d) SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL	(j) AS SHOWN ON PLAN
(e) AS SHOWN ON PLAN	(k) MUNICIPAL SERVICES
(f) AS SHOWN ON PLAN	(l) AS SHOWN ON PLAN

**AUSABLE FIELDS SUBDIVISION**

**1525020 ONTARIO INC.**

**DILLON CONSULTING**

No.	REVISION	DATE	BY

DRAWN	CMD	CHECKED	DWH	SCALE - 1 : 500	DATE	MAY 2020
NOTE: DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048				5 0 10m	PROJECT No. 19-1995	



**Applicant:** 1525020 Ontario Inc.  
**File No.:** 39T-LB2001  
**Municipality:** Township of Lucan Biddulph  
**Subject Lands:** PLAN 350 LOTS 15 & 16 PT LOT 14 &  
SLR PT LOT 4 & RP 33R4506 PARTS  
2 & 3 PT PART 1, and PLAN 350 LOT  
27 PT LOTS 28-30 RP 33R10096  
PART 1

**Date of Decision:**  
**Date of Notice:**  
**Last Date of Appeal:**  
**Lapsing Date:**

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The conditions and amendments to final plan of approval for registration of this Subdivision as provided by the County of Middlesex are as follows:

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No.	Conditions
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- |    |   |
|----|---|
| 1. | That this approval applies to the draft plan of subdivision prepared and signed by Robert Wood, OLS dated June 8, 2021 which shows: <ul style="list-style-type: none"><li>• Lots 1 to 12 for single detached dwellings;</li><li>• Block 13 for medium density dwellings; and</li><li>• Public roads.</li></ul>  |
| 2. | That the Subdivision Agreement between the Owner and the Municipality include provision that the "H" holding provision not be removed and the building permits not be issued for the Plan of Subdivision until all external infrastructure and services required for the development of the Plan of Subdivision are in place including municipal water supply, treatment and conveyance infrastructure and sewage treatment and waste water conveyance infrastructure. For the purpose of these conditions, services being "in place" means that the infrastructure exists and is operational to the satisfaction of the Municipality and that capacity in such infrastructure has been formally allocated by the Municipality for use in connection with the development of the Plan of Subdivision. |
| 3. | That the Plan of Subdivision shall be developed on full municipal services, including sanitary sewers, municipal water and urban storm water management practices. Prior to final approval of the development, the Municipality shall confirm that full municipal services are 'in place' as described in Condition No. 2.  |
| 4. | That the streets be named and the lots shall be addressed to the satisfaction of the Municipality in consultation with the County of Middlesex.   |
| 5. | That prior to final approval, the Approval Authority is to be advised by the Municipality that appropriate zoning is in effect for this proposed subdivision.   |
| 6. | That the Owner and the Municipality enter into a subdivision agreement ("Subdivision Agreement") pursuant to Section 51 (26) of the Planning Act to be registered on title of the lands to which it applies prior to the Plan of Subdivision being registered. Further that the Subdivision Agreement shall include provisions that it will also be registered against the lands to which it applies once the plan of subdivision has been registered.  |
| 7. | That the Subdivision Agreement satisfy all requirements of the Municipality related to financial, legal, planning and engineering matters including but not limited to; grading and drainage, planting of trees, landscaping, provision of community mailboxes, fencing, buffering, street lighting and other amenities, the provision and installation of full municipal water and sanitary services, the installation of underground electrical services, and other matters which may be required by the Municipality respecting the development of the Plan of Subdivision, including the payment of Municipal Development Charges in accordance with the Municipality's Development Charge By-Law.  |
| 8. | That the developer construct all rights-of-way to municipal standards and to the satisfaction of the Municipality.  |

<b>Applicant:</b>	1525020 Ontario Inc.	<b>Date of Decision:</b>	DRAFT
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<b>Subject Lands:</b>	PLAN 350 LOTS 15 & 16 PT LOT 14 & SLR PT LOT 4 & RP 33R4506 PARTS 2 & 3 PT PART 1, and PLAN 350 LOT 27 PT LOTS 28-30 RP 33R10096 PART 1	<b>Lapsing Date:</b>	DRAFT

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9. If necessary, that the Owner shall enter into an agreement with Canada Post Corporation for the installation of community mailboxes.
10. The Owner shall enter into an agreement with the appropriate service providers for the installation of underground communication / telecommunication utility services for these lands to enable, at a minimum, the effective delivery of the broadband internet services and communication / telecommunication services for 911 Emergency Services.
11. That the Subdivision Agreement shall ensure that the persons who first purchase the subdivided land after the final approval of the plan of subdivision are informed, at the time the land is transferred, of all the development charges related to the development, pursuant to Section 59(4) of the Development Charges Act.
12. That the Subdivision Agreement shall contain a clause that easements as may be required for access, utility, servicing, or drainage purposes shall be granted to the appropriate authority or agency, at the expense of the Owner.
13. That the Subdivision Agreement shall contain a clause which requires, arrangements shall be made to the satisfaction of the Municipality for the relocation of any utilities that may be required as a result of the development of the subject lands, such relocation shall be undertaken at the expense of the Owner.
14. That prior to final approval, a Licensed Archaeologist shall provide a letter to the Municipality and the County indicating that there are no concerns for impacts to archaeological sites on the subject lands. This is to be accompanied by a Ministry of Tourism, Culture and Sport letter indicating that the licensee has met the Terms and Conditions for Archaeological Licensing and that the report has been entered into the Ontario Public Register of Archaeological Reports.
15. That the Owner convey up to 5% of the land included in this plan to the Municipality for park purposes. Alternatively, the Municipality may require cash-in-lieu of all or a portion of the conveyance.
16. That the construction access is to be from the Queen Street road allowance and that the Owner shall erect signage and maintain the construction road as required by the Municipality.
17. That the Owner complete a traffic impact assessment for the medium density block prior to development (Block 13) and that the study be implemented to the satisfaction of the County of Middlesex and the Municipality.
18. That the Owner shall not accept any Offer to Purchase of any lot as shown on the Plan of Subdivision, unless the Owner shall have given such offer or, prior to making such offer, the following warning: "Warning: The subject property is located near potential sources of noise, odour, dust and similar adverse impacts and nuisances arising from neighbouring agricultural, industrial and commercial uses despite the fact that such operations may be operating in accordance with the Municipality's Zoning By-law and all other applicable law."
19. That the Subdivision Agreement shall contain a clause(s) that address all recommendations and conclusions to be implemented in accordance with the *Ausable Fields Subdivision – Noise Impact Assessment* by Dillion Consulting Limited, signed and stamped by Amir A. Iravani, Ph.D., P.Eng on February, 4, 2021, to the satisfaction of the Municipality.



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20. That any Zoning By-law provisions to limit potential development of the subject lands, as identified in the *Ausable Fields Subdivision – Noise Impact Assessment*, completed by Dillion Consulting Limited and signed by Amir A. Iravani, Ph.D., P.Eng on February, 4, 2021 be in full force and effect.
21. That prior to final approval, the Municipality shall advise the County of Middlesex that the Subdivision Agreement between the Municipality and the Owner provides for the following:
  - a. municipal assumption and Ownership of any facilities required for the retention and enhancement of storm water quality, and for the purpose of ensuring perpetual maintenance and operation; and
  - b. the inclusion of any measures necessary to implement stormwater quality controls not subject to regulations pursuant to the Ontario Water Resources Act.
22. That prior to final approval, the Owner shall submit for the review and approval of the Ausable Bayfield Conservation Authority and the Municipality the following:
  - a) a final Stormwater Management Plan shall be completed by a qualified professional engineer, to meet the stormwater quantity and quality criteria of the Ausable Bayfield Conservation Authority. Such plan shall also consider site grading, erosion control measures, Best Practices (BMP's) of the industry, safe and legal drainage outlet, and ownership and provisions for the future maintenance of any drainage facilities;
  - b) detailed site / lot grading and drainage plans prepared by a qualified professional engineer to meet the requirements of the Ausable Bayfield Conservation Authority and the Municipality; and,
  - c) a Final Erosion and Sediment control plan be prepared, detailing the means whereby erosion will be controlled on-site and in downstream areas both during and after construction, to be approved by the Ausable Bayfield Conservation Authority prior to construction.
23. That prior to final approval, the County is to be advised in writing by the Municipality of the Township of Lucan Biddulph, how conditions 1 through 23 have been satisfied.
24. That prior to final approval, the County is to be advised in writing by the Ausable Bayfield Conservation Authority how condition 23 has been satisfied.

#### **NOTES TO DRAFT APPROVAL**

1. Draft approval for this plan of subdivision is for a period of three (3) years from the date of decision. Any request made by the Owner to the Approval Authority to extend the lapsing date must be made 60 days prior to the lapsing date and include a written confirmation from the municipality endorsing the extension.
2. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the approval authority, quoting the file number.
3. It is suggested that the applicant be aware of:
  - a) subsection 144 (1) of The Land Titles Act, which requires all new plans be registered in a land titles system;

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b) subsection 144 (2) - allows certain exceptions.

4. Inauguration, or extension of a piped water supply, a communal sewage system or a storm water management system, is subject to the approval of the Ministry of Environment under Section 52 and Section 53 of the Ontario Water Resources Act.
5. The Ministry of Environment must be advised immediately should waste materials or other contaminants be discovered during the development of this plan of subdivision.
6. It is the applicant's responsibility to obtain the necessary permits from the ABCA in accordance with Ontario Regulation 171/06 made pursuant to Section 28 of the Conservation Authorities Act.
7. A copy of the subdivision agreement must be provided to the County of Middlesex (Planning Department) prior to final plan approval.
8. If the agency's condition concerns a condition in the subdivision agreement, a copy of the agreement should be sent to them. This will expedite clearance of the final plan.
9. When the zoning by-law amendment required in Condition 5 is being prepared, reference to this subdivision application file number should be included in the explanatory note. This will expedite the County of Middlesex and other agencies' consideration of the by-law.
10. Clearance is required from the following agencies:  
  
Township of Lucan Biddulph | 270 Main Street, Lucan, ON N0M 2J0  
  
Ausable Bayfield Conservation Authority | 71108 Morrison Line, RR 3, Exeter, ON N0M 1S5
11. All measurements in subdivision final plans must be presented in metric units.
12. The final plan approved by the County of Middlesex must include the following paragraph on all copies (3 Mylars and 4 paper) for signature purposes:

*"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 \_\_\_\_\_,  
201\_\_\_\_.*

\_\_\_\_\_  
*Director of Planning"*

13. The final plan must be submitted digitally in AutoCAD (DWG) and Portable Document Format (PDF) with the appropriate citation from the Planning Act used. The AutoCAD (DWG) file must be consistent with the following standards:
  - Georeferenced to the NAD83 UTM Zone 17N coordinate system.
  - All classes of features must be separated into different layers.
  - Each layer should be given a descriptive name so that the class of feature it contains is recognizable.
14. The final plan approved by the County of Middlesex must be registered within 30 days or the County

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may withdraw its approval under Subsection 51(59) of the Planning Act.

Preliminary





**Planning Department  
County of Middlesex  
399 Ridout Street North  
London, ON N6A 2P1  
519.434.7321  
www.middlesex.ca**

**Meeting Date: March 16, 2021**

## **PLANNING REPORT**

**TO:** Chair and Members of Council  
Township of Lucan Biddulph

**FROM:** Dan FitzGerald MPI, Planner

**RE: Applications for Zoning Bylaw Amendment (ZBA 08/2020) and Draft Plan of Subdivision 39T-LB2001 also known as Ausable Fields Subdivision; filed by Dillion Consulting on behalf of 1525020 ONTARIO INC (Owner / Applicant) Lots 15 and 16, Part of Lot 14 of Plan 350, SLP Part Lot 4, Parts 2 and 3 of Reference Plan 33R4506, Part 1, and Lot 27, Part of Lots 28-30, Plan 350, Part 1 of Reference Plan 33R10096 in the Township of Lucan Biddulph**

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## **PURPOSE**

The purpose of the subject subdivision and zoning by-law amendment applications is to facilitate the development of a residential plan of subdivision with 12 lots for single-detached dwellings and 1 block for multi-unit dwellings, for a property located west of the existing residential development on Elizabeth Street and Philip Street; south west of the Lucan Community Memorial Centre.

A location map is included as Attachment 1.

## **Proposed Plan of Subdivision:**

The applicant's proposed plan of subdivision would encompass two separate blocks of land and would include the following:

- 12 building lots for single-detached dwellings (0.69 ha);
- 1 Block for multi-unit residential (Townhouses – 1.97 ha);
- 2 new roads – Extension of Elizabeth Street to the Queen Street road allowance and the construction of a portion of the unopened Queen Street road allowance.

## **Proposed Zoning By-law Amendment:**

The Zoning By-law Amendment application submitted concurrently would change the zoning of the subject lands to facilitate the proposed Plan of Subdivision's consideration for residential development. The lands are currently zoned a 'site-specific' Future Residential Exception (FR-6) Zone and a Future Residential (FR) Zone in the Township of Lucan Biddulph Comprehensive Zoning By-law. The applicant's proposal would rezone a portion of the site to a Residential Second Density (R2) Zone and Residential Second Density Exception (R2-#) zones for the proposed 12 single detached dwelling lots, consistent with the majority of adjacent zoned lands. The remaining balance of lands would be rezoned to a

Applications for Zoning Bylaw Amendment (ZBA 08/2020) and  
Application for a Draft Plan of Subdivision 39T-LB2001  
Dillion Consulting on Behalf of 1525020 Ontario Inc.

site specific Residential Third Density Exception (R3-#) Zone to permit multi unit/cluster townhouse forms of housing.

**Background:**

The subject property is located within the Settlement Area of Lucan, south of Main Street and North of William Street. The two subject lots are bisected by an unopened Queen Street road allowance and are collectively legally described as Lots 15 and 16, Part of Lot 14 of Plan 350, SLP Part Lot 4, Parts 2 and 3 of Reference Plan 33R4506, Part 1, and Lot 27, Part of Lots 28-30, Plan 350, Part 1 of Reference Plan 33R10096 in the Township of Lucan Biddulph, County of Middlesex.

The subject property consists of two separate rectangular parcels of land. The first is approximately a 1.7 ac (0.69 ha) area parcel situated on the east side of the un-opened Queen Street allowance. The developer has proposed 12 single detached lots along this portion of land. The second is approximately a 4.86 ac (1.97 ha) area parcel situated on the west side of the un-opened Queen Street allowance and is proposed to be developed as a medium density, townhouse block. As a whole, the proposed subdivision would include a total of 6.56 ac (2.66 ha) of developable land.

The developer is also proposing to extend Queen Street through the currently un-opened Queen Street road allowance through to William Street to provide a direct means of access to the lands. In addition, the developer would also dedicate a portion of lands to accommodate the extension of Elizabeth Street, providing a secondary vehicular and pedestrian access to the proposed subdivision.

Existing land uses surrounding the property include single detached dwellings to the east, industrial zoned lands to the south, agricultural lands to the west, and lands zoned Open Space for the purpose of community recreation to the north.

The subject property to the east is currently a vacant parcel of land, whereas the subject property to the west contains a soccer pitch. The entirety of the property is within the Urban Settlement Area of Lucan and is designated Settlement Area in the Middlesex County Official Plan and 'Residential' in the Township Official Plan. Additionally, the property to the east is zoned a 'site specific' Future Residential Exception (FR-6) Zone, while the lands to the west are zoned a Future Residential (FR) Zone.

A portion of the east parcel of land previously received approval for Consent application B2-4/2020 and ZBA-4/2020, which established four (4) new residential lots for the purpose of establishing single detached dwellings along Philip Street.

An application for draft Plan of Subdivision and a Zoning By-law amendment application was made on June 12, 2020 and deemed complete on the July 24, 2020. The statutory public meeting was held on September 15, 2020.

In addition to the application forms, the submission included the following supporting documents:

- Proposed Zoning Plan
- Proposed Draft plan of Subdivision, dated May 2020 by Dillion Consulting
- Grain Elevator Noise Impact Study
- Development Options Plans
- Preliminary Servicing Report

Applications for Zoning Bylaw Amendment (ZBA 08/2020) and  
Application for a Draft Plan of Subdivision 39T-LB2001  
Dillion Consulting on Behalf of 1525020 Ontario Inc.

The applicant held a public Open House on August 27, 2020 on the virtual zoom platform in compliance with local protocol related to the pandemic.

The draft plan of subdivision has not changed from the original submission nor since the time of the original public meeting.

In response to discussion with staff and amendments to the original noise study, the applicant requested administration to bring forward a By-law for Council consideration to designate the lands as a class 4 infill development to permit reduced noise level standards as required by the Ministry of Environment, Conservation and Parks NPC300 noise standards. Public works and Planning brought forward a joint report on November 17, 2020, which Council subsequently passed as By-law 53-2020, designating the lands as class 4 in association with permitted noise standards for future residential development.

In support of the draft plan of subdivision, a concurrent zone change application was filed to rezone the lands to the west, currently zoned a Future Residential (FR) Zone, to a site specific Residential Third Density Exception (R3-#) Zone. Additionally the application would rezone the lands to the east, currently zoned a site specific Future Residential Exception (FR-6) Zone, to a Residential Second Density (R2) Zone, and site specific Residential Secondary Density Exception (R2-#) Zones.

The proposed site specific R2-# zones includes the following proposed changes:

1. One zone would limit the height of development to one (1) storey for the single unit dwelling abutting the existing industrial use to the south of the proposed draft plan of subdivision, in compliance with the *Ausable Fields Subdivision Noise Impact Study* recommendations; and,
2. The other zone would permit a reduction to the exterior side yard requirement for proposed draft plan of subdivision lot abutting the unopened Queen Street road allowance from 3.5 metres to 3.0 metres.

The proposed site specific R3-# zone includes the following proposed changes:

1. Limit the potential development to Townhomes;
2. Permit a minimum of 150 square metres for each townhouse unit;
3. Permit a minimum lot frontage of 6.1 metres;
4. Permit a maximum lot coverage of 40% for the overall lot boundaries;
5. Permit a minimum front yard depth of 6.0 metres;
6. Permit a minimum interior side yard setback of 1.5 metres, and no setback where there is a common wall dividing a unit in a townhouse block;
7. Permit a minimum exterior side yard setback of 2.75 metres;
8. Permit a minimum rear yard depth of 6.0 metres;
9. Permit a minimum outdoor amenity area of 35% of the lot area, based on the overall lot;
10. Permit a minimum rear yard setback for a deck of 2.9 metres;
11. Permit a reduction of the interior side yard setback to 0 metres for a deck located on a common wall of a townhouse, as long as a 1.8 metre screen is provided along the property boundary of the common wall; and,
12. Permit a reduction to 0 metres for an air conditioner or heat pump.

To provide further clarity on the requested amendment, the proposed R2-# zone and R3-# zone are further depicted below with comparisons to the standard zone and deviations shown.



Applications for Zoning Bylaw Amendment (ZBA 08/2020) and  
 Application for a Draft Plan of Subdivision 39T-LB2001  
 Dillion Consulting on Behalf of 1525020 Ontario Inc.

Provisions Category		Residential Second Density (R2) Zone	Proposed Residential Second Density Exception (R2-#) Zone
Permitted Uses:		<ul style="list-style-type: none"> <li>Converted dwelling</li> <li>Duplex dwelling</li> <li>Home occupation</li> <li>Semi-detached dwelling</li> <li>Single unit dwelling</li> </ul>	<ul style="list-style-type: none"> <li>Converted dwelling</li> <li>Duplex dwelling</li> <li>Home occupation</li> <li>Semi-detached dwelling</li> <li>Single unit dwelling</li> </ul>
Minimum Lot Area:	Single unit dwelling and duplex dwelling	<ul style="list-style-type: none"> <li>400 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>400 m<sup>2</sup></li> </ul>
	Semi-detached dwelling	<ul style="list-style-type: none"> <li>200 m<sup>2</sup> per dwelling unit</li> </ul>	<ul style="list-style-type: none"> <li>200 m<sup>2</sup> per dwelling unit</li> </ul>
Minimum Lot Frontage:	Single unit dwelling and duplex dwelling	<ul style="list-style-type: none"> <li>12 m</li> </ul>	<ul style="list-style-type: none"> <li>12 m</li> </ul>
	Semi-detached dwelling	<ul style="list-style-type: none"> <li>6 m</li> </ul>	<ul style="list-style-type: none"> <li>6 m</li> </ul>
Maximum Lot Coverage:		<ul style="list-style-type: none"> <li>40 %</li> </ul>	<ul style="list-style-type: none"> <li>40 %</li> </ul>
Front Yard Depth:		<ul style="list-style-type: none"> <li>6 m</li> </ul>	<ul style="list-style-type: none"> <li>6 m</li> </ul>
Side Yard Depth:		<ul style="list-style-type: none"> <li>On an interior lot, the side yard width shall be 1.2 metres on both sides of a dwelling</li> </ul>	<ul style="list-style-type: none"> <li>On an interior lot, the side yard width shall be 1.2 metres on both sides of a dwelling</li> </ul>
		<ul style="list-style-type: none"> <li>On a corner lot, the side yard width shall be 3.5 metres on the side abutting the</li> </ul>	<ul style="list-style-type: none"> <li><b>On a corner lot, the side yard width shall be 3.0 metres on the side</b></li> </ul>

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		street and 1.2 metres on the other side for a dwelling	<b>abutting the street and 1.2 metres on the other side for a dwelling*</b>
		<ul style="list-style-type: none"> <li>Notwithstanding subsection 8.1.6 a) and b) to the contrary, no side yard width shall be required between the common wall dividing individual dwelling units of a semi-detached dwelling</li> </ul>	<ul style="list-style-type: none"> <li>Notwithstanding subsection 8.1.6 a) and b) to the contrary, no side yard width shall be required between the common wall dividing individual dwelling units of a semi-detached dwelling</li> </ul>
Rear Yard Depth:	Single unit dwelling and duplex dwelling	<ul style="list-style-type: none"> <li>7 m</li> </ul>	<ul style="list-style-type: none"> <li>7 m</li> </ul>
	Semi-detached dwelling	<ul style="list-style-type: none"> <li>10 m</li> </ul>	<ul style="list-style-type: none"> <li>10 m</li> </ul>
Maximum Height:		<ul style="list-style-type: none"> <li>Dwelling 10 m</li> </ul>	<ul style="list-style-type: none"> <li><b>notwithstanding Subsection 8.1.8, the dwelling shall not exceed 1 storey in height*</b></li> </ul>
Maximum Number of Dwelling Units Per Lot:		<ul style="list-style-type: none"> <li>1</li> </ul>	<ul style="list-style-type: none"> <li>1</li> </ul>
Minimum Number of Parking Spaces:		<ul style="list-style-type: none"> <li>Dwelling – 1 per unit</li> <li>Home Occupation – 1</li> </ul>	<ul style="list-style-type: none"> <li>Dwelling – 1 per unit</li> <li>Home Occupation – 1</li> </ul>

\* Indicates a proposed amendment to the standard zone

Provisions Category	Residential Third Density (R3) Zone (Standard Zone)	Proposed Residential Third Density Exception (R3-#) Zone
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Permitted Uses		<ul style="list-style-type: none"> <li>• Apartment dwelling</li> <li>• Multi-unit dwelling</li> <li>• Senior citizen dwelling</li> <li>• Townhouse dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Townhouse dwelling*</b></li> </ul>
Minimum Lot Area		<ul style="list-style-type: none"> <li>• 1,500 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• <b>150 m<sup>2</sup> per unit*</b></li> </ul>
Minimum Lot Frontage		<ul style="list-style-type: none"> <li>• 30 m</li> </ul>	<ul style="list-style-type: none"> <li>• <b>6.1 m*</b></li> </ul>
Maximum Lot Coverage		<ul style="list-style-type: none"> <li>• 40%</li> </ul>	<ul style="list-style-type: none"> <li>• <b>40%, to be calculated based on the overall lot area, not an individual unit in a Vacant Land Condominium*</b></li> </ul>
Front Yard Depth		<ul style="list-style-type: none"> <li>• 8 m</li> </ul>	<ul style="list-style-type: none"> <li>• <b>6 m*</b></li> </ul>
Side Yard Width Minimum	Interior Lot	<ul style="list-style-type: none"> <li>• 3 m</li> </ul>	<ul style="list-style-type: none"> <li>• <b>1.5 m*</b></li> <li>• <b>Notwithstanding the above, no side yard width shall be required between the common wall dividing individual dwelling units of a townhouse dwelling.*</b></li> </ul>
	Corner Lot	<ul style="list-style-type: none"> <li>• 8 m on the side abutting the street and 3 m on the other side</li> </ul>	<ul style="list-style-type: none"> <li>• <b>2.75 m on the side abutting the street, and no side yard width shall be required between the common wall dividing individual units of a townhouse dwelling.*</b></li> </ul>
Rear Yard Depth		<ul style="list-style-type: none"> <li>• 10 m</li> </ul>	<ul style="list-style-type: none"> <li>• <b>6 m*</b></li> </ul>
Maximum Height		<ul style="list-style-type: none"> <li>• 10 m</li> </ul>	<ul style="list-style-type: none"> <li>• 10 m</li> </ul>
Minimum Number of Parking Spaces		<ul style="list-style-type: none"> <li>• 1.5 per dwelling unit</li> </ul>	<ul style="list-style-type: none"> <li>• 1.5 per dwelling unit</li> </ul>
Minimum Outdoor Amenity Area		<ul style="list-style-type: none"> <li>• 35% of the area of the lot</li> </ul>	<ul style="list-style-type: none"> <li>• <b>35% of the area of the lot, to be calculated based on the overall</b></li> </ul>



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		<b>lot area, not an individual unit in a Vacant Land Condominium*</b>
Minimum Rear Yard Setback for a Deck	<ul style="list-style-type: none"> <li>Maximum permitted encroachment of 2.5 metres into a rear yard</li> </ul>	<ul style="list-style-type: none"> <li><b>2.9 m*</b></li> </ul>
Minimum Interior Side Yard Setback for a Deck	<ul style="list-style-type: none"> <li>1.5 m</li> </ul>	<ul style="list-style-type: none"> <li><b>On an interior lot, no side yard width shall be required between the common wall dividing individual dwelling units of a townhouse dwelling for a deck, provided that a minimum 1.8 metre screen be provided along the entire length of the deck on the common wall line*</b></li> </ul>
Minimum Interior Side Yard and Rear Yard Setbacks for a Central Air Conditioning Units or Heat Pumps	<ul style="list-style-type: none"> <li>1.5 m</li> </ul>	<ul style="list-style-type: none"> <li><b>0 m*</b></li> </ul>

\* Indicates a proposed amendment to the standard zone

The applicant is proposing to develop the subject lands in two phases with the single unit dwellings on the east side of Queen Street and north of Elizabeth being constructed in phase one, and the multi-unit block, conceptually designed for 78 townhouse dwelling units constructed as part of a phase two.

## **POLICY AND REGULATION – BACKGROUND AND ANALYSIS**

The Middlesex County Official Plan identifies Lucan as a settlement area and defers to the municipal official plan to delineate the boundaries of the settlement area. The lands are within the fully serviced Settlement Area of Lucan and are designated as 'Residential' within the Township of Lucan Biddulph's Official Plan.

Further, as previously noted, the property to the east is currently zoned a 'site specific' Future Residential Exception (FR-6) Zone, while the lands to the west are zoned a Future Residential (FR) Zone within the Township of Lucan Biddulph's Comprehensive Zoning By-law.

As such, the policies and provisions below are applicable to the lands.

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#### **a) Provincial Policy Statement 2020**

Generally, the PPS promotes healthy, liveable and safe communities by supporting efficient land use patterns that facilitate economic growth, create liveable communities, and protect the environment and public health and safety. According to Section 3 of the Planning Act, as amended, decisions made by planning authorities “shall be consistent with” the PPS. The lands are considered to be located within a designated growth area within a settlement area per the definition of the PPS.

The PPS identifies settlement areas as the primary focus of growth on full-services and supports the development of lands for a full range of housing types and densities. The PPS states that new development taking place in designated growth areas should occur adjacent to the existing built up areas and shall have compact form, mix of land uses and densities that allow for the efficient use of land, infrastructure and public facilities.

Section 1.1.1, which speaks to establishing and promoting healthy, liveable and safe communities. The following sub policies have been determined to be applicable:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause enviro
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;

Section 1.1.3.1 speaks to Settlement Areas being the focus of growth and development, and their vitality and regeneration shall be promoted.

The following policies have been deemed applicable to the proposed development from section 1.1.3.2, which states that land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;

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- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the impacts of a changing climate;

Section 1.1.3.3 of the PPS states, Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Section 1.1.3.4 states appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Section 1.1.3.6 states new development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Section 1.4 of the PPS speaks to 'Housing'. More specifically, section 1.4.1 states 'to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; and ...'

Section 1.5 of the PPS speaking to healthy, active communities being promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.

Section 1.6 of the PPS speaks to servicing. The PPS has a hierarchy for services, where municipal services are the preferred form of servicing.

Section 1.6.6.1a) states 'Planning for sewage and water services shall direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services'.

#### **Comments on Consistency with the Provincial Policy Statement 2020**

- The proposal is located within a designated growth area of a settlement area, on lands identified for residential development within the Township of Lucan Biddulph's Official Plan.

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- The residential subdivision will be fully serviced and provides for the efficient use of infrastructure and public service facilities.
- The subdivision proposal includes a combination of densities and housing types. Based on the conceptual density of the block and lot layouts, the proposal would include a mix of unit type of approximately three quarters of the land reserved for medium density residential, and one quarter for single unit dwellings. Based on the mixed densities, a range of housing options is available to satisfy local needs.
- The location of the development in close proximity to an existing park and community centre promotes healthy, active and safe communities.

Given the above, it is staff's opinion that the applications are consistent with the Provincial Policy Statement 2020.

#### **b) County of Middlesex Official Plan**

The principal policies of the County of Middlesex's Official Plan that are applicable to the proposed development include the following:

Section 2.3.7 of the County of Middlesex Official Plan speaks to housing policies, and states that, 'it is the Policy of the County to encourage a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the County.'

Section 2.3.8 of the County Official plan notes that urban areas shall be the focus for future residential growth on full services where warranted. Policies under this section further clarify that urban areas are the focus of growth and are expected to accommodate a significant portion of the projected growth. Also they state that new development shall be fully serviced by municipal or communal water and sewage disposal systems.

The County of Middlesex's Official Plan in section 2.4.5 discusses the servicing hierarchy similar to those discussed in the PPS. Specifically, the County encourages new development to proceed on the basis of full municipal services.

The subject property is designated Settlement Area by the County of Middlesex Official Plan. Section 3.2 of the Plan directs growth to settlement areas, and promotes a variety of housing types within Settlement Areas.

The County Official Plan provides a regional policy framework within which development proposals are to be evaluated. Section 3.2.1 of the County Official Plan dictates that growth within Middlesex is generally to be directed to the County's Settlement Areas in order to protect Agricultural Areas, protect natural heritage and promote efficient use of water and sewage services. It is noted that the detailed land use policies, and particularly those that pertain to development within settlement areas, are provided in the official plans of the County's member municipalities.

#### **Comments on the Conformity with the County of Middlesex Official Plan**

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- The property is within a designated growth area of a settlement area, and will be fully serviced. It also provides for the efficient use of infrastructure and public service facilities.
- There will be adequate servicing once the services are brought to the site, which is part of the recommended conditions of approval.
- As identified in the Official Plan, the proposal supports and directs growth to the settlement area while providing a variety of housing types and options for future generations.

Given the above, it is staff's opinion that the applications conform to the County of Middlesex Official Plan.

### **c) Township of Lucan Biddulph Official Plan**

The subject property is designated 'Residential' in the Township Official Plan. Section 2.1.1 of the township Official Plan provides the following related goals and objectives for development in the Village of Lucan:

- a) 'To encourage and direct the majority of population growth and residential development in the Municipality to the Village of Lucan'
- b) 'To ensure development and redevelopment in the Village is adequately serviced and that the necessary infrastructure is in place to accommodate such activity.'

Section 2.1.5 of the Township Official Plan provides guidance for areas to accommodate future residential development. It states undeveloped lands designated for residential purposes within existing developed areas shall be the focus of growth where opportunities exist for redevelopment and infilling.

Section 2.1.5.1 of the Township Official Plan notes areas designated 'Residential' shall primarily be singled unit detached dwellings. However other forms of development are also permitted including, but not limited to, low-rise and small-scale apartment buildings.

Section 2.1.5.2 of the Township Official Plan states that the 'scale, density and form of new residential development shall respect and be sensitive to the 'small town' character of the Village. At the same time, it is recognized that multiple forms of residential development will provide the potential for more affordable housing as well as housing more able to meet the increasingly diverse needs and preferences of the community. To ensure compatibility with existing development, the density and height of new residential development will be limited.'

Section 2.1.5.5 of the Township Official Plan notes that medium density residential development in the form of apartments will be encouraged to locate where direct or proximate access to arterial or collector roads is available; where they are close to commercial areas, schools, and parks; and where municipal services are available or capable of being made available. The policy further clarifies that intrusions into existing residential areas of predominantly single unit dwellings shall be discouraged and compatibility with the character and design of neighbourhood is expected. Appropriate buffering and setbacks shall be provided and standards for density, height, parking and landscaped open space shall be addressed in the Zoning By-law. The policy also notes that site plan control shall apply.



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Section 2.1.5.7 of the Township Official Plan encourages housing forms and densities designed to be affordable to moderate and lower income households. It is the intent to meet a 20 percent target annually for housing affordability for new and infill development.

Schedule A of the Township Official Plan depicts the presence of a 300 metre grain elevator buffer area, which directly impacts the lands. As per section 5.4 of the Township Official Plan, it is identified that the Ministry of Environment has identified a potential influence of 300 m around the grain elevator located in Lucan due to the potential adverse impacts on sensitive land uses, such as residential and institutional. Section 5.4.1 further identifies that prior to approving any development within the Buffer Rea, technical studies shall be required to address the degree of adverse impacts and the measures which are capable of being undertaken to mitigate such impacts on sensitive land uses.

Section 8.3 of the Township Official Plan indicates that the approval of plans of subdivision shall be subject to the following criteria:

- a) The applicable land use designation and policies of the Township Official Plan and County of Middlesex Official Plan;
- b) The requirements of the Planning Act;
- c) The entering into of a subdivision agreement with the Municipality; and,
- d) The posting of sufficient financial security to ensure the protection of the Municipality.

Section 8.10 of the Township Official Plan provides guidance and clarify around the site plan control process. Site plan shall address such requirements as the proposed use, the location of the buildings and structures, proposed ingress and egress, parking area, landscaping, grading and drainage, external lighting, buffering and other measures to protect adjoin lands.

### **Comments on Conformity to the Township of Lucan Biddulph Official Plan**

- The proposal is located within a settlement area, on land identified for residential development within the Township of Lucan Biddulph Official Plan.
- The subdivision will be fully serviced and provides for the efficient use of infrastructure and public service facilities.
- With the extension of infrastructure along Elizabeth Street as part of this development, staff have indicated that there would be sufficient sanitary capacity available to service this development.
- The Preliminary Servicing Report provided by Dillion Consulting Ltd has described how stormwater management would be controlled both in terms of quality and quantity on-site and off-site. This plan has been reviewed by staff and has received preliminary support.
- The recommended draft conditions include a requirement for the applicants to convey 5% of land as parkland. However, the Municipality is provided the option to require cash-in-lieu of parkland dedication for a portion or all of the conveyance. The owner is proposing to provide the dedication as a cash in lieu payment as no lands have been identified as a dedication for parkland. Given the proximity of the existing recreation area and community centre to the north, staff feel a cash in lieu dedication is appropriate.
- The proposed development represents an appropriate density and scale for a more intense residential development, meeting the needs of both current and future citizens.
- The proposed draft plan of subdivision would create an appropriate transition of residential scale and density by locating single unit dwellings adjacent existing development, and providing lands for a medium density development that is spatially separated via Queen Street from the proposed single unit dwellings. Additionally, the proposed scale, height and form is

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considered appropriate and represents good land use planning as it is located in close proximity to an arterial roadway as well as existing public amenities to promote healthy communities.

- The medium density housing helps to achieve local targets by creating more affordable housing typologies for current and future residents.

Given the above, it is staff's opinion that the applications conform to the Township of Lucan Biddulph's Official Plan.

#### **d) Township of Lucan Biddulph Zoning By-law No. 100-2003**

A portion of the subject lands to the west is currently zoned a Future Residential (FR) Zone, while the portion of lands to the east of the unopened Queen Street road allowance is zoned a site specific Future Residential Exception (FR-6) Zone.

The applicant is proposing to rezone the west portion of the lands to a 'site-specific' Residential Third Density Exception (R3-#) Zone for the purpose of establishing a townhouse condominium, conceptually designed as a vacant land condominium. The proposed amendment was previously outlined in the background section of this report. Requested zoning provisions have been modified by the developer since the initial public meeting held on September 15, 2020, which include additional reductions to rear yard setbacks, and changes to the lot area and frontage provisions to accommodate a potential vacant land condominium proposal, which is viewed as an independent lot.

Additionally, the applicant is proposing to rezone the east portion of the lands to a Residential Second Density (R2) Zone, as well as two site specific Residential Second Density Exception (R2-#) zones for the purpose of establishing 12 single unit dwellings, each on a separate lot. The proposed Zoning By-law amendment for the east portion of the lands was included in the background section of this report. The proposed provisions have changed since the public meeting held on September 15, 2020 in order to accommodate special provisions related to a noise study and interpretations related to exterior side yards for lots abutting unopened road allowances.

#### **Analysis on the Proposed Zoning By-law Amendment to the Township of Lucan Biddulph's Comprehensive Zoning By-law**

- The proposal includes a Residential Second Density (R2) zone for ten of the twelve lots that would match the existing zoning on abutting lands where similar forms of housing (single detached dwellings) have been established. The proposals inclusion of two site specific Residential Second Density Exception (R2-#) zones would accommodate a reduction to the exterior side yard setback for one lot abutting the unopened Queen Street allowance, and the second a limit to height of one single unit dwelling on a lot abutting an existing industrial site. The exterior side yard reduction is considered appropriate given that it would achieve appropriate sight visibility setbacks if a road was to be established in the future. Additionally, the reduction in height to limit this residential dwelling to one storey, for the lot abutting the existing industrial uses to the south of the proposed single unit dwelling lots, is a technical requirement and recommendation resulting from the noise study completed by the applicant.
- Compatibility between the existing industrial uses and proposed residential uses would be mitigated by the recommendations included in the applications noise study, which would also be included as conditions of the draft plan of subdivision approval. These recommendations include limiting the height of southern most abutting single unit dwelling lot to the abutting industrial lot to one (1) storey, the construction and maintenance of a noise attenuation barrier

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along the south property line abutting the existing industrial use, and the replacement or insulation of a motor on the abutting fertilizer mixer to reduce current and future noise levels and impacts on the abutting residential lands.

- The proposed Residential Third Density Exception (R3-#) Zone proposed by the application would be considered appropriate as it seeks to achieve a medium density residential development on desirable lands for a more intense form of residential use. The provisions proposed by the applicant would be intended to accommodate the future development of a vacant land condominium, where each unit is considered a lot based on zoning interpretations. As such the reductions to the proposed standards, including lot area, frontage, exterior side yard setbacks, and clarifications on lot coverage and outdoor amenities space areas reflect the lot based requirements for a condo unit. Proposed provisions also seek to permit reductions to rear yard setbacks, reductions to rear yard setbacks for decks within the backyard of units, decks being permitted to be located along common property lines with appropriate screening, and reductions interior and rear yard setback requirements for air conditioning units. Reductions to the rear yard based on the proposed provisions would be considered appropriate given that access is still maintained and abutting developments for the proposed rear yards constitute vacant, undeveloped land or internal back yards. Additionally, the reductions of decks on interior side yards is considered appropriate for the proposed format of development and the inclusion of a provision to require a 1.8 metre fence along the common building line provides privacy and screening for neighbouring units. Respecting the last request for a reduction to the interior side yard and rear yard setback requirements to an air conditioning units, staff note no evidence was provided that clearly indicated that a reduction would not have a negative impact to an outdoor amenity space of an abutting unit. As such staff are not supportive of this provision and view the request as premature.
- Holding provisions are recommended to be added to the proposed zones to require the extension of municipal services to be installed and functional prior to development, as well as a traffic impact study be provided and site plan agreement be entered into respecting Block 13, which is intended for a multi-unit townhouse, prior to development.

Given the above, the proposed zoning by-law amendments would be considered appropriate as they are capable of demonstrating the requirements outlined in the aforementioned planning policy documents. In all, the subject zoning by-law amendment applications are consistent with the Provincial Policy Statement and in conformity with the County and Township Official Plans, and is considered good land use planning.

## **CONSULTATION**

Notice of the application has been circulated to agencies, as well as property owners in accordance to the requirements to the Planning Act.

### Public Comments:

To date, only one comment has been received from the public. The member of the public sought clarification on the proposed road network. More specifically, whether or not the proposed Queen Street extension would connect to William Street.

### Agency Comments

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At the time of writing of this report the following advisory comments were received and staff note that they have been addressed via the preliminary conditions of draft plan of subdivision:

- a) Bell – the developer shall be aware and agree to the issuance of any easements for the purpose of installing infrastructure.
- b) Hydro One – We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time
- c) Enbridge Gas – It is Enbridge Gas Inc.'s (operating as Union Gas) request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge.
- d) Ausable Bayfield Conservation Authority – does not oppose the approval of the requested Draft Plan of Subdivision and subsequent Zoning By-law Amendment. It should be noted, however, that the ABCA is not yet fully in support of the draft site plan as submitted. Further information is required to satisfy the ABCA that the development will take into account Storm Water Management requirements. The draft site plan may be subject to change as this information is advanced to the ABCA.
- e) Emergency Services –
  - 1) That proposed municipal addresses/numbering be submitted to the County Planning Dept for approval on the unopened portion of Queen St and coincide with existing addressing on Queen St for the new additional residential building lots prior to the start of the development.
  - 2) That a new single municipal address be submitted to the County planning Dept for approval on the unopened portion of Queen St and coincide and be given to the future proposed townhouse block on Queen St. prior to the start of the development. This municipal address will require a typical rural type 911 sign erected for that site.
  - 3) When time comes for the start of the development of the townhouse block the County Planning Dept be forwarded proposed unit numbering associated to the municipal address for approval prior to the start of the development.
  - 4) That proposed municipal numbering be submitted to the County Planning Dept for approval and coincide with existing addressing on Elizabeth St for the new additional building lots prior to the start of the development.
  - 5) That the new street name signs at the intersection of Elizabeth St and Queen St be erected/installed after road infrastructure is installed and before any building permit is issued.
  - 6) That municipal address (not lot # due to confusing 911 responders) of each building lot be posted and stay in place at each new building site until a permanent number be affixed to the dwelling.
  - 7) That emergency access be given for emergency vehicles to gain entry off existing Queen St (proposed pedestrian traffic only) in case of emergency incident does not allow emergency vehicles to move along any further than the proposed intersection of Queen St and Elizabeth St to have access to Queen St single family residential lots and future townhouse block. The emergency access road would have to be made of a road base material to accommodate the weight

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- and travel of fire emergency apparatus and other emergency response vehicles and be a minimum of 3m wide. The emergency access road would have to be maintained 365 days a year. For further consultation please include the Municipal Fire Chief on this comment.
- 8) That the Municipal Fire Chief be consulted on the placement of possible fire hydrants in the new proposed developments.
- f) Manager of Public Works – has no further comments at this time. Detailed comments will be provided at time of detailed design of the infrastructure.

## **SUMMARY**

In summary, staff are supportive of the draft plan of subdivision and rezoning applications as they are considered to be consistent with the Provincial Policy Statement; conforms to the Official Plans of both the County of Middlesex and the Township of Lucan Biddulph; and, represents sound land use planning.

In light of this, staff are recommending that a resolution be passed in support of the attached draft plan of subdivision and related conditions, the rezoning be approved, and the necessary By-law be passed by Council. The By-law is also on the same agenda as this report.

## **RECOMMENDATION**

**THAT** a resolution be passed in support of the attached draft plan of subdivision and related conditions; and that the rezoning be approved and the necessary by-law with holding provisions be passed by Council.

### **Attachments:**

Attachment 1: Location Map  
Attachment 2: Proposed Draft Plan of Subdivision  
Attachment 3: Proposed Zoning Plan  
Attachment 4: Options for Multiple Unit Block  
Attachment 5: Recommended Conditions for Draft Plan of Subdivision Approval  
Attachment 6: Preliminary Servicing Report\  
Attachment 7: Ausable Fields Subdivision Noise Impact Study



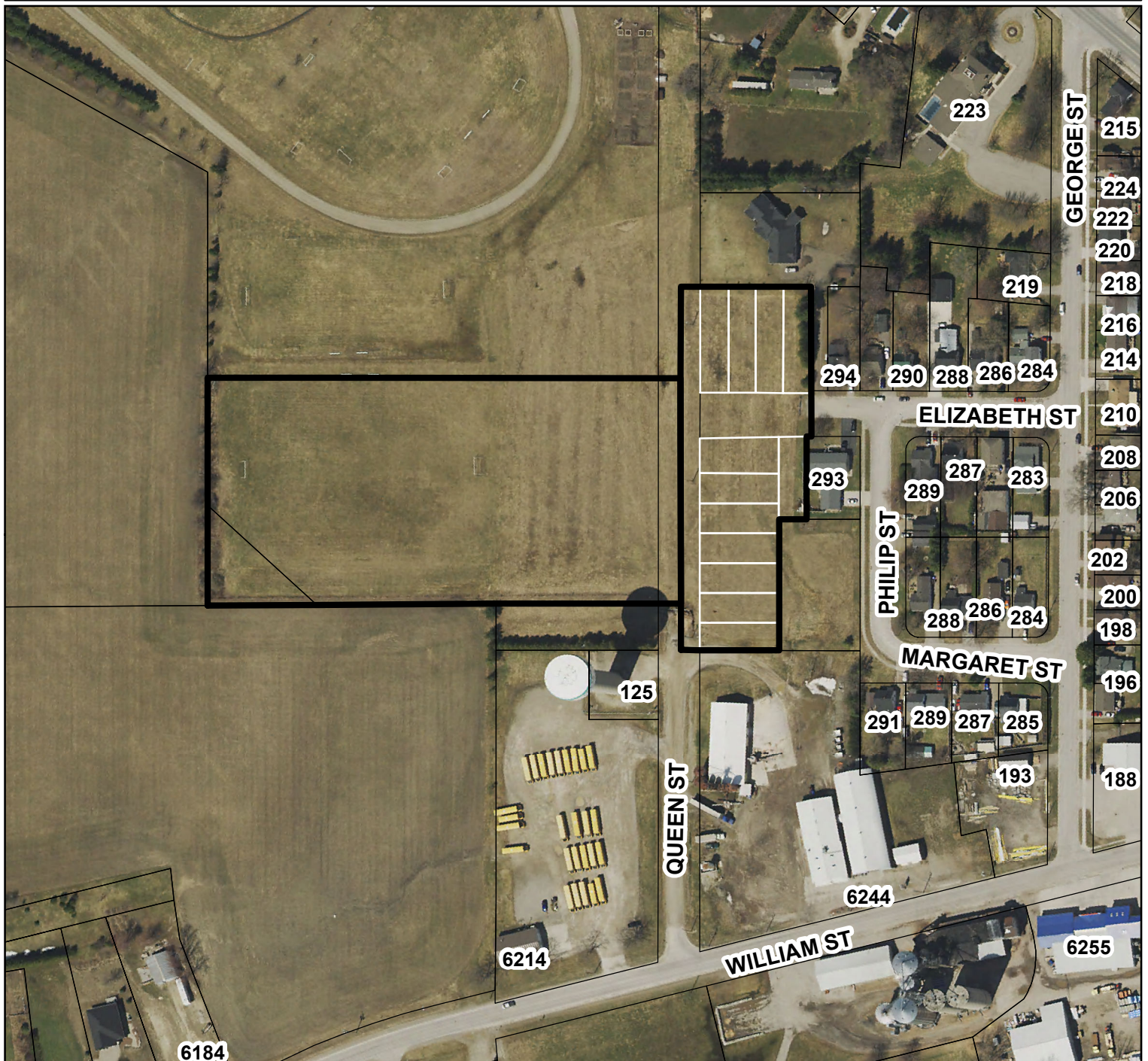
# APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 8-2020

1525020 Ontario Inc. (Matt Van Geel) (Owner)  
Dillon Consulting Ltd. (Dan Hyland) (Agent)



Lot 15, Part Lot 14, 16, and 27-30, Plan 33R-10096, 33R20612, Parts 1 & 2  
Township of Lucan Biddulph

## Township of LUCAN BIDDULPH KEY MAP



Published by the County of Middlesex  
Planning Department  
399 Ridout Street North, London, ON N6A 2P1  
(519) 434-7321  
July 2020

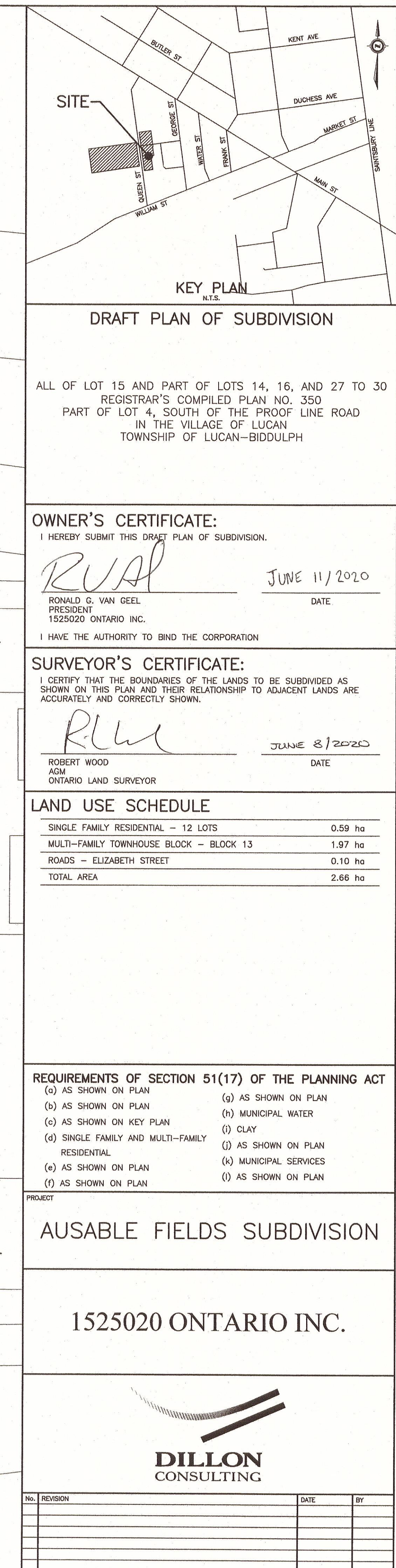
 Subject Lands



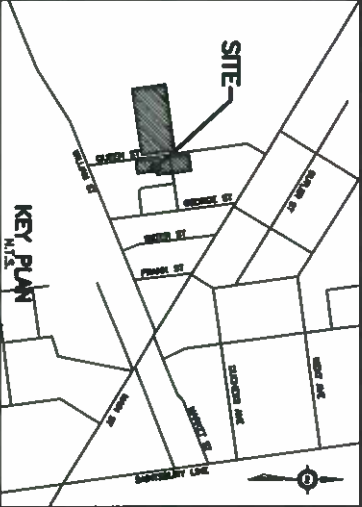
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0 10 20 30 40 Metres

ORTHOPHOTOGRAPHY: SWOOP 2015  
Disclaimer: This map is for illustrative purposes only.  
Do not rely on it as being a precise indicator of routes,  
locations of features, nor as a guide to navigation.









**LEGEND**

AREA TO BE REZONED FROM  
FR TO R2 OR R3 (SPECIAL)

**\*** LOTS REQUIRING SPECIAL  
ZONING PROVISION


**ZONING REQUIREMENTS**

DWELLING, SINGLE DETACHED	
1. LOT AREA MIN.	400m <sup>2</sup>
2. LOT FRONTAGE MIN.	12.0m
3. FRONT YARD MIN.	6.0m
4. INTERIOR SIDE YARD MIN.	1.2m
5. EXTERIOR SIDE YARD MIN.	3.5m
6. REAR YARD MIN.	7.0m
7. LOT COVERAGE MAX.	40%

DWELLING, TOWNHOUSE	
1. LOT AREA MIN.	1500m <sup>2</sup>
2. LOT FRONTAGE MIN.	30.0m
3. FRONT YARD MIN.	8.0m
4. INTERIOR SIDE YARD MIN.	3.0m
5. EXTERIOR SIDE YARD MIN.	8.0m
6. REAR YARD MIN.	10.0m
7. LOT COVERAGE MAX.	40%

	R3	R3(SPECIAL)
1. LOT AREA MIN.	1500m <sup>2</sup>	-
2. LOT FRONTAGE MIN.	30.0m	-
3. FRONT YARD MIN.	8.0m	6.0m
4. INTERIOR SIDE YARD MIN.	3.0m	1.5m
5. EXTERIOR SIDE YARD MIN.	8.0m	3.5m
6. REAR YARD MIN.	10.0m	7.0m
7. LOT COVERAGE MAX.	40%	-

TITLE	REZONING PLAN
CLIENT	1525020 ONTARIO INC.
TITLE	AUSABLE FIELDS SUBDIVISION



**DILLON**  
CONSULTING

SCALE - 1 : 1000

10 0 20m

DATE: 2020-05-04

PROJECT No.: 19-1995

DESIGN BY: CMD





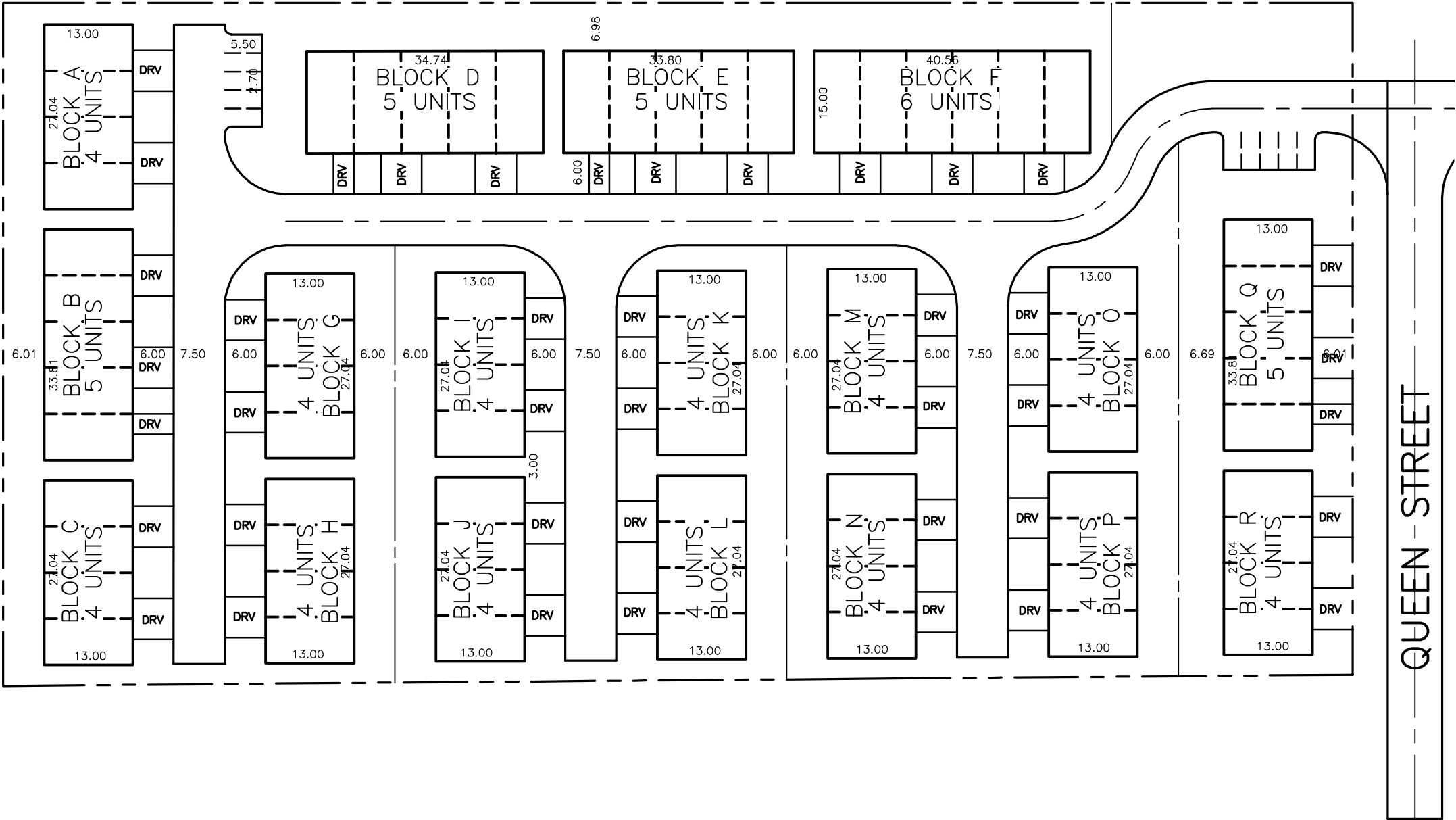


ZONING REQUIREMENTS			
		R3	R3-#
1.	LOT AREA MIN.	1500m <sup>2</sup>	150m <sup>2</sup> /unit
2.	LOT FRONTAGE MIN.	30.0m	6.1m
3.	FRONT YARD MIN.	8.0m	6.0m
4.	INTERIOR SIDE YARD MIN.	3.0m	1.5m*
5.	EXTERIOR SIDE YARD MIN.	8.0m	2.75m
6.	REAR YARD MIN.	10.0m	6.0m
7.	LOT COVERAGE MAX.	40%	40%***
8.	HEIGHT MAX.	10.0m	10.0m
9.	AMENITY SPACE MIN.	35%	35%***
10.	DECK SETBACK, REAR, MIN.	2.5m	3.1m***
11.	DECK SETBACK, SIDE, MIN.	1.5m	0.0m
12.	CENTRAL AC UNITS	1.5m	0.0m

\*No side yard width shall be required between the common wall dividing individual dwelling units of a townhouse dwelling

\*\*To be calculated based on the overall lot area, not an individual unit in a Vacant Land Condominium

\*\*\*Maximum permitted encroachment into a rear yard – corresponds to a 2.9m setback from rear lot line.



LEGEND

NOTES

78 MULTI FAMILY UNITS = 1.97ha

TYPICAL UNIT WIDTH = 6.5m



SCALE – 1 : 750

DESIGN BY:	DH
DATE:	2021.03.04
PROJECT No.:	191995

PROJECT	AUSABLE FIELDS
TITLE	TOWNHOUSE BLOCK CONCEPTUAL PLAN

<b>Applicant:</b>	1525020 Ontario Inc.	<b>Date of Decision:</b>	DRAFT
<b>File No.:</b>	39T-LB2001	<b>Date of Notice:</b>	DRAFT
<b>Municipality:</b>	Township of Lucan Biddulph	<b>Last Date of Appeal:</b>	DRAFT
<b>Subject Lands:</b>	PLAN 350 LOTS 15 & 16 PT LOT 14 & SLR PT LOT 4 & RP 33R4506 PARTS 2 & 3 PT PART 1, and PLAN 350 LOT 27 PT LOTS 28-30 RP 33R10096 PART 1	<b>Lapsing Date:</b>	DRAFT

The conditions and amendments to final plan of approval for registration of this Subdivision as provided by the County of Middlesex are as follows:

<b>No.</b>	<b>Conditions</b>
1.	That this approval applies to the draft plan of subdivision prepared and signed by Robert Wood, OLS dated June 8, 2021 which shows: <ul style="list-style-type: none"> <li>• Lots 1 to 12 for single detached dwellings;</li> <li>• Block 13 for medium density dwellings; and</li> <li>• Public roads.</li> </ul>
2.	That the Subdivision Agreement between the Owner and the Municipality include provision that the "H" holding provision not be removed and the building permits not be issued for the Plan of Subdivision until all external infrastructure and services required for the development of the Plan of Subdivision are in place including municipal water supply, treatment and conveyance infrastructure and sewage treatment and waste water conveyance infrastructure. For the purpose of these conditions, services being "in place" means that the infrastructure exists and is operational to the satisfaction of the Municipality and that capacity in such infrastructure has been formally allocated by the Municipality for use in connection with the development of the Plan of Subdivision.
3.	That the Plan of Subdivision shall be developed on full municipal services, including sanitary sewers, municipal water and urban storm water management practices. Prior to final approval of the development, the Municipality shall confirm that full municipal services are 'in place' as described in Condition No. 2.
4.	That the streets be named and the lots shall be addressed to the satisfaction of the Municipality in consultation with the County of Middlesex.
5.	That prior to final approval, the Approval Authority is to be advised by the Municipality that appropriate zoning is in effect for this proposed subdivision.
6.	That the Owner and the Municipality enter into a subdivision agreement ("Subdivision Agreement") pursuant to Section 51 (26) of the Planning Act to be registered on title of the lands to which it applies prior to the Plan of Subdivision being registered. Further that the Subdivision Agreement shall include provisions that it will also be registered against the lands to which it applies once the plan of subdivision has been registered.
7.	That the Subdivision Agreement satisfy all requirements of the Municipality related to financial, legal, planning and engineering matters including but not limited to; grading and drainage, planting of trees, landscaping, provision of community mailboxes, fencing, buffering, street lighting and other amenities, the provision and installation of full municipal water and sanitary services, the installation of underground electrical services, and other matters which may be required by the Municipality respecting the development of the Plan of Subdivision, including the payment of Municipal Development Charges in accordance with the Municipality's Development Charge By-Law.
8.	That the developer construct all rights-of-way to municipal standards and to the satisfaction of the Municipality.



<b>Applicant:</b>	1525020 Ontario Inc.	<b>Date of Decision:</b>	DRAFT
<b>File No.:</b>	39T-LB2001	<b>Date of Notice:</b>	DRAFT
<b>Municipality:</b>	Township of Lucan Biddulph	<b>Last Date of Appeal:</b>	DRAFT
<b>Subject Lands:</b>	PLAN 350 LOTS 15 & 16 PT LOT 14 & SLR PT LOT 4 & RP 33R4506 PARTS 2 & 3 PT PART 1, and PLAN 350 LOT 27 PT LOTS 28-30 RP 33R10096 PART 1	<b>Lapsing Date:</b>	DRAFT

9. If necessary, that the Owner shall enter into an agreement with Canada Post Corporation for the installation of community mailboxes.
10. The Owner shall enter into an agreement with the appropriate service providers for the installation of underground communication / telecommunication utility services for these lands to enable, at a minimum, the effective delivery of the broadband internet services and communication / telecommunication services for 911 Emergency Services.
11. That the Subdivision Agreement shall ensure that the persons who first purchase the subdivided land after the final approval of the plan of subdivision are informed, at the time the land is transferred, of all the development charges related to the development, pursuant to Section 59(4) of the Development Charges Act.
12. That the Subdivision Agreement shall contain a clause that easements as may be required for access, utility, servicing, or drainage purposes shall be granted to the appropriate authority or agency, at the expense of the Owner.
13. That the Subdivision Agreement shall contain a clause which requires, arrangements shall be made to the satisfaction of the Municipality for the relocation of any utilities that may be required as a result of the development of the subject lands, such relocation shall be undertaken at the expense of the Owner.
14. That prior to final approval, a Licensed Archaeologist shall provide a letter to the Municipality and the County indicating that there are no concerns for impacts to archaeological sites on the subject lands. This is to be accompanied by a Ministry of Tourism, Culture and Sport letter indicating that the licensee has met the Terms and Conditions for Archaeological Licensing and that the report has been entered into the Ontario Public Register of Archaeological Reports.
15. That the Owner convey up to 5% of the land included in this plan to the Municipality for park purposes. Alternatively, the Municipality may require cash-in-lieu of all or a portion of the conveyance.
16. That the construction access is to be from the Queen Street road allowance and that the Owner shall erect signage and maintain the construction road as required by the Municipality.
17. That the Owner complete a traffic impact assessment for the medium density block prior to development (Block 13) and that the study be implemented to the satisfaction of the County of Middlesex and the Municipality.
18. That the Owner shall not accept any Offer to Purchase of any lot as shown on the Plan of Subdivision, unless the Owner shall have given such offer or, prior to making such offer, the following warning: "Warning: The subject property is located near potential sources of noise, odour, dust and similar adverse impacts and nuisances arising from neighbouring agricultural, industrial and commercial uses despite the fact that such operations may be operating in accordance with the Municipality's Zoning By-law and all other applicable law."
19. That the Subdivision Agreement shall contain a clause(s) that address all recommendations and conclusions to be implemented in accordance with the *Ausable Fields Subdivision – Noise Impact Assessment* by Dillion Consulting Limited, signed and stamped by Amir A. Iravani, Ph.D., P.Eng on February, 4, 2021, to the satisfaction of the Municipality.

<b>Applicant:</b>	1525020 Ontario Inc.	<b>Date of Decision:</b>	DRAFT
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20. That any Zoning By-law provisions to limit potential development of the subject lands, as identified in the *Ausable Fields Subdivision – Noise Impact Assessment*, completed by Dillion Consulting Limited and signed by Amir A. Iravani, Ph.D., P.Eng on February, 4, 2021 be in full force and effect.
21. That prior to final approval, the Municipality shall advise the County of Middlesex that the Subdivision Agreement between the Municipality and the Owner provides for the following:
  - a. municipal assumption and Ownership of any facilities required for the retention and enhancement of storm water quality, and for the purpose of ensuring perpetual maintenance and operation; and
  - b. the inclusion of any measures necessary to implement stormwater quality controls not subject to regulations pursuant to the Ontario Water Resources Act.
22. That prior to final approval, the Owner shall submit for the review and approval of the Ausable Bayfield Conservation Authority and the Municipality the following:
  - a) a final Stormwater Management Plan shall be completed by a qualified professional engineer, to meet the stormwater quantity and quality criteria of the Ausable Bayfield Conservation Authority. Such plan shall also consider site grading, erosion control measures, Best Practices (BMP's) of the industry, safe and legal drainage outlet, and ownership and provisions for the future maintenance of any drainage facilities;
  - b) detailed site / lot grading and drainage plans prepared by a qualified professional engineer to meet the requirements of the Ausable Bayfield Conservation Authority and the Municipality; and,
  - c) a Final Erosion and Sediment control plan be prepared, detailing the means whereby erosion will be controlled on-site and in downstream areas both during and after construction, to be approved by the Ausable Bayfield Conservation Authority prior to construction.
23. That prior to final approval, the County is to be advised in writing by the Municipality of Middlesex Centre, how conditions 1 through 23 have been satisfied.
24. That prior to final approval, the County is to be advised in writing by the Ausable Bayfield Conservation Authority how condition 23 has been satisfied.

#### NOTES TO DRAFT APPROVAL

1. Draft approval for this plan of subdivision is for a period of three (3) years from the date of decision. Any request made by the Owner to the Approval Authority to extend the lapsing date must be made 60 days prior to the lapsing date and include a written confirmation from the municipality endorsing the extension.
2. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the approval authority, quoting the file number.
3. It is suggested that the applicant be aware of:
  - a) subsection 144 (1) of The Land Titles Act, which requires all new plans be registered in a land titles system;

**Applicant:** 1525020 Ontario Inc.  
**File No.:** 39T-LB2001  
**Municipality:** Township of Lucan Biddulph  
**Subject Lands:** PLAN 350 LOTS 15 & 16 PT LOT 14 &  
 SLR PT LOT 4 & RP 33R4506 PARTS  
 2 & 3 PT PART 1, and PLAN 350 LOT  
 27 PT LOTS 28-30 RP 33R10096  
 PART 1

**Date of Decision:**  
**Date of Notice:**  
**Last Date of Appeal:**  
**Lapsing Date:**

DRAFT  
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 DRAFT

b) subsection 144 (2) - allows certain exceptions.

4. Inauguration, or extension of a piped water supply, a communal sewage system or a storm water management system, is subject to the approval of the Ministry of Environment under Section 52 and Section 53 of the Ontario Water Resources Act.
5. The Ministry of Environment must be advised immediately should waste materials or other contaminants be discovered during the development of this plan of subdivision.
6. It is the applicant's responsibility to obtain the necessary permits from the ABCA in accordance with Ontario Regulation 171/06 made pursuant to Section 28 of the Conservation Authorities Act.
7. A copy of the subdivision agreement must be provided to the County of Middlesex (Planning Department) prior to final plan approval.
8. If the agency's condition concerns a condition in the subdivision agreement, a copy of the agreement should be sent to them. This will expedite clearance of the final plan.
9. When the zoning by-law amendment required in Condition 5 is being prepared, reference to this subdivision application file number should be included in the explanatory note. This will expedite the County of Middlesex and other agencies' consideration of the by-law.
10. Clearance is required from the following agencies:  
  
 Township of Lucan Biddulph | 270 Main Street, Lucan, ON N0M 2J0  
  
 Ausable Bayfield Conservation Authority | 71108 Morrison Line, RR 3, Exeter, ON N0M 1S5
11. All measurements in subdivision final plans must be presented in metric units.
12. The final plan approved by the County of Middlesex must include the following paragraph on all copies (3 Mylars and 4 paper) for signature purposes:

*"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*  
*\_\_\_\_\_, 201\_\_\_\_\_.*

\_\_\_\_\_  
*Director of Planning"*

13. The final plan must be submitted digitally in AutoCAD (DWG) and Portable Document Format (PDF) with the appropriate citation from the Planning Act used. The AutoCAD (DWG) file must be consistent with the following standards:
  - Georeferenced to the NAD83 UTM Zone 17N coordinate system.
  - All classes of features must be separated into different layers.
  - Each layer should be given a descriptive name so that the class of feature it contains is recognizable.
14. The final plan approved by the County of Middlesex must be registered within 30 days or the County

<b>Applicant:</b>	1525020 Ontario Inc.	<b>Date of Decision:</b>	DRAFT
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may withdraw its approval under Subsection 51(59) of the Planning Act.

Preliminary



1525020 ONTARIO INC.

## Preliminary Servicing Report

Ausable Fields Subdivision, Lucan, Ontario





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**Appendices**

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A      Preliminary Stormwater Management Calculations



1.0

Introduction

This report was prepared to outline a preliminary servicing plan for the proposed Ausable Fields Subdivision located in the Township of Lucan-Biddulph. The proposed development consists of 12 single family residential lots and a townhouse block. The single family lots comprise a 0.69 hectare (ha) parcel located west of Philip Street and east of Queen Street. Elizabeth Street will be extended westward into the subdivision to connect with Queen Street (currently an unopened right-of-way). The 1.96 ha multi-family block is located immediately west of Queen Street. The condo block is estimated to consist of 78 units. Refer to **Figure 1** for the location of the site. Servicing will be required for the single family lots and condo block, as well as drainage for Queen Street (adjacent to the development) and Elizabeth Street right-of-ways.

2.0

Stormwater Management

2.1

Existing Conditions

The majority of the existing drainage for the subject lands flows to the north and west, outletting to Hardy Drain. Pre-Development flows were calculated using the Rational Method and are summarized in **Table 1** below for various storm return periods. Calculations were carried out using MTO IDF curves and assuming a runoff coefficient (C-value) of 0.25 considering the clayey nature of the subsoil in the area. Time of concentration was calculated using the Airport Method with a slope calculated from a topographic survey. The calculations for the 2 year and 100 year return periods are presented in **Appendix A**. Existing major flows generally follow Hardy Drain to the west outletting to a 900 mm C.S.P. culvert under Coursey Line, then to Little Ausable River. It is proposed to control minor and major flows as outlined in the sections below.

Table 1: Pre-Development Discharge Rates Summary

Return Period	Single Family Lots and Right-of-Way Pre-Development Discharge (L/s)	Condo Block Pre-Development Discharge (L/s)
2 Year	22.6	68.8
5 Year	29.9	91.0
10 Year	34.7	105.9
25 Year	40.8	124.3
50 Year	45.3	138.0
100 Year	49.7	151.4

2.2 Minor Flows

Minor flows will be controlled and directed by a series of storm sewers and catch basins. Flow will be directed to onsite storage for quantity control to pre-development levels. Calculations were carried out to determine the required storage based on a comparison of the Post-Development to the above Pre-Development flow rates. A runoff coefficient of 0.50 was used for the single family lots and right-of-way. The runoff coefficient for the condo block was calculated to be 0.58; however, a value of 0.65 was used to be conservative. The actual runoff coefficient and storage volume for the condo block will be calculated at the time of Site Plan Application. Proposed servicing is shown on **Figure 2**. Calculations for the 2 year and 100 year storm return periods are shown in **Appendix A**.

The estimated storage volumes for each storm event are summarized in **Table 2** below.

Table 2: Required Storage Summary

Return Period	Single Family Lots and Right-of-Way Required Storage (m³)	Condo Block Required Storage (m³)
2 Year	62.1	137.3
5 Year	82.1	181.4
10 Year	95.5	211.1
25 Year	112.0	247.7
50 Year	124.4	275.0
100 Year	136.5	301.9

Storage would be underground (chambers and/or oversized pipe) and surface storage where possible. Low Impact Development (LID) solutions will be used where feasible. A detailed analysis will be carried out during detail design to determine the ratio of surface to underground storage.

2.3 Storm Outlet

Due to the condition of the Hardy Drain, an upgraded or new outlet for the site will be required. Three options are discussed below. A solution will be selected during detailed design upon further analysis and consultation with the Township and affected land owners. The capacity of the relevant 900 mm C.S.P. culvert below Coursey Line will be assessed during detail design to ensure it has capacity for the 100 year flow. Flow will be restricted at the outlet to match Pre-Development conditions (noted in **Table 1**) through the use of orifice plates. Depending on the option selected the design may fall under the Municipal Drain process.

**Option A – Upgrade Hardy Drain**

Hardy Drain would be upgraded in size and condition in order to accommodate the development. The Drain would need to be sized for the 100 year pre-development levels for both the Single Family Lots/Right-of-Way and the Condo Block plus all existing flows it currently conveys. This option is presented on **Figure 3A**.

**Option B – Twinning Hardy Drain**

An additional drain would be installed nearby the existing Hardy Drain, sized only for the 100 year pre-development flows for the Single Family Lots/Right-of-Way and the Condo Block. This option is presented on **Figure 3B**.

**Option C – New Municipal or Private Drain**

A new drain would be installed to the south of the Hardy Drain, sized only for the 100 year pre-development flows for the Single Family Lots/Right-of-Way and the Condo Block. The drain could be a Municipal Drain or a Private Drain with the possibility of being converted to a Municipal Drain in the future. This option is presented on **Figure 3C**.

**2.4 Major Flows**

Major overland flows on the site larger than the 100 year storm (or in the event of a blockage in the system) will be directed to the north and west, toward Coursey Line and Little Ausable River consistent with existing conditions.

**2.5 Quality and Erosion Control**

The quality of the water in the system will be controlled through the use of sumps and goss traps on all catch basins. An oil/grit separator (OGS) unit with overflow bypass will be used. Goss traps will be precast in catch basins, as opposed to PVC “T” type goss traps, for improved maintenance and functionality. Erosion will be mitigated through the use of rip rap at all outletting pipes and overflow areas.

**3.0 Sanitary Servicing Strategy**

The proposed sanitary outlet for the site is an existing manhole, MH 79 (as identified in the memo titled “Lucan Sanitary Sewage Drainage Area Plan and Worksheet” by Dillon dated May 14, 2014). The manhole is located on Elizabeth Street immediately west of Philip Street. Proposed sanitary sewer will be installed on Queen Street outletting to MH 79. The condo development will be serviced by an internal sewer network outletting to Queen Street. The proposed sewer is shown on **Figure 2**.

4.0 Water System

4.1 Existing Conditions

The existing water network in the vicinity of the site includes a 350 mm watermain running through the Queen Street unopened right-of-way. The 350 mm watermain runs between William Street and Main Street and connects to the Township water tower. There is 200 mm stub and water valve near Elizabeth Street and a connection to the 150 mm watermain on Philip Street. Additionally, 150 mm watermain are located on Margaret Street and Elizabeth Street. The 150 mm watermain on Elizabeth Street dead ends at the west limit of the street. Existing fire hydrants are located on Philip Street adjacent to MN 290 and in front of the water tower on Queen Street.

4.2 Water Servicing Strategy

The water strategy for the proposed site consists of a combination of new watermain and existing 350 mm watermain. New lots on Queen Street will connect to the existing 350 mm watermain. The watermain on Elizabeth Street will be extended to service Lots 1 to 4, and 12, and connect to the 200 mm stub on the existing 350 mm Queen Street watermain. The condominium development will be serviced by an internal watermain. The proposed and existing watermain are shown on **Figure 2**.

5.0 Transportation

Queen Street unopened right-of-way will be opened as shown on the attached figures. Queen Street will be connected to Elizabeth Street. The condominium development will be serviced by an internal road network. Based on discussions with the Township, Queen Street will not be opened to vehicular traffic towards Main Street and William Street; however, pedestrian connections may be provided.

We trust that the enclosed information is sufficient for your requirements at this time. If you have any questions, please contact the undersigned.

DILLON CONSULTING LIMITED  
LONDON, ONTARIO



Dan Hyland, P.Eng.  
Civil Engineer

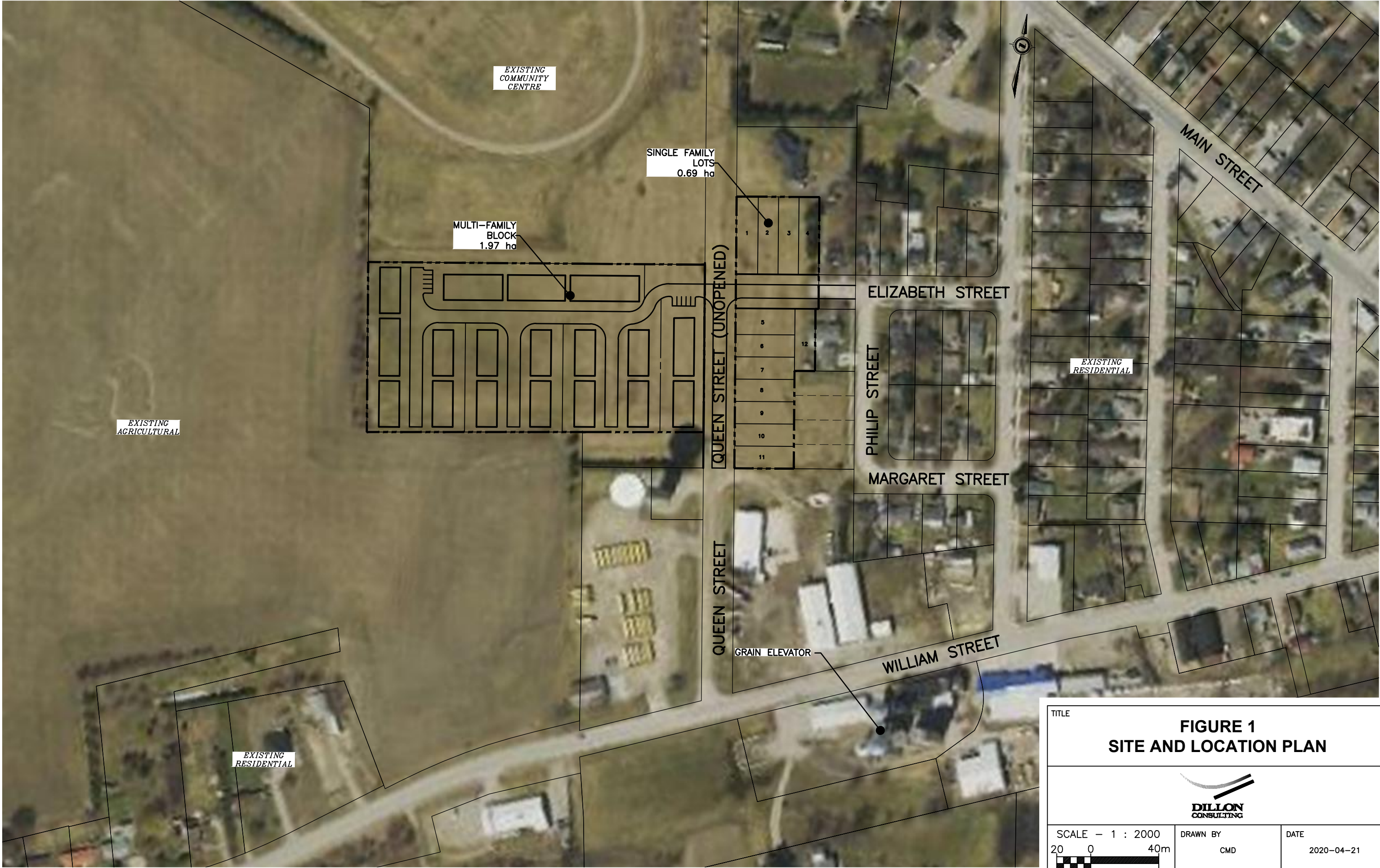




Rick Dykstra, P.Eng.  
Partner



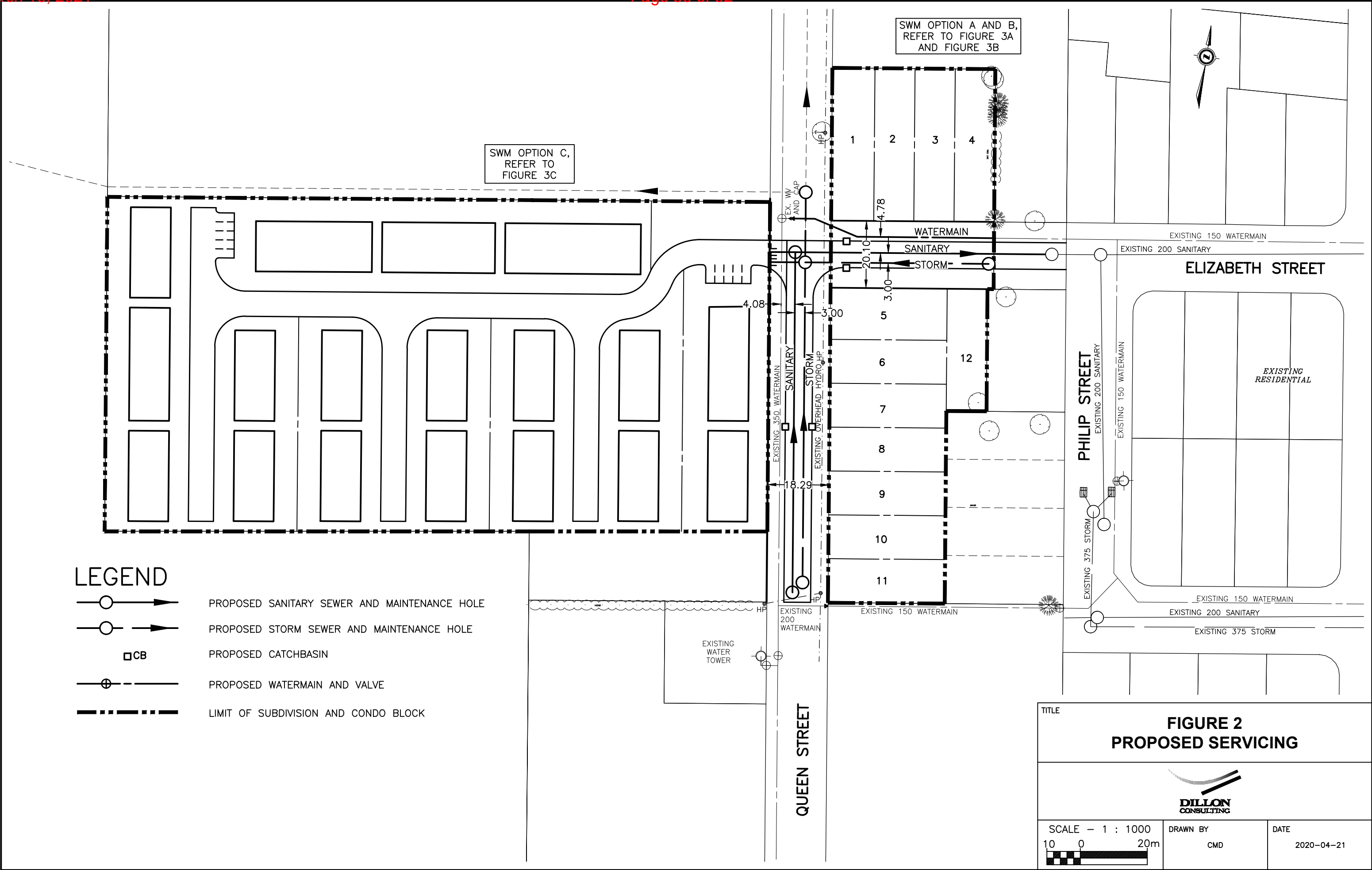
Figures





TITLE		
<b>FIGURE 1 SITE AND LOCATION PLAN</b>		
		
SCALE — 1 : 2000 20 0 40m 	DRAWN BY CMD	DATE 2020-04-21









TITLE

**FIGURE 3A  
SWM OPTION A  
UPGRADE EXISTING HARDY DRAIN**



SCALE — 1 : 4000 40 0 80m	DRAWN BY CMD	DATE 2020-04-27
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TITLE

**FIGURE 3B**  
**SWM OPTION B**  
**TWINNING EXISTING HARDY DRAIN**

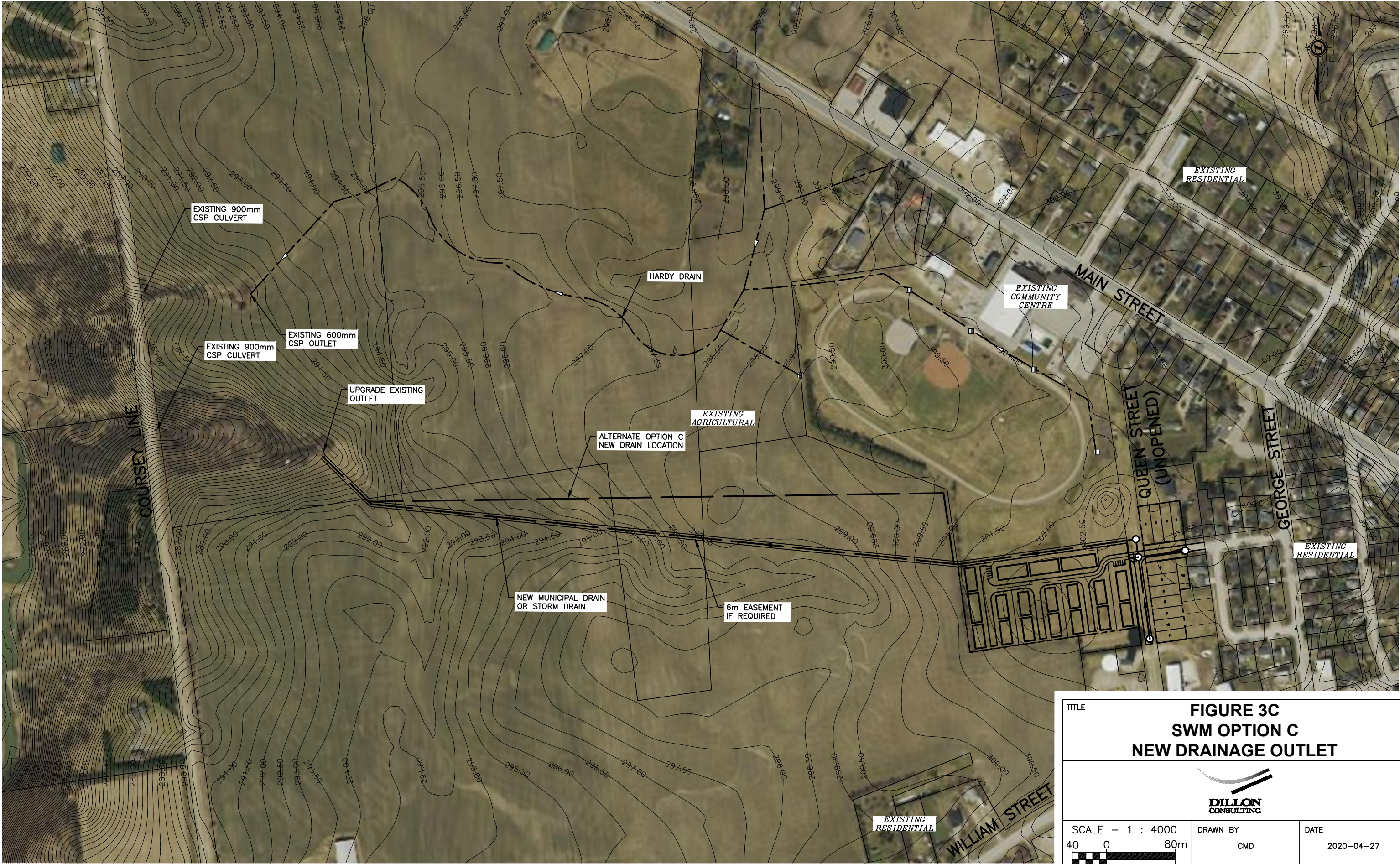


SCALE — 1 : 4000  
40 0 80m

DRAWN BY  
CMD

DATE  
2020-04-27











## Appendix A

### *Preliminary Stormwater Management Calculations*



# AUSABLE FIELDS SUBDIVISION

## PRELIMINARY STORMWATER MANAGEMENT



Project Number: 19-1995

Date: May 5, 2020

Design By: Dan Hyland, P.Eng.

Reviewed By: Rick Dykstra, P.Eng.

File: 19-1995 / Analysis &amp; Design / SWM

### CALCULATION SHEET

#### 2-year Storm Single Lots and ROW

### IDF Curve for Lucan (MTO IDF Curve Lookup)

$$i = A * T^B$$

	2 yr	5 yr	10 yr	25 yr	50 yr	100 yr
A	23.6	31.2	36.3	42.6	47.3	51.9
B	-0.699	-0.699	-0.699	-0.699	-0.699	-0.699

T - time (hr)

<b>Site Area</b>	<b>Area (m<sup>2</sup>)</b>	
	10508	1.051 ha

### Runoff Coefficients

$$C_{pre} = 0.25$$

$$C_{post} = 0.50$$

### Pre-Development (Allowable) Discharge for 1:2 Year Frequency Storm

Airport Method

$$t = \frac{3.26 * (1.1 - C) * L^{0.5}}{S^{0.33}}$$

C =	0.25
L =	130 m
S =	0.46 %
t =	40.8 min
i =	30.9 mm/hr

$$Q_{pre} = 2.78CiA$$

$$= 22.58 \text{ L/s}$$

# AUSABLE FIELDS SUBDIVISION

## PRELIMINARY STORMWATER MANAGEMENT



Project Number: 19-1995

Date: May 5, 2020

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Reviewed By: Rick Dykstra, P.Eng.

File: 19-1995 / Analysis &amp; Design / SWM

### CALCULATION SHEET

#### 2-year Storm Single Lots and ROW

#### Storm Volume Calculations for 1:2 Year Frequency Storm

Duration (min)	Intensity (MTO) (mm/hr)	Q <sub>post</sub> Flow Rate (L/s)	Storm Volume (m <sup>3</sup> )	Release Volume (m <sup>3</sup> )	Storage Volume (m <sup>3</sup> )
2	254.34	371.50	44.58	2.71	41.87
4	156.68	228.84	54.92	5.42	49.50
6	118.01	172.36	62.05	8.13	53.92
8	96.51	140.97	67.66	10.84	56.83
10	82.57	120.61	72.36	13.55	58.82
12	72.69	106.18	76.45	16.26	60.19
14	65.27	95.33	80.08	18.96	61.11
16	59.45	86.83	83.36	21.67	61.69
18	54.75	79.97	86.37	24.38	61.99
20	50.87	74.29	89.15	27.09	62.06
22	47.59	69.51	91.75	29.80	61.95
24	44.78	65.40	94.18	32.51	61.67
26	42.34	61.85	96.48	35.22	61.26
28	40.20	58.72	98.66	37.93	60.73
30	38.31	55.96	100.73	40.64	60.09
32	36.62	53.49	102.70	43.35	59.35
34	35.10	51.27	104.59	46.06	58.54
36	33.73	49.26	106.41	48.77	57.64
Maximum Storage					<b>62.06</b>

# AUSABLE FIELDS SUBDIVISION

## PRELIMINARY STORMWATER MANAGEMENT



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Date: May 5, 2020

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File: 19-1995 / Analysis &amp; Design / SWM

### CALCULATION SHEET

#### 100-year Storm Single Lots and ROW

### IDF Curve for Lucan (MTO IDF Curve Lookup)

$$i = A * T^B$$

	2 yr	5 yr	10 yr	25 yr	50 yr	100 yr
A	23.6	31.2	36.3	42.6	47.3	51.9
B	-0.699	-0.699	-0.699	-0.699	-0.699	-0.699

T - time (hr)

<b>Site Area</b>	<b>Area (m<sup>2</sup>)</b>	
	10508	1.051 ha

### Runoff Coefficients

$$C_{pre} = 0.25$$

$$C_{post} = 0.50$$

### Pre-Development (Allowable) Discharge for 1:100 Year Frequency Storm

Airport Method

$$t = \frac{3.26 * (1.1 - C) * L^{0.5}}{S^{0.33}}$$

C =	0.25
L =	130 m
S =	0.46 %
t =	40.8 min
i =	68.0 mm/hr

$$Q_{pre} = 2.78CiA$$

$$= 49.65 \text{ L/s}$$



# AUSABLE FIELDS SUBDIVISION

## PRELIMINARY STORMWATER MANAGEMENT



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Date: May 5, 2020

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File: 19-1995 / Analysis &amp; Design / SWM

### CALCULATION SHEET

#### 100-year Storm Single Lots and ROW

#### Storm Volume Calculations for 1:100 Year Frequency Storm

Duration (min)	Intensity (MTO) (mm/hr)	Q <sub>post</sub> Flow Rate (L/s)	Storm Volume (m <sup>3</sup> )	Release Volume (m <sup>3</sup> )	Storage Volume (m <sup>3</sup> )
2	559.34	816.98	98.04	5.96	92.08
4	344.55	503.26	120.78	11.92	108.87
6	259.52	379.05	136.46	17.87	118.59
8	212.24	310.01	148.80	23.83	124.97
10	181.59	265.23	159.14	29.79	129.35
12	159.86	233.50	168.12	35.75	132.37
14	143.53	209.65	176.10	41.71	134.40
16	130.74	190.96	183.32	47.66	135.66
18	120.41	175.87	189.94	53.62	136.32
20	111.86	163.38	196.06	59.58	136.48
22	104.65	152.85	201.77	65.54	136.23
24	98.48	143.83	207.12	71.50	135.63
26	93.12	136.01	212.17	77.45	134.72
28	88.42	129.14	216.96	83.41	133.55
30	84.25	123.06	221.51	89.37	132.14
32	80.54	117.63	225.86	95.33	130.53
34	77.20	112.75	230.02	101.29	128.73
36	74.17	108.34	234.01	107.24	126.76
38	71.42	104.32	237.85	113.20	124.64
40	68.91	100.64	241.55	119.16	122.39
42	66.60	97.27	245.12	125.12	120.00
44	64.46	94.16	248.58	131.08	117.50
46	62.49	91.28	251.93	137.03	114.89
48	60.66	88.60	255.17	142.99	112.18
50	58.95	86.11	258.33	148.95	109.38
			Maximum Storage		<b>136.48</b>

# AUSABLE FIELDS SUBDIVISION

## PRELIMINARY STORMWATER MANAGEMENT



Project Number: 19-1995

Date: May 5, 2020

Design By: Dan Hyland, P.Eng.

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File: 19-1995 / Analysis &amp; Design / SWM

### CALCULATION SHEET

2-year Storm

Condo Site

### IDF Curve for Lucan (MTO IDF Curve Lookup)

$$i = A * T^B$$

	2 yr	5 yr	10 yr	25 yr	50 yr	100 yr
A	23.6	31.2	36.3	42.6	47.3	51.9
B	-0.699	-0.699	-0.699	-0.699	-0.699	-0.699

T - time (hr)

<b>Site Area</b>	<b>Area (m<sup>2</sup>)</b>	
	19692	1.969 ha

### Runoff Coefficients

$$C_{pre} = 0.25$$

$$C_{post} = 0.65$$

### Pre-Development (Allowable) Discharge for 1:2 Year Frequency Storm

Airport Method

$$t = \frac{3.26 * (1.1 - C) * L^{0.5}}{S^{0.33}}$$

C =	0.25
L =	85 m
S =	2.00 %
t =	20.3 min
i =	50.3 mm/hr

$$Q_{pre} = 2.78CiA$$

$$= 68.84 \text{ L/s}$$

# AUSABLE FIELDS SUBDIVISION

## PRELIMINARY STORMWATER MANAGEMENT



Project Number: 19-1995

Date: May 5, 2020

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Reviewed By: Rick Dykstra, P.Eng.

File: 19-1995 / Analysis &amp; Design / SWM

### CALCULATION SHEET

#### 2-year Storm Condo Site

#### Storm Volume Calculations for 1:2 Year Frequency Storm

Duration (min)	Intensity (MTO) (mm/hr)	Q <sub>post</sub> Flow Rate (L/s)	Storm Volume (m <sup>3</sup> )	Release Volume (m <sup>3</sup> )	Storage Volume (m <sup>3</sup> )
2	254.34	905.04	108.60	8.26	100.34
4	156.68	557.50	133.80	16.52	117.28
6	118.01	419.91	151.17	24.78	126.39
8	96.51	343.42	164.84	33.04	131.80
10	82.57	293.82	176.29	41.30	134.99
12	72.69	258.67	186.24	49.56	136.68
14	65.27	232.24	195.08	57.82	137.26
16	59.45	211.55	203.09	66.08	137.00
18	54.75	194.83	210.41	74.34	136.07
20	50.87	181.00	217.19	82.60	134.59
22	47.59	169.33	223.52	90.86	132.65
24	44.78	159.34	229.45	99.12	130.32
26	42.34	150.67	235.04	107.38	127.66
28	40.20	143.06	240.34	115.65	124.70
30	38.31	136.33	245.39	123.91	121.48
32	36.62	130.31	250.20	132.17	118.04
34	35.10	124.91	254.81	140.43	114.38
36	33.73	120.01	259.23	148.69	110.54
Maximum Storage					<b>137.26</b>

# AUSABLE FIELDS SUBDIVISION

## PRELIMINARY STORMWATER MANAGEMENT



Project Number: 19-1995

Date: May 5, 2020

Design By: Dan Hyland, P.Eng.

Reviewed By: Rick Dykstra, P.Eng.

File: 19-1995 / Analysis &amp; Design / SWM

### CALCULATION SHEET

100-year Storm

Condo Site

### IDF Curve for Lucan (MTO IDF Curve Lookup)

$$i = A * T^B$$

	2 yr	5 yr	10 yr	25 yr	50 yr	100 yr
A	23.6	31.2	36.3	42.6	47.3	51.9
B	-0.699	-0.699	-0.699	-0.699	-0.699	-0.699

T - time (hr)

Condo Site Area (m<sup>2</sup>)

19692

1.969 ha

### Runoff Coefficients

$$C_{pre} = 0.25$$

$$C_{post} = 0.65$$

### Pre-Development (Allowable) Discharge for 1:100 Year Frequency Storm

Airport Method

$$t = \frac{3.26 * (1.1 - C) * L^{0.5}}{S^{0.33}}$$

$$C = 0.25$$

$$L = 85 \text{ m}$$

$$S = 2.00 \%$$

$$t = 20.3 \text{ min}$$

$$i = 110.6 \text{ mm/hr}$$

$$Q_{pre} = 2.78CiA$$

$$= 151.38 \text{ L/s}$$

# AUSABLE FIELDS SUBDIVISION

## PRELIMINARY STORMWATER MANAGEMENT



Project Number: 19-1995

Date: May 5, 2020

Design By: Dan Hyland, P.Eng.

Reviewed By: Rick Dykstra, P.Eng.

File: 19-1995 / Analysis &amp; Design / SWM

### CALCULATION SHEET

#### 100-year Storm Condo Site

#### Storm Volume Calculations for 1:100 Year Frequency Storm

Duration (min)	Intensity (MTO) (mm/hr)	Q <sub>post</sub> Flow Rate (L/s)	Storm Volume (m <sup>3</sup> )	Release Volume (m <sup>3</sup> )	Storage Volume (m <sup>3</sup> )
2	559.34	1990.32	238.84	18.17	220.67
4	344.55	1226.04	294.25	36.33	257.92
6	259.52	923.45	332.44	54.50	277.95
8	212.24	755.24	362.51	72.66	289.85
10	181.59	646.16	387.70	90.83	296.87
12	159.86	568.85	409.57	108.99	300.57
14	143.53	510.74	429.02	127.16	301.86
16	130.74	465.23	446.62	145.33	301.29
18	120.41	428.46	462.73	163.49	299.24
20	111.86	398.04	477.64	181.66	295.99
22	104.65	372.38	491.55	199.82	291.72
24	98.48	350.41	504.59	217.99	286.60
26	93.12	331.34	516.89	236.16	280.74
28	88.42	314.62	528.55	254.32	274.23
30	84.25	299.80	539.64	272.49	267.16
32	80.54	286.58	550.23	290.65	259.58
34	77.20	274.69	560.36	308.82	251.54
36	74.17	263.93	570.09	326.98	243.10
38	71.42	254.14	579.44	345.15	234.29
40	68.91	245.19	588.46	363.32	225.14
42	66.60	236.97	597.16	381.48	215.68
44	64.46	229.39	605.58	399.65	205.94
46	62.49	222.37	613.74	417.81	195.93
48	60.66	215.85	621.65	435.98	185.67
50	58.95	209.78	629.34	454.15	175.19
52	57.36	204.11	636.81	472.31	164.50
54	55.87	198.79	644.09	490.48	153.61
56	54.46	193.80	651.18	508.64	142.53
58	53.14	189.11	658.09	526.81	131.28
60	51.90	184.68	664.84	544.97	119.87
Maximum Storage					<b>301.86</b>





1525020 ONTARIO INC.

## Noise Impact Assessment

Ausable Fields Subdivision, Lucan, Ontario

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## 1.0 Introduction

### 1.1 Purpose and Objectives

Dillon Consulting Limited (Dillon) was retained by 1525020 Ontario Inc. (the Client) to complete a noise impact assessment as requested by the County of Middlesex and Township of Lucan Biddulph, Ontario. The assessment was completed for a proposed residential development, referred to as Ausable Fields Subdivision, located west of Phillip Street in Lucan, Ontario.

This noise impact assessment presented herein was prepared in accordance with the requirements of the County of Middlesex, Township of Lucan Biddulph and the Ontario Ministry of Environment, Conservation and Parks (MECP) noise publication NPC-300. This assessment focuses on stationary noise impacts associated with the operations at nearby stationary noise sources on the proposed residential development.

### 1.2 Subject Lands and Surrounding Area

The proposed development is located west of Philip Street and south of the Lucan Arena in Lucan, Ontario in an area zoned Future Residential (FR) as per Township of Lucan Biddulph Zoning By-Law No. 100-2003 Schedule B. To the west of the proposed development is an area zoned General Agricultural (A1) and to the north is an area zoned Open Space (OS). Directly to the south and southwest of the proposed development are areas zoned General Industrial (M1). To the east, there are areas zoned Residential Second Density (R2). The zoning classifications for the site and surrounding areas are presented in **Appendix A**.

Currently, the subject lands are primarily vacant green space with sports fields in the western portion of the lands. The proposed development will consist of:

- 11 two-storey and 1 one-storey single-family, detached residential dwellings located on the east side of the site in a 0.69 hectare (ha) single family lot area. [Note: The footprints of the residential dwellings were not available at the time of this assessment, therefore footprints were assumed based on typical yard and dwelling sizes in the surrounding area].
- 18 three-storey condominiums located on the west side of the site, in a 1.97 ha multi-family block.

The site plan of the proposed development is provided in **Appendix B** and the site location is shown in **Figure 1**.

## 2.0

## Impacts from Stationary Noise Sources on the Proposed Development

This assessment investigates the noise impact from the operations at nearby stationary sources at the following facilities:

1. A feed store / fertilizer mixing facility located directly south of the site, on William Street east of Queen Street,
2. A lumber yard / home building center located southeast of the site on William Street;
3. A grain elevator facility, located south of the site across of William Street; and
4. A bus yard located southwest of the site on William Street.

The locations of the stationary noise sources are shown in **Figure 2**.

## 2.1

### Stationary Noise Assessment

Dillon personnel conducted a site visit on April 22<sup>nd</sup>, 2020 to measure noise sources at the grain elevator and the fertilizer mixing facilities. While at the facilities, the operating scenarios were discussed with the facility operators to ensure that all significant noise sources were measured and that a realistic worst case operating scenario was properly defined and assessed for each facility. The source noise measurements were taken with a Norsonic N-140 Type I integrated sound level meter, equipped with 1/1 and 1/3 octave band filters. The laboratory certificate of calibration is provided in **Appendix C**. The noise meter was calibrated before and after the on-site noise measurements.

Subsequent to conducting the site visit, the operators of the bus yard facility and the lumber yard were contacted by Dillon to determine the key dominant noise sources and operating scenarios (reasonable worst case) for these facilities. For the bus yard and lumber yard facilities sound data from the Dillon's in-house noise database was used in the noise modelling

The noise impacts at the proposed development, associated with the operations at the nearby facilities were predicted and compared against the applicable criteria as specified in the Ontario Ministry of Environment, Conservation and Parks (MECP) noise guideline publication, *NPC-300 – Environmental Noise Guideline - Stationary and Transportation Sources – Approvals and Planning* (2013).

## 2.1.1

#### Noise Criteria and Area Classification

MECP Publication NPC-300 outlines applicable noise criteria for various area classifications. The noise criteria, which are categorized based on the existing acoustical environment in an assessment area apply to points of reception. NPC-300 classification outlines are as follows:

- Class 1 – Urban Area
- Class 2 – Semi-Urban / Semi – Rural



- Class 3 – Rural Area
- Class 4 – Areas of Redevelopment and Infill

Different noise guideline limits for steady/varying sound apply to each area classification, as shown in **Table 1**.

**Table 1: Stationary Source Steady/Varying Noise Exclusionary Limits**

Assessment Location	Time Period	Exclusionary Sound Level Limit - $L_{eq}$ 1hr			
		Class 1	Class 2	Class 3	Class 4
Plane of window for living area or sleeping quarters	Daytime (07:00 - 19:00)	50 dBA	50 dBA	45 dBA	60 dBA
	Evening (19:00 - 23:00)	50 dBA	50 dBA	40 dBA	60 dBA
	Night-time (23:00 - 07:00)	45 dBA	45 dBA	40 dBA	55 dBA
Outdoor points of reception	Daytime (07:00 - 19:00)	50 dBA	50 dBA	45 dBA	55 dBA
	Evening (19:00 - 23:00)	50 dBA	45 dBA	40 dBA	55 dBA

During the site visit and through discussions with personnel at the nearby stationary noise sources, it was confirmed that there were no impulsive noise sources at the subject facilities.

As outlined in NPC-300, a Class 4 area designation can be applied to a proposed site under the following conditions:

- The site would otherwise be defined as a Class 1 or Class 2 area;
- The proposed site is an area intended for development with new noise sensitive land uses that are not yet built;
- The site is in proximity to existing, lawfully established stationary sources; and,
- The site has formal confirmation from the land use planning authority with the Class 4 area designation.

It is our understanding that the proponent has had confirmation from the planning authority of the Township of Lucan Biddulph that the proposed development lot will be designated as a Class 4 area (By-Law No.53-2020). The other 3 conditions (mentioned above) are also met for the subject site and as such, the analysis presented herein considers a Class 4 designation for the proposed development lot.

### 2.1.2

### Stationary Sources

As mentioned above there are four facilities in close proximity of the proposed residential development land. For the purposes of this study, the cumulative noise impact corresponding to the worst-case noise emission scenarios at the four facilities was assessed. A brief overview of the noise sources for each facility and their operations is provided below. All operating details for the facilities presented below were obtained through the April 22<sup>nd</sup>, 2020 site visit and subsequent telephone conversations with the facilities' operators.

**2.1.2.1 Grain Elevator Facility**

The significant noise sources at this facility consist of four silo fans, the drag bin, truck pass-bys and idling trucks. Operations at the grain elevator can occur throughout daytime, evening, and nighttime hours. Truck operations at this facility can consist of up to two trucks per hour with an idling time of 30 minutes per truck. These operations and noise sources were determined through a site visit performed on April 22, 2020 where Dillon personnel worked directly with the owner / operator of the facility. The owner at this facility was able to operate all of the significant noise sources at the elevator to accommodate source-specific sound level measurements.

**2.1.2.2 Feed Store / Fertilizer Mixing Facility**

The significant noise sources at this facility consist of a fertilizer mixer, truck pass-bys, and idling trucks. Operations at the feed store / fertilizer mixing facility can occur throughout daytime, evening, and nighttime hours. Truck operations at this facility can consist of up to two trucks per hour with an idling time of 30 minutes for each truck as they fill at the fertilizer mixer. Only one truck can fill at the fertilizer mixer at a time, therefore only one truck will be idling at a given time. These operations and noise sources were determined through a site visit performed on April 22, 2020.

**2.1.2.3 Bus Yard**

The bus yard is used for the storage and maintenance of up to 40 school buses. The busiest times for the bus yard are between 06:00 and 07:00 (nighttime hours) where up to 10 buses could be idling and between 07:00 and 08:00 (daytime hours) where up to 20 buses could be idling. In either scenario, the buses idle for a maximum of 10 minutes while they prepare to head out for morning pick-ups and they only idle when necessary (i.e. during freezing rain or cold mornings). No operations occur at the facility during evening hours. The maintenance garage located in the southwest corner of the site uses pneumatic tools during daytime hours for a maximum of 30 minutes in any given hour. These operations were confirmed through a discussion with the owner / operator of the bus yard on November 12<sup>th</sup>, 2020.

**2.1.2.4 Lumber Yard / Home Building Center**

The noise sources of concern for this facility include large diesel trucks used for deliveries and on-site forklift movements. The facility operates three large diesel delivery trucks. The trucks can idle for up to 30 minutes between 6:45 – 7:15 during the busiest times for the facility. Forklift movements can occur in the north lumber yard, on the corner of William Street and George Street, with one forklift operating for up to 20 minutes in any given hour during daytime period. In the south lumber yard, two forklifts can operate for 20 to 30 minutes each in any given hour during daytime period. These conditions represent the worst case noise emission scenario for the facility. The facility does not perform any wood milling or cutting on-site. The operations at the facility were confirmed with the owner / operator of the facility during a telephone call on November 13<sup>th</sup>, 2020.

## 2.1.3 Noise Source Summary

The noise sources of the nearby facilities are presented in **Table 2** and shown in **Figure 3**. The source IDs presented in **Table 2** match the source labels shown in **Figure 3**. All sources were modelled as point sources except for the truck pass-bys (Source IDs: **TRK#**) which were modelled as line sources and the forklift operations at the lumber yard (Source ID: **FRKLFT**), which were modelled as area sources. The operations of noise sources presented in **Table 2** fluctuate, however, the results presented herein reflect the worst-case operations pertaining to noise emissions.

Table 2: Noise Source Summary Table

Associated Facility	Source ID	Source Description	Sound Power Level (dBA) <sup>[1]</sup>	Source Locations <sup>[2]</sup>	Sound Characteristic <sup>[3]</sup>
Grain Elevator	SF_1	Silo fan 1	106.2	O	S
	SF_2	Silo fan 2	103.3	O	S
	SF_3	Silo fan 3	110.4	O	S
	SF_4	Silo fan 4	114.5	O	S
	DB	Drag bin	111.8	O	S
	TRK_IDL1	Idling truck	99.3	O	S
	TRK1	Truck pass-by	107.1	O	S
Feed Store/Fertilizer Mixing	F_MIXER	Fertilizer Mixer	111.2	O	S
	TRK_IDL2	Idling truck – at fertilizer mixing facility	99.3	O	S
	TRK2	Truck pass-by	107.1	O	S
Bus Yard	BUS_IDL1-20	Idling Bus	94.3	O	S
	BUS_MAINT	Use of pneumatic tools in maintenance garage <sup>[4]</sup>	118.3	I	QI
Lumber Yard	FRKLFT_S	Forklift in south yard	106.1	O	S
	FRKLFT_N	Forklift in north yard	106.1	O	S
	TRK_IDL#	Idling truck (total of three)	99.3	O	S
	TRK#	Truck pass-by (total of three)	107.1	O	S

Note: <sup>[1]</sup> dBA means the A-weighted sound pressure level

<sup>[2]</sup> O – located/installed outside the building, I – located/installed inside the building

<sup>[3]</sup> S – Steady, T – Tonal, I – Impulsive, QI: Quasi-impulsive

<sup>[4]</sup> Garage doors at the bus yard are kept open during warm weather, therefore the noise source **BUS\_MAINT** was not attenuated by the garage door on the east side of the maintenance garage. For this quasi-steady impulsive noise source, a penalty of 10 dB has been incorporated in the analysis as per MECF requirement.

### 2.1.4 Predicted Sound Levels - Unmitigated

The noise analysis was completed using CADNA/A, an outdoor noise propagation model, based on ISO Standard 9613, Part 1: Calculation of the absorption of sound by the atmosphere, 1993 and Part 2: General method of calculation (ISO-9613-2:1996). The model is capable of incorporating various site specific features, such as elevation, berms, absorptive grounds, and barriers to accurately predict noise levels at specific receptors, pertaining to noise emissions from a particular source / sources. The ISO based model accounts for reduction in sound level due to increased distance and geometrical spreading, air absorption, ground attenuation, and acoustical shielding by intervening structures and topography. The model is considered conservative since it represents atmospheric conditions that promote propagation of sound from the source to the receiver.

The stationary acoustic model was developed based on source locations, sound power level inputs, building geometries, operation times, and duty cycles from the information gathered during the site visit on April 22<sup>nd</sup>, 2020 and through discussions with the operators / owners of the nearby facilities.

#### **Points of Reception (PORs)**

All of the residential dwellings and condominiums in the Ausable Fields Subdivision were assessed for noise impacts. The Building Evaluation feature was used in Cadna/A to determine the predicted worst case façade impacts for each building in the development. In addition to façade locations, noise impacts were assessed at outdoor PORs for the single-family residences and at the condominiums. The PORs identified by ID are presented in **Figure 4**.

**Table 3** summarizes the predicted sound levels for proposed residential dwellings (at building façades or Plane of Window) and outdoor PORs corresponding to the worst-case noise emission scenarios from the nearby facilities. Noise impacts are displayed graphically in **Figure 5, 6, and 7** for daytime, evening and nighttime, respectively, (rounded to nearest whole number sound level), with assessment location IDs matching those in **Table 3**.

**Table 3: Steady/Varying Unmitigated Noise Prediction Summary Table**

Assessment Location ID	Predicted Noise Impacts - $L_{eq}$ 1hr (dBA) <sup>[1], [2]</sup>					Meets Class 4 Limits? (Yes/No)
	Plane of Window <sup>[3]</sup>			Outdoor POR <sup>[4]</sup>		
	Daytime	Evening	Nighttime			
R1	66.7	66.5	66.6	66.6	66.3	No
R2	64.1	64.1	64.1	64.1	64	No
R3	62.7	62.6	62.6	62.3	62.2	No
R4	61.4	61.3	61.3	61	60.9	No
R5	60.5	60.4	60.4	60.4	60.3	No
R6	59.7	59.6	59.6	59.7	59.6	No
R7	59.1	59	59	58.8	58.7	No

R8	44.7	44	44.1	37.8	36.9	Yes
R9	48.6	48.5	48.5	38.3	37.4	Yes
R10	55.9	55.8	55.8	41.5	40.9	<b>No</b>
R11	53.9	53.8	53.8	40.5	39.9	Yes
R12	59.2	59.1	59.1	61.3	61.2	<b>No</b>
C1	39.6	37.1	37.6	34.7	32.1	Yes
C2	42.1	38.8	40.4	35	32.4	Yes
C3	50.9	49.2	50.1	36	33.3	Yes
C4	43	38.8	40.7	41.2	37	Yes
C5	50.6	47.9	49.3	46.7	37.7	Yes
C6	46.5	39.5	42.5	41.2	36.6	Yes
C7	51	47.6	49.4	47.7	45.8	Yes
C8	47.3	39.4	43.4	47.1	38.9	Yes
C9	50.8	44.5	47.9	50.4	38.8	Yes
C10	49.6	40.5	45.8	46.5	39.2	Yes
C11	52.7	47.5	50.3	47.4	40.7	Yes
C12	48.3	41	44.4	46.8	40.8	Yes
C13	56.3	51.3	52	49.5	42.4	Yes
C14	48.6	47.8	47.9	48.4	40.9	Yes
C15	55.5	53	53.7	53.6	42.1	Yes
C16	42.7	38.6	39.6	35.6	33.2	Yes
C17	44.9	39.3	41.2	37.8	34	Yes
C18	47.2	41.6	43.9	36.6	34.6	Yes

Note: <sup>[1]</sup>  $L_{eq}$  represents maximum predicted impacts at POR from steady/varying noise.

<sup>[2]</sup> Noise impacts on the proposed development vary throughout daytime, evening, and nighttime hours as operations at the nearby facilities fluctuate throughout each day. .

<sup>[3]</sup> Worst case façade impacts are presented.

<sup>[4]</sup> As per NPC-300, outdoor PORs were only assessed during daytime and evening hours.

The results presented in **Table 3** confirm that the Class 4 Exclusionary Noise Limits are not met at all locations of the proposed residential development assessed in this report. As such, noise mitigation measures are required to ensure compliance with the applicable noise limits.

### 2.1.5 Proposed Mitigation Measures

The results indicated that nine of the proposed residential dwellings, identified as R1 – R7, R10, and R12 demonstrate non-compliance with the NPC-300 Class 4 exclusionary noise limits as presented in **Table 3**. These residences are located on the east side of the proposed development, directly north of the feed store / fertilizer mixing facility. The dominant noise sources from this facility on the nearby receptors are the fertilizer mixer (Source ID: **F\_MIXER**) and truck movement / idling (Source ID: **TRK\_IDL2, TRK2**), both of which can operate continuously and simultaneously in a worst case hour during daytime, evening, or nighttime periods. Through noise modelling iterations it was determined that mitigating these sources



will sufficiently reduce the noise impacts such that the NPC-300 Class 4 exclusionary noise limits are met. The following two mitigation measures are proposed (both of which need to be implemented in order to achieve compliance):

**1- Noise Barrier Wall for Truck pass-bys at feed store / fertilizer mixing facility (Source ID: TRK2)**

As shown in **Figure 3**, truck pass-bys at this facility enter the site from a laneway at the northwest corner of the facility, off an easement that will be converted to a public road, providing access to the proposed residential development. The trucks proceed east and then turn south to pull up alongside the fertilizer mixer to fill up before proceeding out of the south exit of the facility on to William Street. The truck route is less than seven metres to the nearest representative receptor (Receptor ID: **R1**), causing a significant noise impact. It is the recommendation of this report that a 40m long and 3m tall noise barrier wall be installed along the south property line of development land, near R1, to shield against truck pass-by noise. The proposed noise barrier also provides some shielding for the fertilizer mixer as well. The proposed location of the barrier is shown in **Figure 8**, barrier ID: **TRK2\_BARRIER**. The noise barrier should have a minimum surface density (face weight) of 20 kg/m<sup>2</sup> and should be structurally sound, appropriately designed to withstand wind and snow load, and constructed without any surface gaps. Any gaps under the barrier that are necessary for drainage purposes should be minimized and localized, so that the acoustical performance of the barrier is maintained.

**2- Noise Reduction Requirement for Fertilizer Mixer (Source ID: F\_MIXER)**

Through iterative noise modelling, it was determined that a 15 dB reduction at the fertilizer mixer is required to achieve compliance with Class 4 Exclusionary Limits at all the proposed residential dwellings. With the 15 dB reduction, the sound power level for the mixer (as a whole) would be approximately 96 dBA. To achieve the required 15 dB reduction for the fertilizer mixer, an acoustic enclosure and/or a new variable frequency drive motor and/or structural isolation dampeners (i.e., rubber and / or spring footings for the electric motor) are likely required for the fertilizer mixer to achieve a 15 dB noise reduction. The specifics of the required noise mitigation for the fertilizer mixer will be investigated and determined during the later stages of the proposed development.

Through additional modelling iterations, it was also confirmed that if the feed store / fertilizer mixing station were to be decommissioned, noise mitigation measures for the proposed development would not be required.

## 2.1.6 Predicted Sound Levels – Mitigated

With the implementation of the mitigation measures outlined in **Section 2.1.5**, the proposed development can meet the NPC-300 Class 4 exclusionary noise limits, even when the nearby stationary facilities are operating under a worst-case noise emission scenario. The resulting noise impacts at the proposed development, with the proposed mitigation measures, are provided in **Table 4**. Noise impacts

are displayed graphically in **Figure 9, 10, and 11** for daytime, evening and nighttime, respectively, (rounded to nearest whole number sound level).

**Table 4: Steady/Varying Mitigated Noise Prediction Summary Table**

Assessment Location ID	Predicted Noise Impacts - L <sub>eq</sub> 1hr (dBA) <sup>[1], [2]</sup>					Meets Class 4 Limits? (Yes/No)
	Plane of Window <sup>[3]</sup>			Outdoor POR <sup>[4]</sup>		
	Daytime	Evening	Nighttime	Daytime	Evening	
R1	49.2	48.5	48.7	50.3	48.6	Yes
R2	55.1	54.7	54.7	52.9	51.6	Yes
R3	53.4	52.9	53	50.9	49.8	Yes
R4	52.4	51.7	51.8	49	47.6	Yes
R5	51	50.3	50.4	48.4	47	Yes
R6	50.4	49.9	49.9	48.4	47.5	Yes
R7	49.2	48.8	48.8	47.5	47	Yes
R8	42.5	41.3	41.5	36.4	35.2	Yes
R9	44.1	43.3	43.4	36.7	35.3	Yes
R10	49.2	49	49	40.8	40	Yes
R11	48.6	48.3	48.3	37.5	36.2	Yes
R12	50.9	50.3	50.3	51.6	50.7	Yes
C1	38.9	35.9	36.6	33.9	30.5	Yes
C2	41.9	38.4	40.2	34.3	31.1	Yes
C3	50.8	49	49.9	35.4	32	Yes
C4	42.8	38.4	40.5	40.7	35.5	Yes
C5	50.3	47.4	48.9	46.5	36.2	Yes
C6	46.3	38.3	42	40.7	34.8	Yes
C7	50.7	47	49	47.6	45.6	Yes
C8	47.1	37.9	42.8	46.9	36.8	Yes
C9	50.8	44.4	47.8	50.3	37.3	Yes
C10	49.4	39	45.3	46.2	37.3	Yes
C11	51.6	43.2	48.2	47.2	39.6	Yes
C12	48.1	39	43.9	46.4	39.1	Yes
C13	55.7	44.3	48.7	49.2	40.8	Yes
C14	48.3	46.6	46.8	48.1	38.7	Yes
C15	53.3	46.8	49.4	53.4	40.3	Yes
C16	42.3	37.6	38.8	34.7	31.4	Yes
C17	44.4	37.5	40.1	37.1	32.3	Yes
C18	47	38.8	43.4	35.7	33.1	Yes

Note: <sup>[1]</sup>  $L_{eq}$  represents maximum predicted impacts at POR from steady/varying noise.

<sup>[2]</sup> Noise impacts on the proposed development vary throughout daytime, evening, and nighttime hours as operations at the nearby facilities fluctuate throughout each day. .  
<sup>[3]</sup> Worst case façade impacts are presented.  
<sup>[4]</sup> As per NPC-300, outdoor PORs were only assessed during daytime and evening hours.

2.1.7 Recommendations

As shown in **Table 3**, the Class 4 exclusionary noise limits are not met at all locations of the proposed residential development assessed in this report for impacts from the nearby stationary sources. However, compliance can be achieved with the implementation of the proposed mitigation measures outlined in **Section 2.1.5** (see **Table 4**). Therefore, it is the recommendation of this report that these mitigation measures be implemented prior to the occupation of the residences in the proposed development. In addition, the Class 4 exclusionary noise limits are based on the assumption that the windows of sensitive spaces are closed, making the installation of central air conditioning a requirement. Warning clauses are required to notify purchasers that Class 4 sound level limits are applied to dwellings (**Type F**) and that the residences may be exposed to elevated noise levels at times (**Type E**).

All warning clauses should be included in agreements that are registered on title for all Offers of Purchase and Sale, lease/rental agreements, and condominium declarations. A list of applicable warning clause is provided in **Appendix D**.

As mentioned in **Section 1.2**, the building footprints in the proposed development were not available at the time of this assessment and as such, assumed footprints were utilized. It is recommended that once finalized building footprints become available, the noise assessment is updated accordingly.

3.0 Impacts from the Proposed Development on the Environment and Itself

Noise impacts from the proposed development on the adjacent sensitive receptors and the development itself are expected to be negligible. Additionally, road traffic associated with the proposed development is expected to be minimal, and is not anticipated to have an effect on the adjacent sensitive receptors or the proposed development itself.

Although stationary noise impacts from the proposed development are not expected, potential impacts should be assessed. At this stage of the development planning, the selection and design of building services equipment (HVAC equipment, emergency generators, etc.) have not been finalized. Such selections and design should adhere to applicable municipal by-laws and Ministry guidelines (i.e., NPC-300).

## 4.0

## Conclusions

Dillon Consulting Limited (Dillon) was retained by 1525020 Ontario Inc. to complete a noise impact assessment as requested by the County of Middlesex and Township of Lucan Biddulph, Ontario. The assessment was completed for a proposed residential development, referred to as Ausable Fields Subdivision, located west of Phillip Street in Lucan, Ontario.

This study confirms that with the implementation of the proposed mitigation measures specified in this report (see **Section 2.1.5**), the proposed development will be in compliance with NPC-300 Class 4 exclusionary noise limits for daytime, evening, and nighttime hours for the noise sources included in this assessment. This assessment is considered conservative, as all dominant noise sources at the nearby facilities were assumed to operate simultaneously and at their worst-case operating mode. Through additional modelling iterations, it was also confirmed that if the feed store / fertilizer mixing station were to be decommissioned, noise mitigation measures for the proposed development would not be required.

Furthermore, warning clauses are required to notify potential purchasers that the elevated Class 4 sound level limits apply to the dwellings (**Type F Clause**) and that the residences may be exposed to elevated noise levels at times (**Type E Clause**).

The building footprints in the proposed development were not available at the time of this assessment and as such, assumed footprints were utilized in the analysis. It is recommended that once final building footprints become available, the noise assessment is updated accordingly.



## 5.0

## Closure

This noise impact assessment is intended to provide a reasonable review of available information within an agreed work scope, schedule, and budget. This report was prepared by Dillon for the sole benefit of 1525020 Ontario Inc. The material in the report reflects Dillon's judgement in light of the information available to Dillon at the time of this report preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Dillon accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

We trust that the report is to your satisfaction. Please do not hesitate to contact the undersigned if you have any further questions on this report.

Respectfully Submitted:

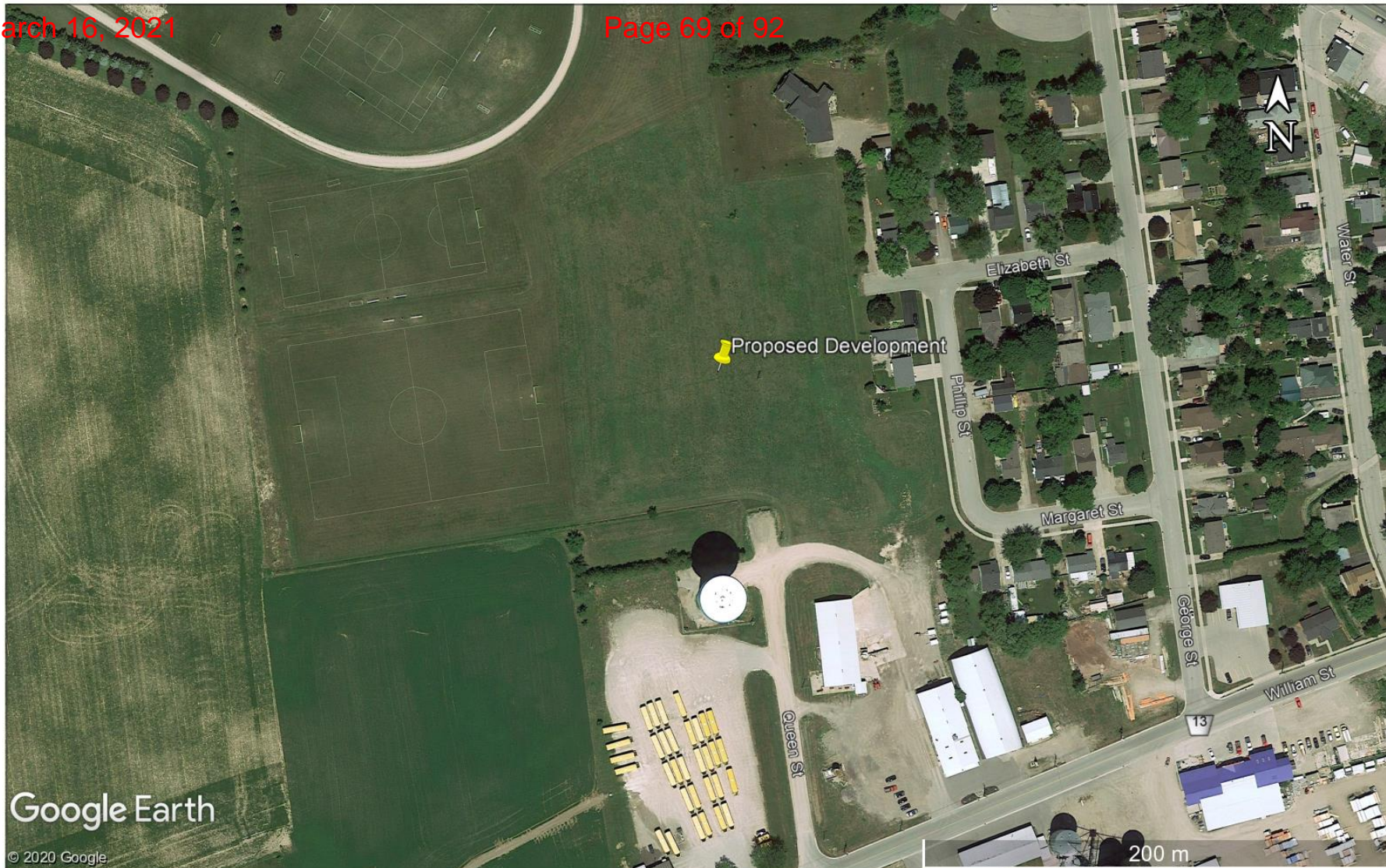
**DILLON CONSULTING LIMITED**



Amir A. Iravani, Ph.D., P.Eng.  
Associate

Patrick McGrath, M.A.Sc.  
E.I.T.

Figures



**Figure 1**

Project # 19-1995

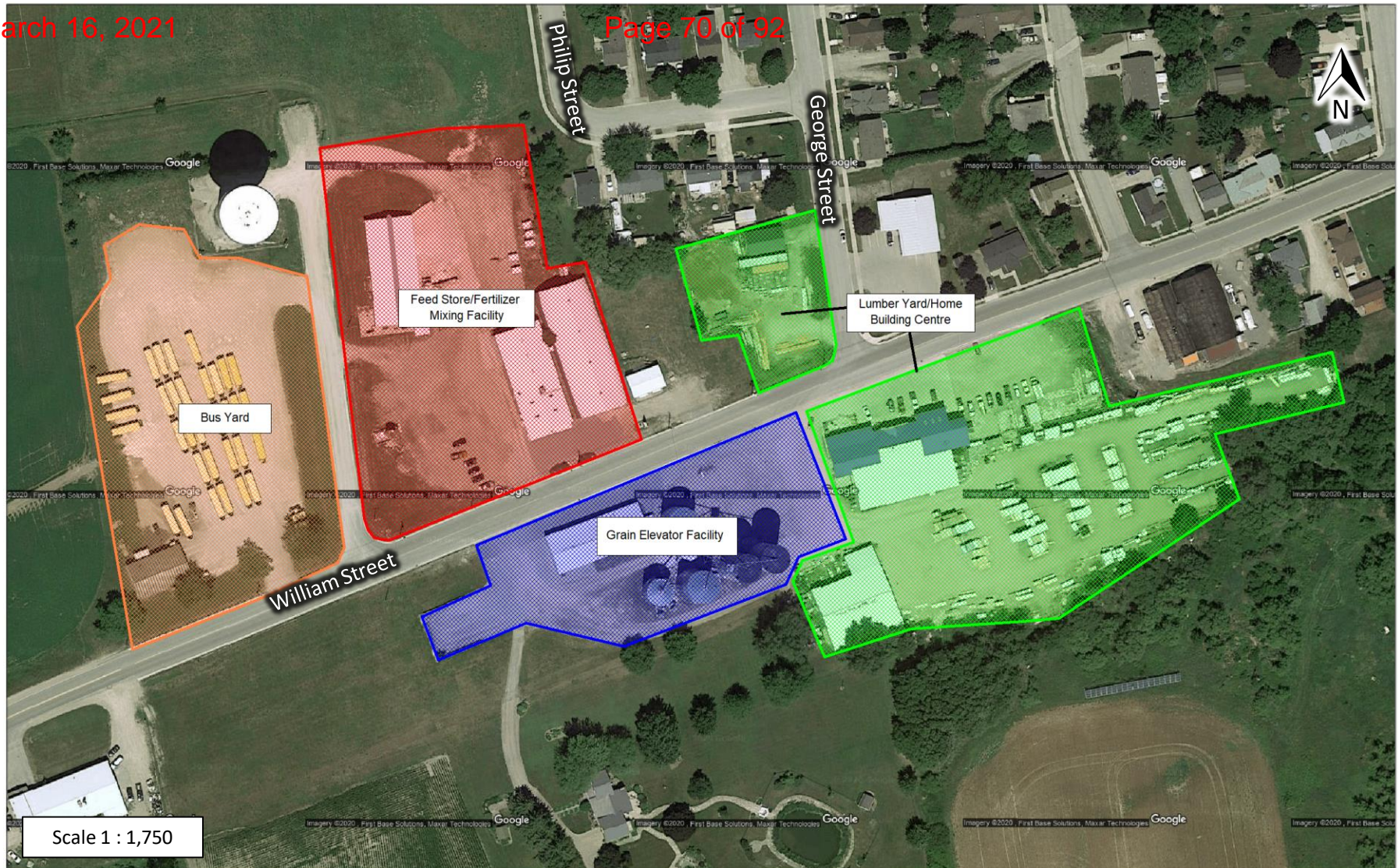
February, 2021

## General Site Location

Ausable Fields Subdivision, Lucan, Ontario







**Figure 2**

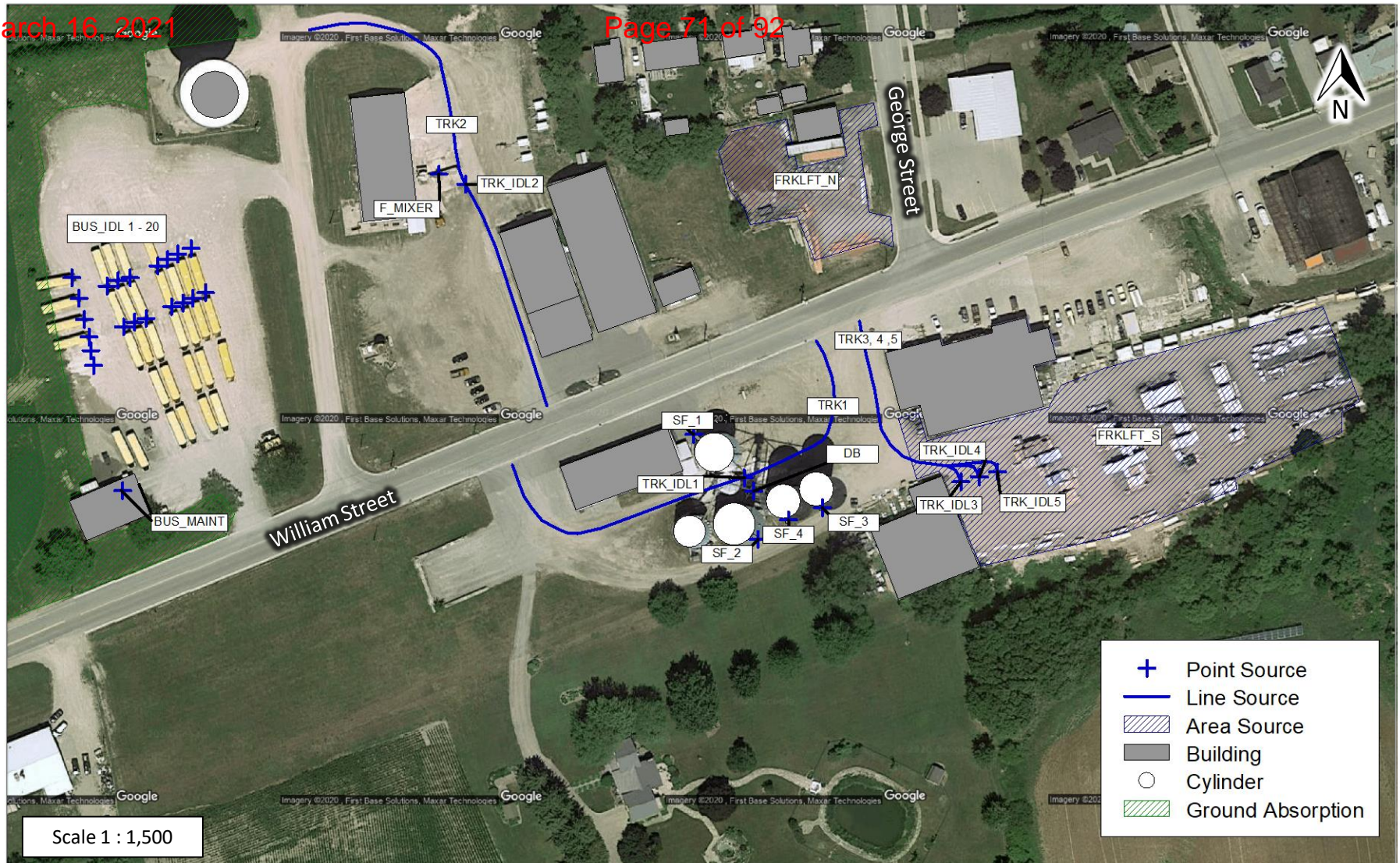
Project # 19-1995

February, 2021

**Noise Sources Nearby  
Proposed Development**  
Ausable Fields Subdivision, Lucan, Ontario







**Figure 3**

Project # 19-1995

February, 2021

## Noise Source Locations

Ausable Fields Subdivision, Lucan, Ontario





**Figure 4**

Project # 19-1995

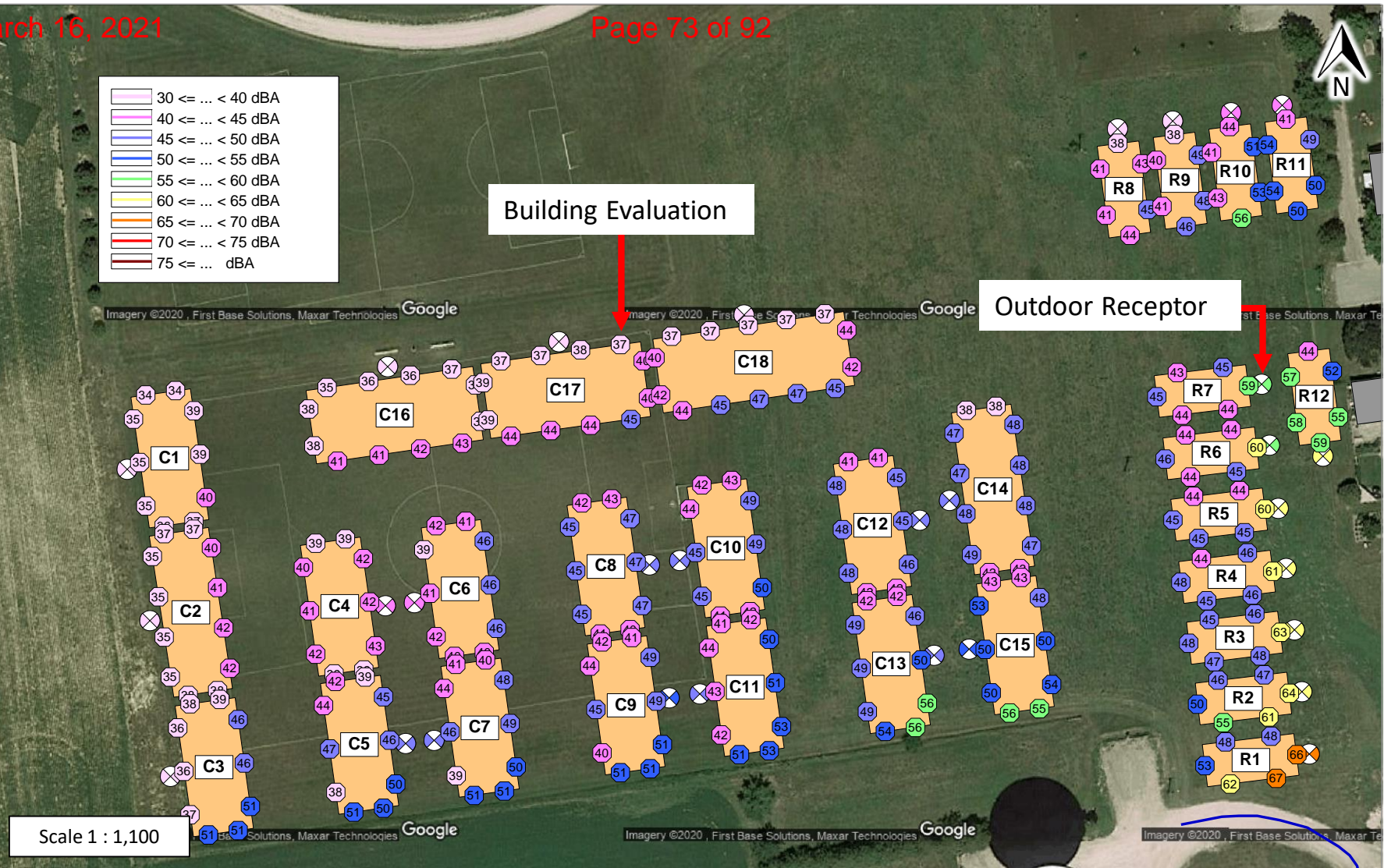
February, 2021

## Point of Reception Locations

Ausable Fields Subdivision, Lucan, Ontario







**Figure 5**

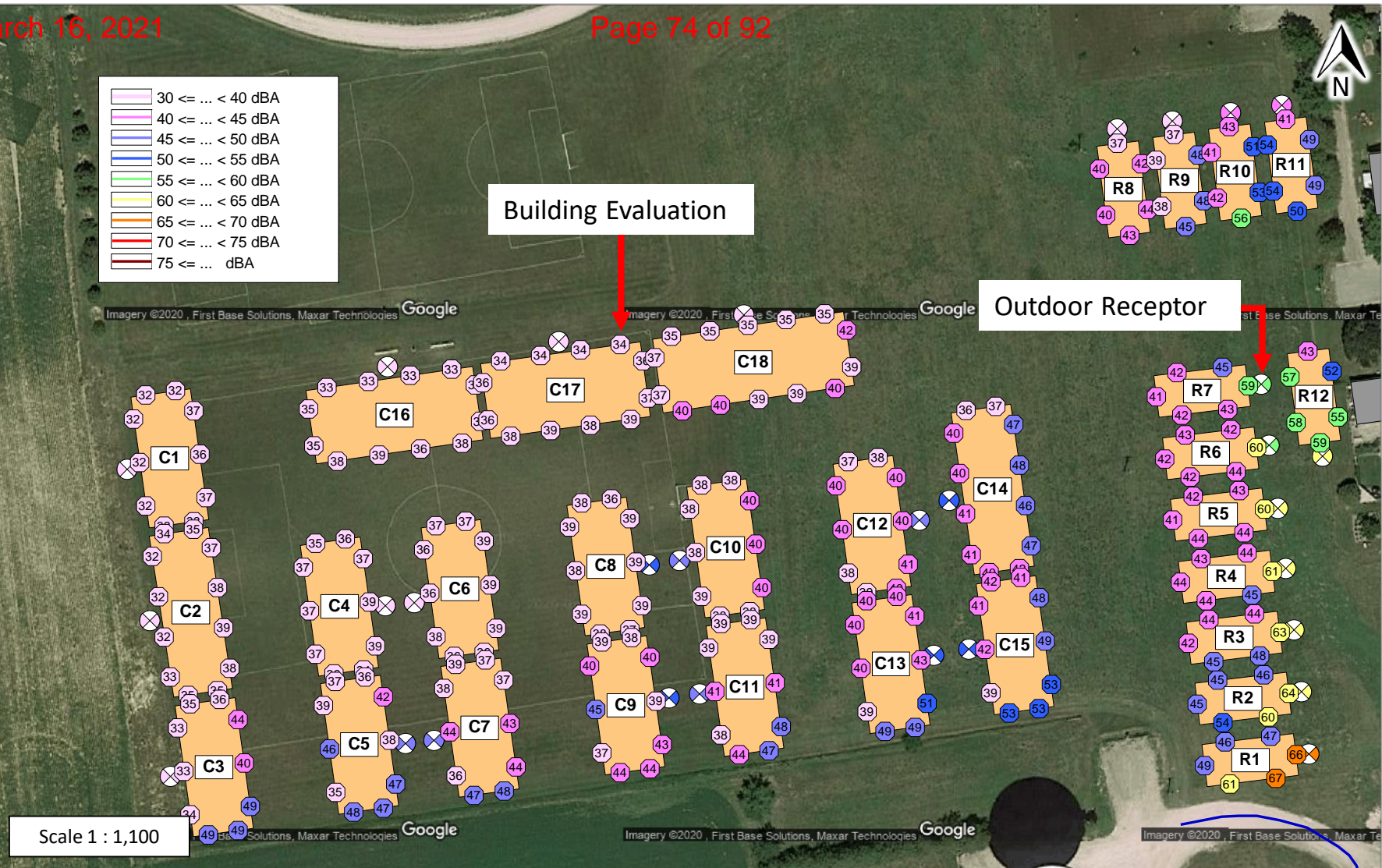
Project # 19-1995

February, 2021

## Unmitigated Noise Impacts: Daytime

Ausable Fields Subdivision, Lucan, Ontario





**Figure 6**

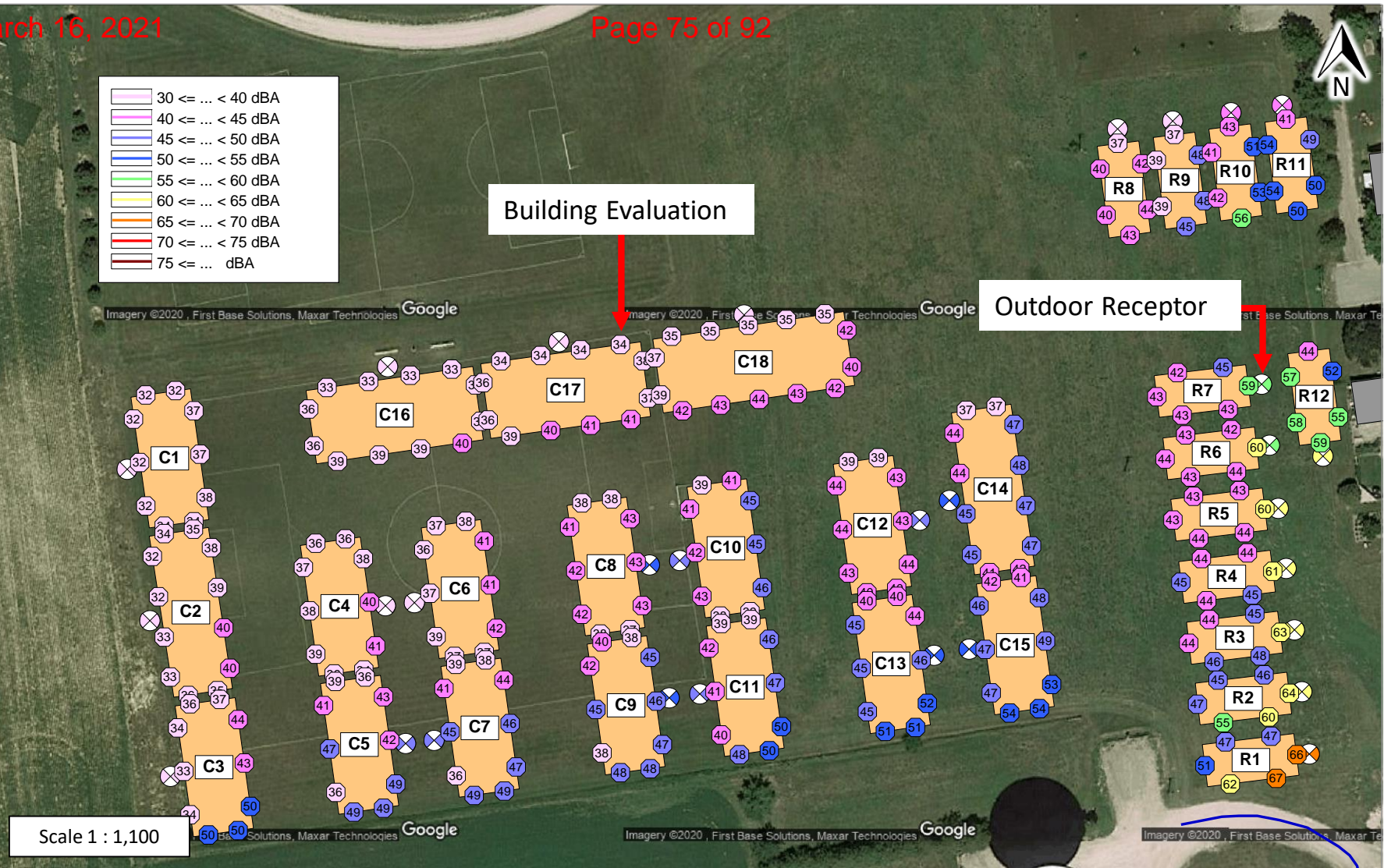
Project # 19-1995

February, 2021

## Unmitigated Noise Impacts: Evening

Ausable Fields Subdivision, Lucan, Ontario





**Figure 7**

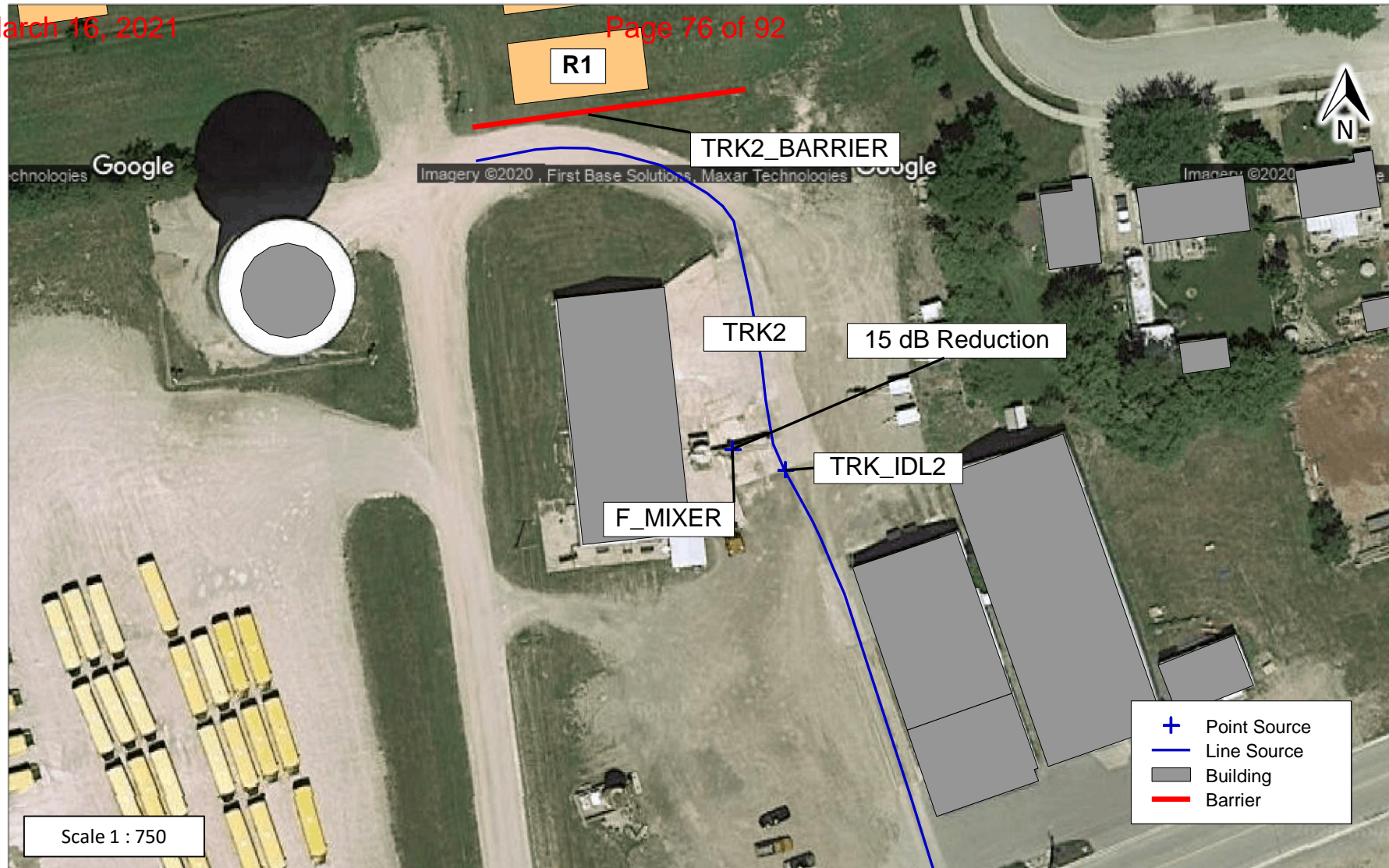
Project # 19-1995

February, 2021

**Unmitigated Noise Impacts:  
Nighttime**  
Ausable Fields Subdivision, Lucan, Ontario







**Figure 8**

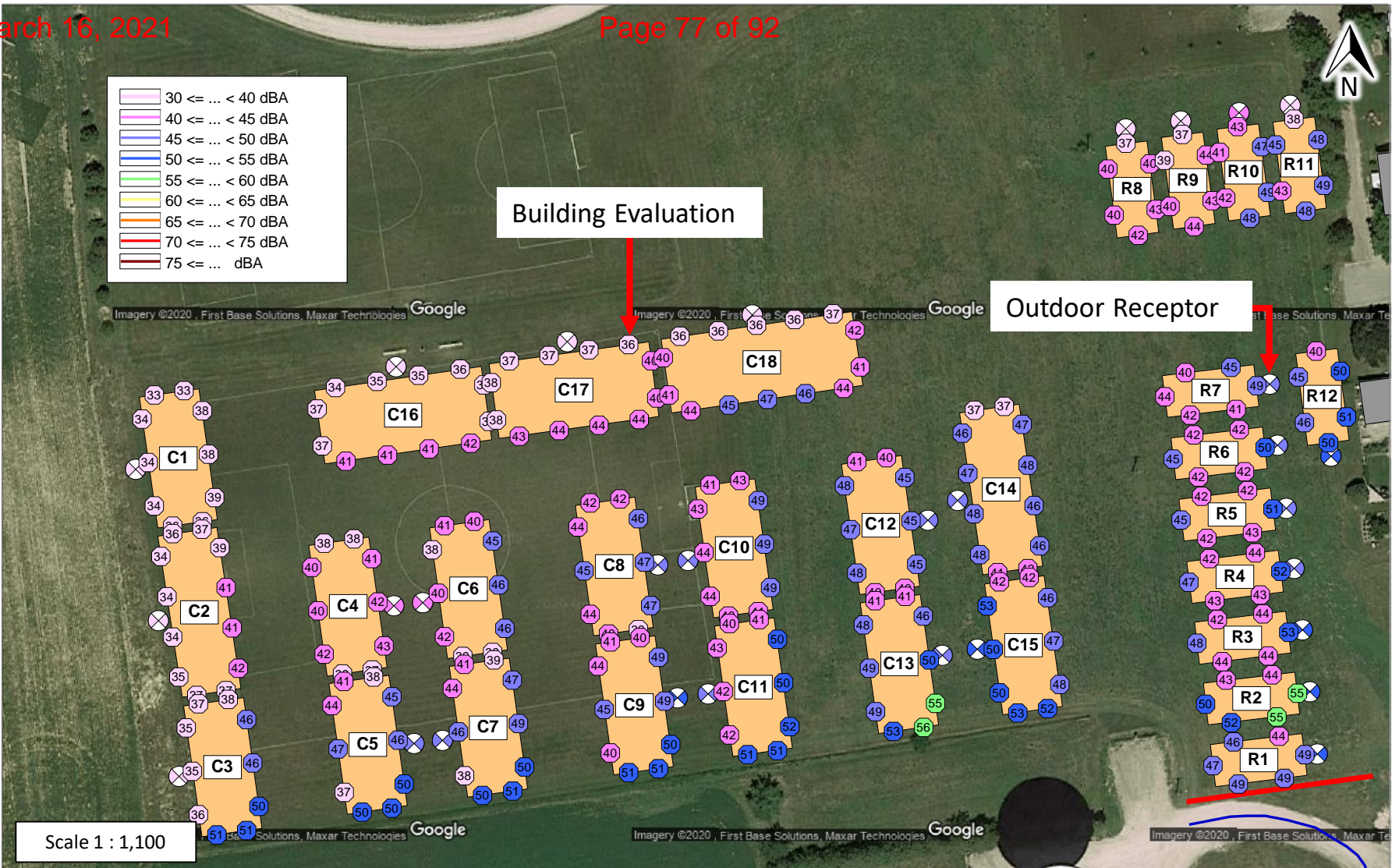
Project # 19-1995

February, 2021

## Mitigation Design

Ausable Fields Subdivision, Lucan, Ontario





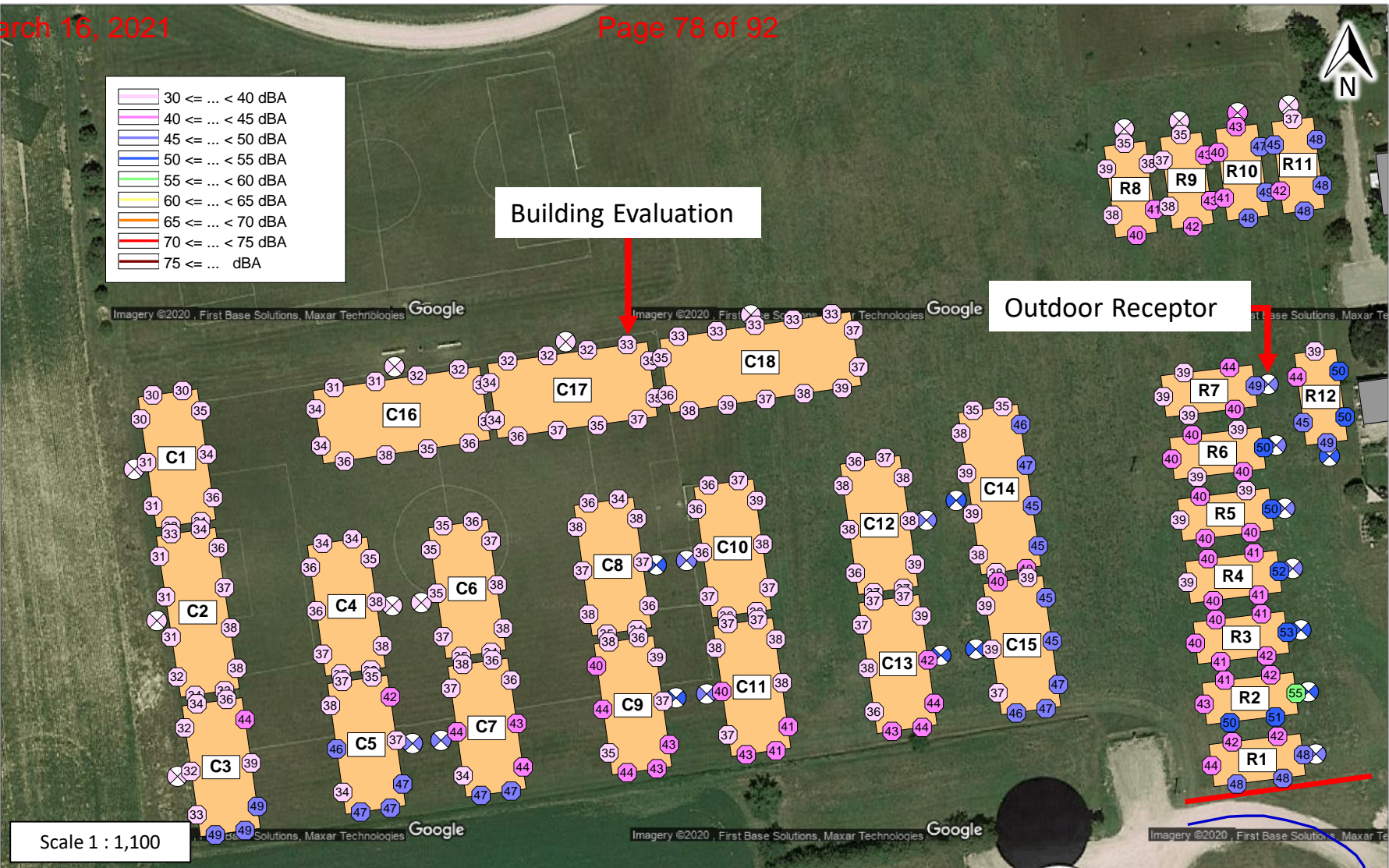
**Figure 9**

Project # 19-1995

February, 2021

**Mitigated Noise Impacts:  
Daytime**  
Ausable Fields Subdivision, Lucan, Ontario





**Figure 10**

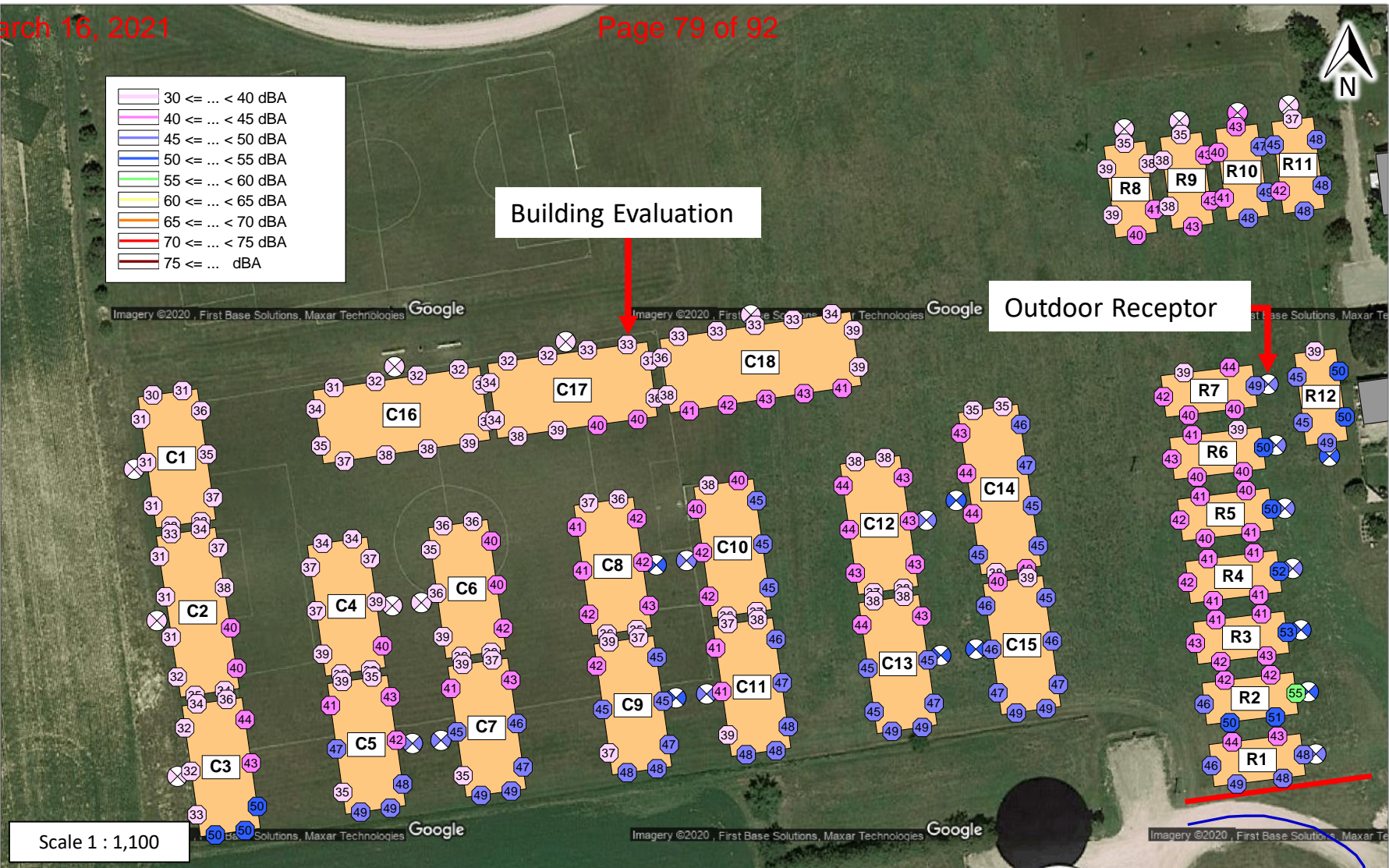
Project # 19-1995

February, 2021

**Mitigated Noise Impacts:  
Evening**  
Ausable Fields Subdivision, Lucan, Ontario







**Figure 11**

Project # 19-1995

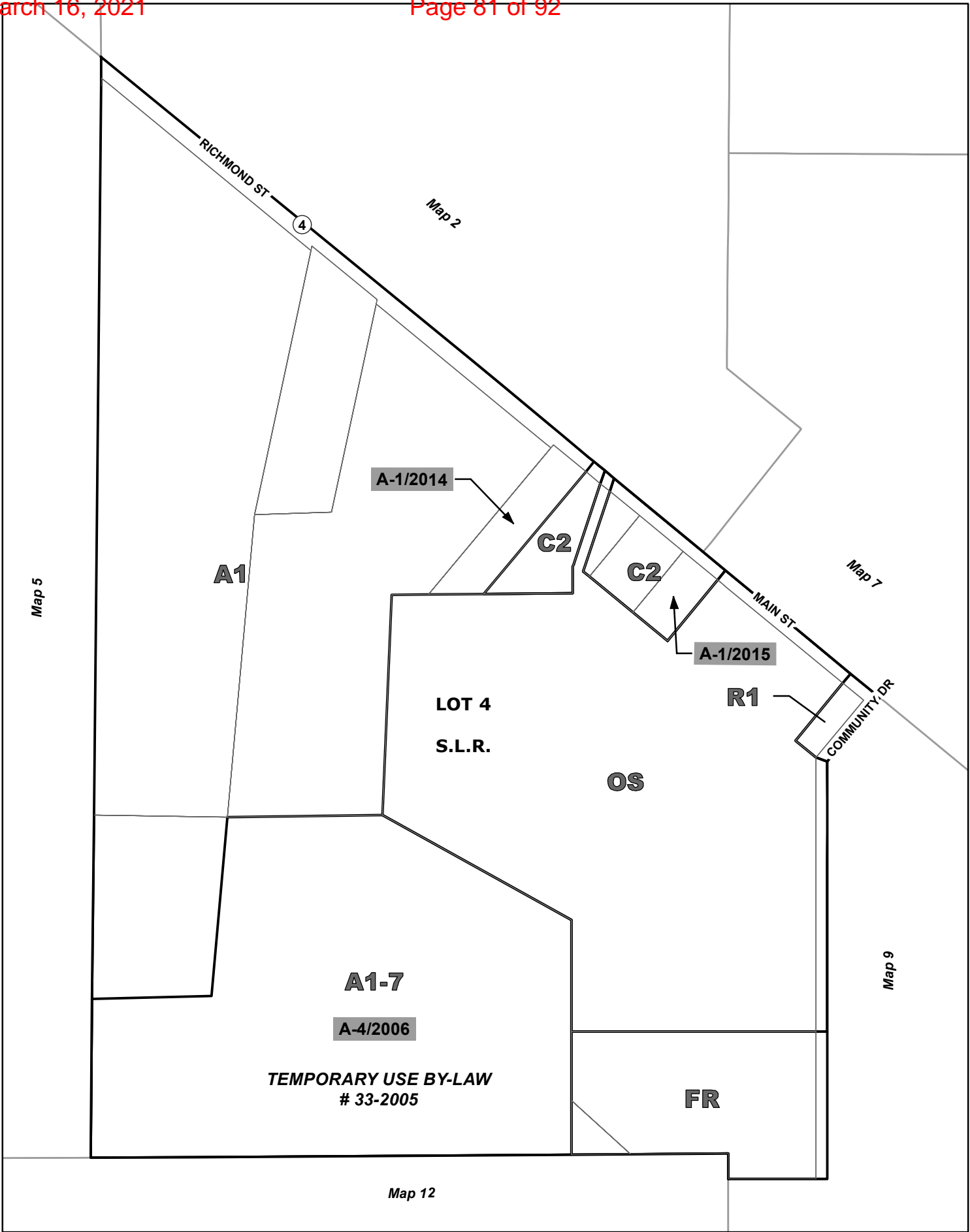
February, 2021

**Mitigated Noise Impacts:  
Nighttime**  
Ausable Fields Subdivision, Lucan, Ontario

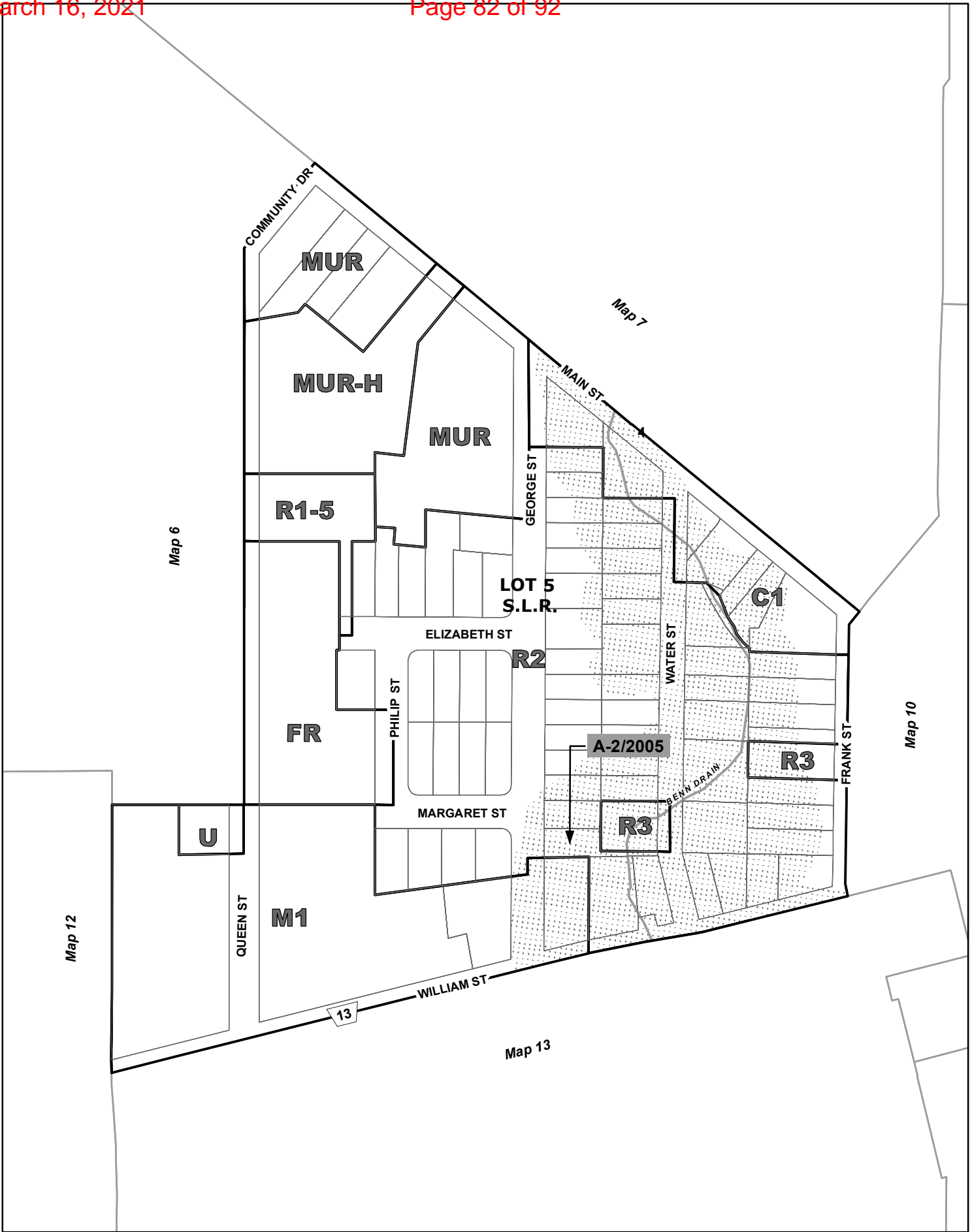


## Appendix A

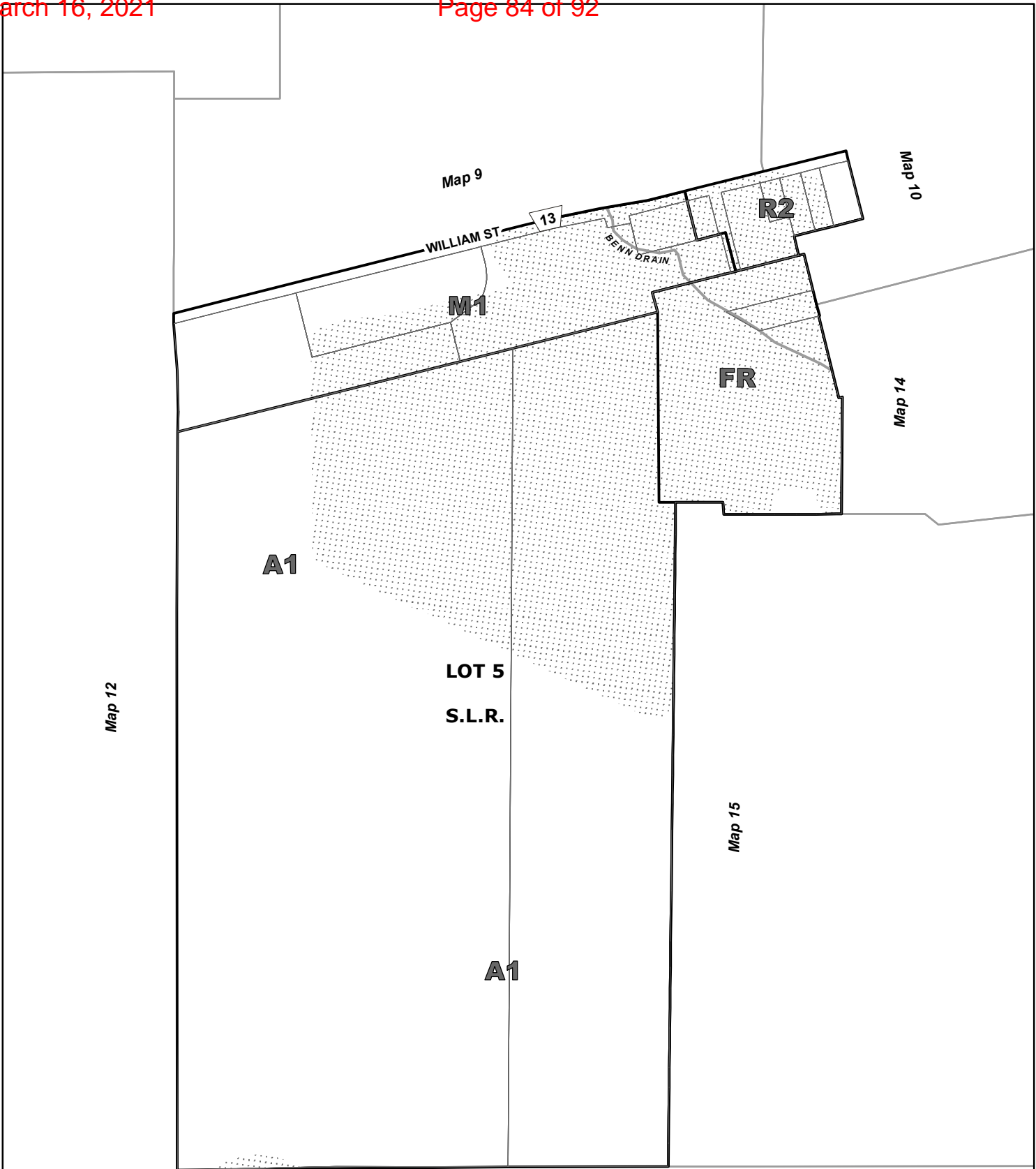
### Zoning Maps for Site and Surrounding Area









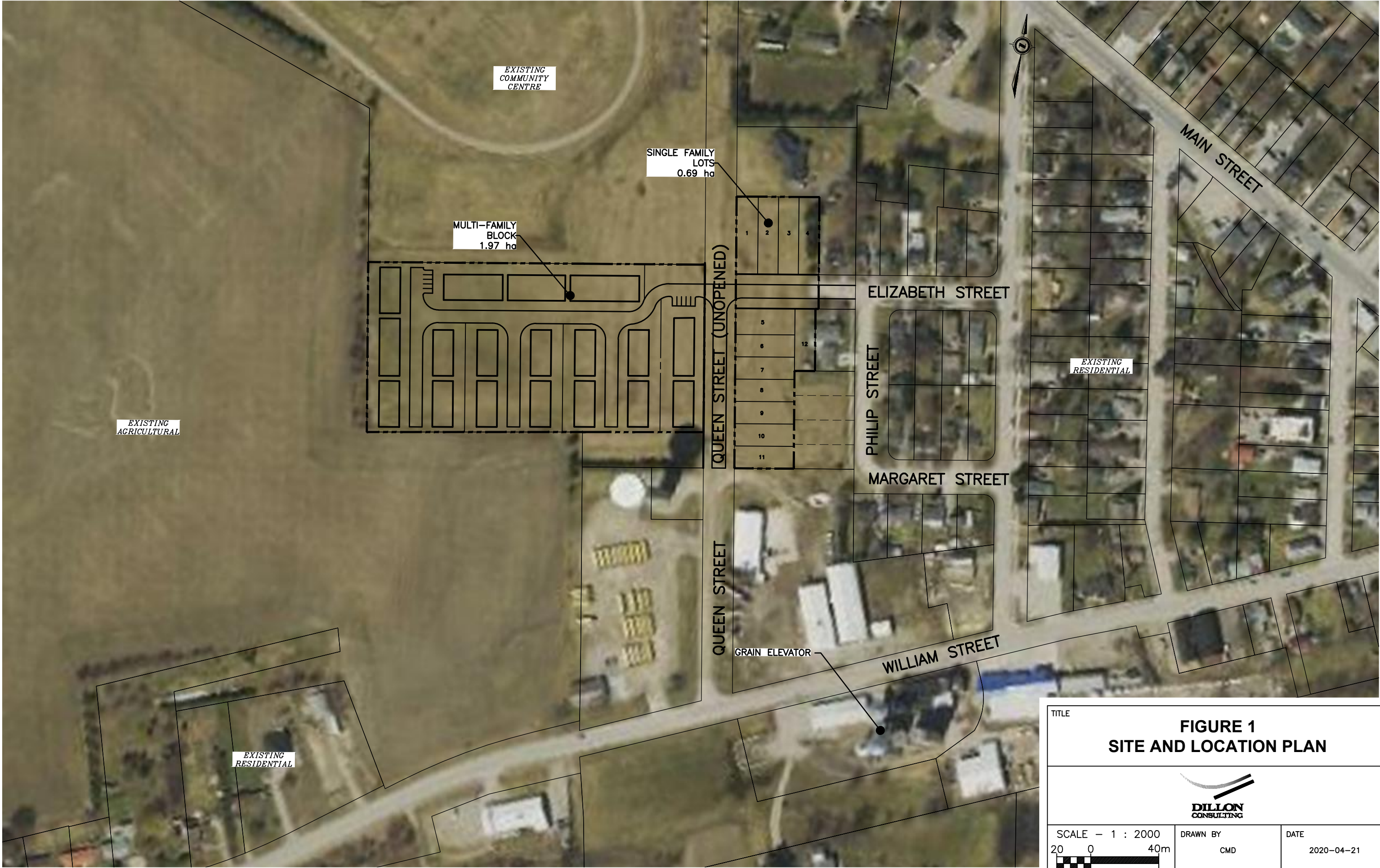


Schedule "A"  
Map 19



## Appendix B

### Site Plan for Proposal Development



## Appendix C

### Sound Level Meter Certificate of Calibration



# *CERTIFICATE of CALIBRATION*

Make : Norsonic

Reference # : 161302

Model : 1251

Customer : Dillon Consulting Limited  
Oakville, ON

Descr. : Sound cal 114dB 1KHz

Serial # : 31746

P. Order : Credit Card

Asset # : NAN

Cal. status : Received in spec's, no adjustment made.

*Navair Technologies certifies that the above listed instrument was calibrated on date noted and was released from this laboratory performing in accordance with the specifications set forth by the manufacturer.*

*Unless otherwise noted in the calibration report a 4:1 accuracy ratio was maintained for this calibration.*

*Our Quality System system complies with the requirements of ISO-9001-2015 and is registered under certificate CA96/269, working standards used for calibration are certified by or traceable to the National Research Council of Canada or the National Institute of Standards and Technology.*

Calibrated : Mar 31, 2020

By :



Cal. Due : Mar 31, 2022

Petro Onasko

Temperature : 23 °C ± 2 °C Relative Humidity : 30% to 70%

Standards used : J-163 J-261 J-282 J-512

## *Navair Technologies*

REPAIR AND CALIBRATION TRACEABLE TO NRC AND NIST

6375 Dixie Rd. Mississauga, ON, L5T 2E7

Phone : 800-668-7440

Fax: 905 565 8325

<http://www.navair.com>

e-Mail: [service@navair.com](mailto:service@navair.com)

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# *CERTIFICATE of CALIBRATION*

Make : Norsonic

Reference # : 161301

Model : NOR140

Customer : Dillon Consulting Limited  
Oakville, ON

Descr. : Sound Level Meter Type 1

Serial # : 1403048

P. Order : Credit Card

Asset # : NAN

Cal. status : Received in spec's, no adjustment made.  
Mic 1225 72837; Pre-Amp 1209 / 12539

*Navair Technologies certifies that the above listed instrument was calibrated on date noted and was released from this laboratory performing in accordance with the specifications set forth by the manufacturer.*

*Unless otherwise noted in the calibration report a 4:1 accuracy ratio was maintained for this calibration.*

*Our Quality System system complies with the requirements of ISO-9001-2015 and is registered under certificate CA96/269, working standards used for calibration are certified by or traceable to the National Research Council of Canada or the National Institute of Standards and Technology.*

Calibrated : Mar 31, 2020

By :



Cal. Due : Mar 31, 2022

Petro Onasko

Temperature : 23 °C ± 2 °C    Relative Humidity : 30% to 70%

Standards used : J-216 J-303 J-512

## *Navair Technologies*

**REPAIR AND CALIBRATION TRACEABLE TO NRC AND NIST**

6375 Dixie Rd. Mississauga, ON, L5T 2E7

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Fax: 905 565 8325

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## Appendix D

### Warning Clauses



## Warning Clauses

All warning clauses should be included in agreements that are registered on title for all Offers of Purchase and Sale, lease/rental agreements, and condominium declarations.

### Stationary Noise Sources

**MECP Type E:** “Purchasers/tenants are advised that due to the proximity of the adjacent industries, noise from the industries may at times be audible.”

**MECP Type F:** ““Purchasers/tenants are advised that sound levels due to the adjacent industries are required to comply with sound level limits that are protective of indoor areas and are based on the assumption that windows and exterior doors are closed. This dwelling unit has been supplied with a ventilation/air conditioning system which will allow windows and exterior doors to remain closed.”

## References

---

*Ministry of Environment Publication NPC-300, Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning, October 2013.*



Planning Department  
County of Middlesex  
399 Ridout Street North  
London, ON N6A 2P1  
519.434.7321  
www.middlesex.ca

**Meeting Date: September 15, 2020**

**PLANNING INFORMATION REPORT**

**TO:** Chair and Members of Council  
Township of Lucan Biddulph

**FROM:** Dan FitzGerald MPI, Planner

**RE: Applications for Zoning Bylaw Amendment (ZBA 08/2020) and Draft Plan of Subdivision 39T-LB2001 also known as Ausable Fields Subdivision; filed by Dillion Consulting on behalf of 1525020 ONTARIO INC (Owner / Applicant) Lots 15 and 16, Part of Lot 14 of Plan 350, SLP Part Lot 4, Parts 2 and 3 of Reference Plan 33R4506, Part 1, and Lot 27, Part of Lots 28-30, Plan 350, Part 1 of Reference Plan 33R10096 in the Township of Lucan Biddulph**

---

**Purpose:**

The purpose of this report is to provide Council with background information regarding the proposed Zoning By-law Amendment and a Draft Plan of Subdivision for a property located west of the existing residential development on Elizabeth Street and Philip Street; south west of the Lucan Community Memorial Centre.

A location map is included as Attachment 1.

**Proposed Plan of Subdivision:**

The applicant is proposed a plan of subdivision encompassing two separate blocks of land. The plan of subdivision would include the following:

- 12 building lots for single-detached dwellings (0.69 ha);
- 1 Block for multi-unit residential (Townhouses – 1.97 ha);
- 2 new roads – Extension of Elizabeth Street to the Queen Street road allowance and the construction of a portion of the unopened Queen Street road allowance.

**Proposed Zoning By-law Amendment:**

The Zoning By-law Amendment application submitted concurrently would change the zoning of the subject lands to facilitate the proposed Plan of Subdivision's consideration for residential development. The lands are currently zoned a 'site-specific' Future Residential Exception (FR-6) Zone and a Future Residential (FR) Zone in the Township of Lucan Biddulph Comprehensive Zoning By-law. The applicant's proposal would rezone a portion of the site to a Residential Second Density (R2) Zone for the proposed 12 single detached dwelling lots, consistent with the majority of adjacent zoned lands. The remaining balance of lands would be rezoned to a site specific Residential Third Density Exception (R3-#) Zone to permit multi unit/cluster townhouse forms of housing.



Applications for Zoning Bylaw Amendment (ZBA 08/2020) and  
Application for a Draft Plan of Subdivision 39T-LB2001  
Dillion Consulting on Behalf of 1525020 Ontario Inc.

**Background:**

The subject property is located within the Settlement Area of Lucan, south of Main Street and North of William Street. The two subject lots are bisected by an unopened Queen Street road allowance and are collectively legally described as Lots 15 and 16, Part of Lot 14 of Plan 350, SLP Part Lot 4, Parts 2 and 3 of Reference Plan 33R4506, Part 1, and Lot 27, Part of Lots 28-30, Plan 350, Part 1 of Reference Plan 33R10096 in the Township of Lucan Biddulph, County of Middlesex.

The subject property consists of two separate rectangular parcels of land. The first is approximately is a 1.7 ac (0.69 ha) area parcel situated on the east side of the un-opened Queen Street allowance. The developer has proposed 12 single detached lots along this portion of land. The second is approximately a 4.86 ac (1.97 ha) area parcel situated on the west side of the un-opened Queen Street allowance and is proposed to be developed as a medium density, townhouse block. As a whole, the proposed subdivision would include a total of 6.56 ac (2.66 ha) of developable lands.

The developer is also proposing to extend the currently un-opened Queen Street allowance through to William Street to provide a direct means of access to the lands. In addition, the developer would also dedicate a portion of lands to accommodate the extension of Elizabeth Street, providing a secondary vehicular and pedestrian access to the proposed subdivision.

Existing land uses surrounding the property include single detached dwellings to the east, industrial zoned lands to the south, agricultural lands to the west, and lands zoned Open Space for the purpose of community recreation to the north.

The property to the east is currently a vacant parcel of land. The property to the west contains a soccer pitch. The entirety of the property is within the Urban Settlement Area of Lucan and is designated Settlement Area in the Middlesex County Official Plan and 'Residential' in the Township Official Plan. Additionally, the property to the east is zoned a 'site specific' Future Residential Exception (FR-6) Zone, while the lands to the west are zoned a Future Residential (FR) Zone.

A portion of the east parcel of land previously received approval for Consent application B2-4/2020 and ZBA-4/2020, which established four (4) new residential lots for the purpose of establishing single detached dwellings.

**Policy and Regulation:**

The Middlesex County Official Plan identifies Lucan as a settlement area and defers to the municipal official plan to delineate the boundaries of the settlement area. The lands are within the Settlement Area of Lucan and are designated as 'Residential' within the Township of Lucan Biddulph's Official Plan.

Further, as previously noted, the property to the east is currently zoned a 'site specific' Future Residential Exception (FR-6) Zone, while the lands to the west are zoned a Future Residential (FR) Zone within the Township of Lucan Biddulph's Comprehensive Zoning By-law.

As such, the policies and provisions below are applicable to the lands.

**Provincial Policy Statement 2020 (PPS)**

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Dillion Consulting on Behalf of 1525020 Ontario Inc.

Generally, the PPS promotes healthy, liveable and safe communities by supporting efficient land use patterns that facilitate economic growth, create liveable communities, and protect the environment and public health and safety. According to Section 3 of the Planning Act, as amended, decisions made by planning authorities “shall be consistent with” the PPS. The principal policies of the PPS that are applicable to the proposed development include the following:

Section 1.1.1, which speaks to establishing and promoting healthy, liveable and safe communities. The following sub policies have been determine to be applicable:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause enviro
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;

Section 1.1.3.1 speaks to Settlement Areas being the focus of growth and development, and their vitality and regeneration shall be promoted.

The following policies have been deemed applicable to the proposed development from section 1.1.3.2, which states that land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the impacts of a changing climate;

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Section 1.1.3.3 of the PPS states, Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Section 1.1.3.4 states appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Section 1.1.3.6 states new development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Section 1.4 of the PPS speaks to 'Housing'. More specifically, section 1.4.1 states 'to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; and ...'

Section 1.5 of the PPS speaking to healthy, active communities being promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.

Section 1.6 of the PPS speaks to servicing. The PPS has a hierarchy for services, where municipal services are the preferred form of servicing.

Section 1.6.6.1a) states 'Planning for sewage and water services shall direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services'.

#### County of Middlesex Official Plan

The principal policies of the County of Middlesex's Official Plan that are applicable to the proposed development include the following:

The subject property is designated Settlement Area by the County of Middlesex Official Plan. Section 3.2 of the Plan directs growth to settlement areas, and promotes a variety of housing types within Settlement Areas.

Section 2.3.7 of the County of Middlesex Official Plan speaks to housing policies, and states that, 'it is the Policy of the County to encourage a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the County.'



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Further, subsection (a) promotes intensification and redevelopment, primarily within Settlement Areas, and in other areas where an appropriate level of physical services is or will be available in the immediately foreseeable future and subject to the policies of Section 2.3.6. In this regard, the County will require that 15 percent of all development occur by way of intensification and redevelopment'.

Section 2.3.8 of the County Official plan notes that urban areas shall be the focus for future residential growth on full services where warranted. Policies under this section further clarify that urban areas are the focus of growth and are expected to accommodate a significant portion of the projected growth. Also they state that new development shall be fully serviced by municipal or communal water and sewage disposal systems.

The County of Middlesex's Official Plan in section 2.4.5 discusses the servicing hierarchy similar to those discussed in the PPS. Specifically, the County encourages new development to proceed on the basis of full municipal services.

The County Official Plan provides a regional policy framework within which development proposals are to be evaluated. Section 3.2.1 of the County Official Plan dictates that growth within Middlesex is generally to be directed to the County's Settlement Areas in order to protect Agricultural Areas, protect natural heritage and promote efficient use of water and sewage services. It is noted that the detailed land use policies, and particularly those that pertain to development within settlement areas, are provided in the official plans of the County's member municipalities.

#### Township of Lucan Biddulph Official Plan

The principal policies contained in the Township of Lucan Biddulph's Official Plan that are applicable to the proposed development include:

The subject property is designated 'Residential' in the Township Official Plan. Section 2.1.1 of the township Official Plan provides the following related goals and objectives for development in the Village of Lucan:

- a) 'To encourage and direct the majority of population growth and residential development in the Municipality to the Village of Lucan'
- b) 'To ensure development and redevelopment in the Village is adequately serviced and that the necessary infrastructure is in place to accommodate such activity.'

Section 2.1.5 of the Township Official Plan provides guidance for areas to accommodate future residential development. It states undeveloped lands designated for residential purposes within existing developed areas shall be the focus of growth where opportunities exist for redevelopment and infilling.

Section 2.1.5.1 of the Township Official Plan notes areas designated 'Residential' shall primarily be singled unit detached dwellings. However other forms of development are also permitted including, but not limited to, low-rise and small-scale apartment buildings.

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Section 2.1.5.2 of the Township Official Plan states that the ‘scale, density and form of new residential development shall respect and be sensitive to the ‘small town’ character of the Village. At the same time, it is recognized that multiple forms of residential development will provide the potential for more affordable housing as well as housing more able to meet the increasingly diverse needs and preferences of the community. To ensure compatibility with existing development, the density and height of new residential development will be limited.’

Section 2.1.5.5 of the Township Official Plan notes that medium density residential development in the form of apartments will be encouraged to locate where direct or proximate access to arterial or collector roads is available; where they are close to commercial areas, schools, and parks; and where municipal services are available or capable of being made available. The policy further clarifies that intrusions into existing residential areas of predominantly single unit dwellings shall be discouraged and compatibility with the character and design of neighbourhood is expected. Appropriate buffering and setbacks shall be provided and standards for density, height, parking and landscaped open space shall be addressed in the Zoning By-law. The policy also notes that site plan control shall apply.

Section 2.1.5.7 of the Township Official Plan encourages housing forms and densities designed to be affordable to moderate and lower income households. It is the intent to meet a 20 percent target annually for housing affordability for new and infill development.

Schedule A of the Township Official Plan depicts the presence of a 300 metre grain elevator buffer area, which directly impacts the lands. As per section 5.4 of the Township Official Plan, it is identified that the Ministry of Environment has identified a potential influence of 300 m around the grain elevator located in Lucan due to the potential adverse impacts on sensitive land uses, such as residential and institutional. Section 5.4.1 further identifies that prior to approving any development within the Buffer Rea, technical studies shall be required to address the degree of adverse impacts and the measures which are capable of being undertaken to mitigate such impacts on sensitive land uses.

Section 8.3 of the Township Official Plan indicates that the approval of plans of subdivision shall be subject to the following criteria:

- a) The applicable land use designation and policies of the Township Official Plan and County of Middlesex Official Plan;
- b) The requirements of the Planning Act;
- c) The entering into of a subdivision agreement with the Municipality; and,
- d) The posting of sufficient financial security to ensure the protection of the Municipality.

Section 8.10 of the Township Official Plan provides guidance and clarify around the site plan control process. Site plan shall address such requirements as the proposed use, the location of the buildings and structures, proposed ingress and egress, parking area, landscaping, grading and drainage, external lighting, buffering and other measures to protect adjoin lands.

Township of Lucan Biddulph Zoning By-law No. 100-2003

A portion of the subject lands to the west is currently zoned a Future Residential (FR) Zone. The current zone permits the following:

Permitted Uses	<ul style="list-style-type: none"><li>• Existing single unit dwelling</li><li>• Home Occupation</li></ul>
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Applications for Zoning Bylaw Amendment (ZBA 08/2020) and  
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Minimum Lot Area	existing	
Minimum Lot Frontage	existing	
Minimum Lot Depth	existing	
Permitted Buildings and Structures	existing	
Accessory Buildings and Structures	Maximum Lot Coverage	10% or 75m <sup>2</sup> whichever is lesser
	Maximum Height	One (1) storey or 5 m in height whichever is lesser
	Maximum Height of an Exterior Wall	3 m

A portion of the subject lands to the east is currently zoned a 'site-specific' Future Residential Exception (FR-6) Zone. The current zone permits the following:

Permitted Uses	<ul style="list-style-type: none"> <li>Existing single unit dwelling</li> <li>Home Occupation</li> </ul>	
Minimum Lot Area	6,939.2 m <sup>2</sup>	
Minimum Lot Frontage	20.1 m	
Minimum Lot Depth	existing	
Permitted Buildings and Structures	existing	
Accessory Buildings and Structures	Maximum Lot Coverage	10% or 75m <sup>2</sup> whichever is lesser
	Maximum Height	One (1) storey or 5 m in height whichever is lesser
	Maximum Height of an Exterior Wall	3 m

The applicant is proposing to rezone the west portion of the lands to a 'site-specific' Residential Third Density Exception (R3-#) Zone for the purpose of establishing a townhouse condominium. The proposed site-specific Zoning By-law amendment for the west portion of the lands is as follows:



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Permitted Uses		<ul style="list-style-type: none"> <li>• apartment dwelling</li> <li>• multiple-unit dwelling</li> <li>• senior citizen home</li> <li>• townhouse dwelling</li> </ul>
Minimum Lot Area		1,500 m <sup>2</sup>
Minimum Lot Frontage		30.0 m
Minimum Lot Coverage		40 %
Front Yard Depth		<b>6.0 m*</b>
Side Yard Width	Interior Lot	3.0 m
	Corner Lot	<b>3.5 m*</b>
Rear Yard Depth		<b>7.0 m*</b>
Maximum Height		10 m
Minimum Number of Parking Spaces		1.5 per dwelling unit
Minimum Outdoor Amenity Area		35% of the area of the lot
Municipal Services		No dwelling shall be erected, used, or altered unless such dwelling is connected to a public water supply system and a public sanitary sewage system.

Note: \* indicates an exception from the current zoning provisions standards in the Residential Third Density (R3) Zone

The applicant is proposing to rezone the east portion of the lands to a Residential Second Density (R2) Zone for the purpose of establishing 12 single unit dwellings, each on a separate lot. The proposed Zoning By-law amendment for the east portion of the lands is as follows:

Permitted Uses		<ul style="list-style-type: none"> <li>• Converted Dwelling</li> <li>• Duplex Dwelling</li> <li>• Home Occupation</li> <li>• Semi-detached Dwelling</li> <li>• Single Unit Dwelling</li> </ul>
Minimum Lot Area	Single Unit Dwelling and Duplex Dwelling	400 m <sup>2</sup>

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	Semi-detached Dwelling	200 m <sup>2</sup>
Minimum Lot Frontage	Single Unit Dwelling and Duplex Dwelling	12 m
	Semi-detached Dwelling	6 m per dwelling unit
Maximum Lot Coverage		40 %
Front Yard Depth		6 m
Side Yard Width		a) On an interior lot, the side yard width shall be 1.2 metres on both sides of a dwelling; b) On a corner lot, the side yard width shall be 3.5 metres on the side abutting the street and 1.2 metres on the other side for a dwelling; c) Notwithstanding Subsection 8.1.6 a) and b) to the contrary, no side yard width shall be required between the common wall dividing individual dwelling units of a semi-detached dwelling.
Rear Yard Depth	Single Unit Dwelling and Duplex Dwelling	7.0 m
	Semi-detached Dwelling	10 m
Maximum Height		Dwelling - 10 m
Maximum Number of Dwellings Per lot		1
Minimum Number of Parking Spaces		a) Dwelling – 1 per dwelling unit b) Home Occupation – 1
Municipal Services		No dwelling shall be erected, used, or altered unless such dwelling is connected to a public water supply system and a public sanitary sewage system.

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**Consultation:**

Notice of the application has been circulated to agencies, as well as property owners in accordance to the requirements to the Planning Act.

**Public Comments:**

To date, only one comment has been received from the public. The member of the public sought clarification on the proposed road network. More specifically, whether or not the proposed Queen Street extension would connect to William Street.

**Agency Comments**

At the time of writing of this report the following comments had been received:

- a) Bell – the developer shall be aware and agree to the issuance of any easements for the purpose of installing infrastructure.
- b) Hydro One – We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time
- c) Enbridge Gas – It is Enbridge Gas Inc.'s (operating as Union Gas) request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge.

**Recommendation:**

**THAT** council receives the planning report as information.

**Attachments:**

Attachment 1: Location Map

Attachment 2: Proposed Draft Plan of Subdivision

Attachment 3: Proposed Zoning Plan



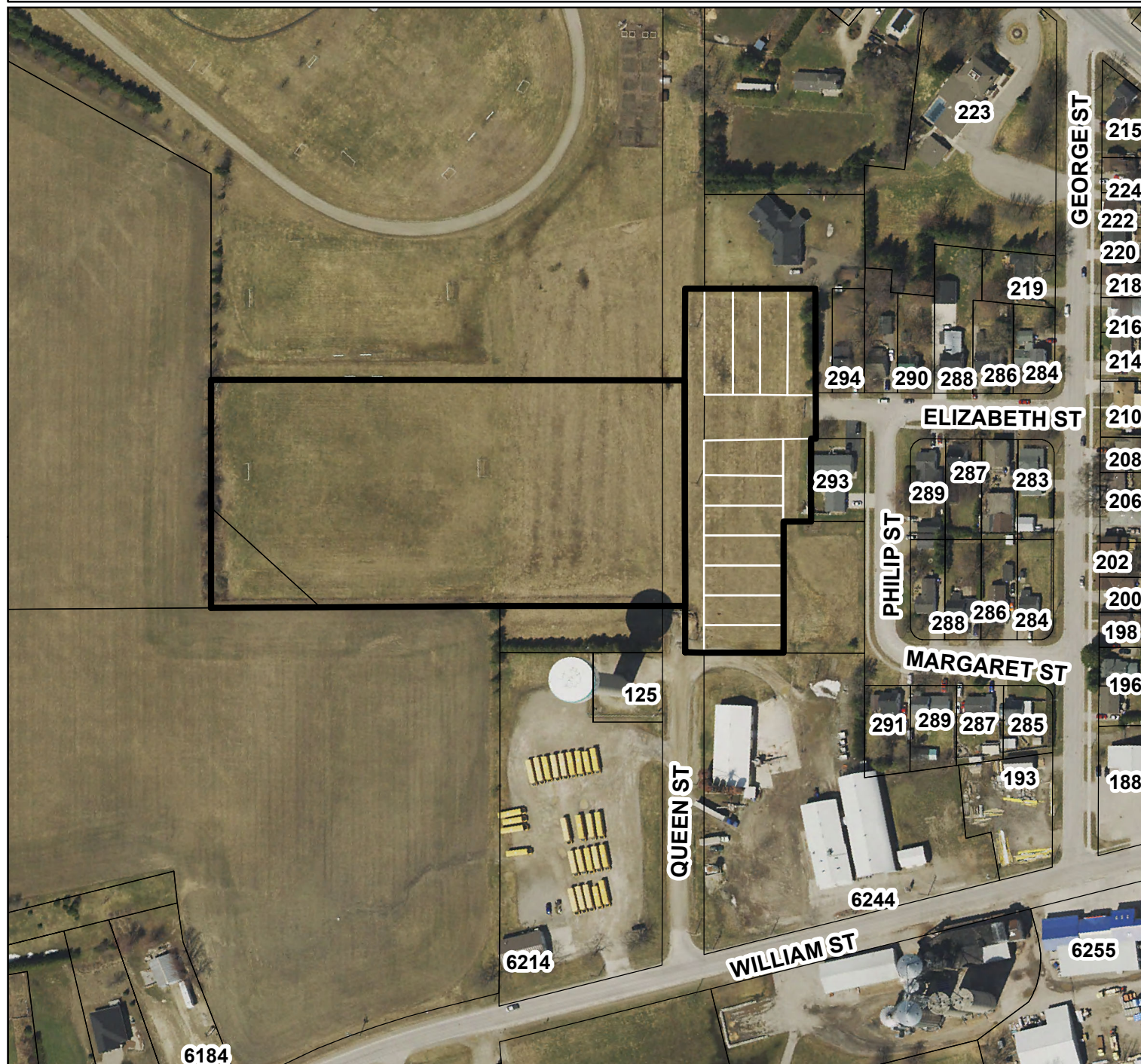
**APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 8-2020**

1525020 Ontario Inc. (Matt Van Geel) (Owner)  
 Dillon Consulting Ltd. (Dan Hyland) (Agent)



Lot 15, Part Lot 14, 16, and 27-30, Plan 33R-10096, 33R20612, Parts 1 & 2  
 Township of Lucan Biddulph

**Township of LUCAN BIDDULPH**  
**KEY MAP**



Published by the County of Middlesex  
 Planning Department  
 399 Ridout Street North, London, ON N6A 2P1  
 (519) 434-7321  
 July 2020

 **Subject Lands**

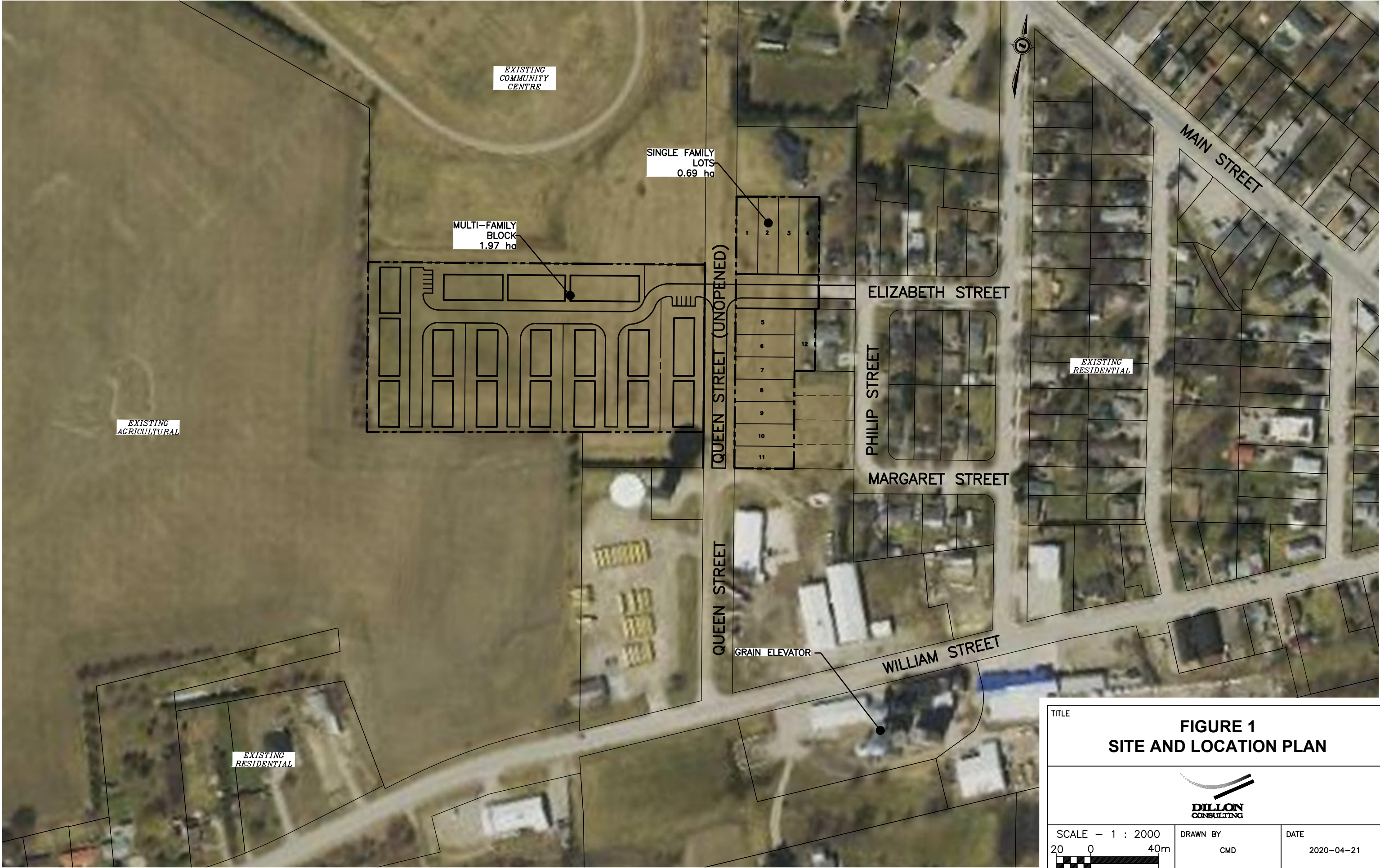


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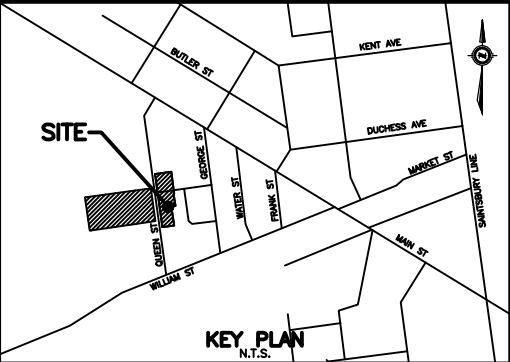
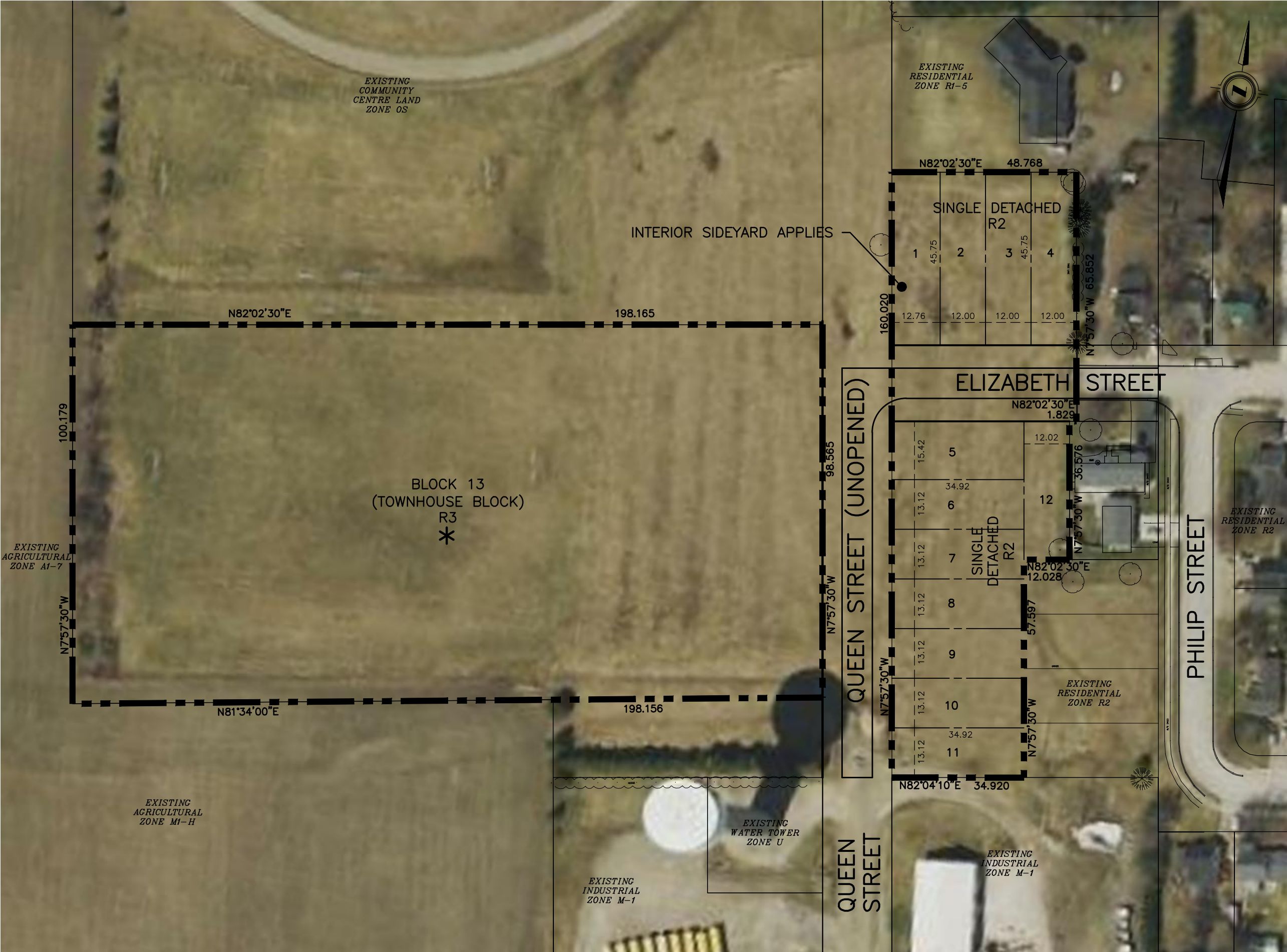
ORTHOPHOTOGRAPHY: SWOOP 2015

Disclaimer: This map is for illustrative purposes only.  
 Do not rely on it as being a precise indicator of routes,  
 locations of features, nor as a guide to navigation.









LEGEND

---	AREA TO BE REZONED FROM FR TO R2 OR R3 (SPECIAL)
*	LOTS REQUIRING SPECIAL ZONING PROVISION

ZONING REQUIREMENTS			
DWELLING, SINGLE DETACHED			
		R2	R2(SPECIAL)
1.	LOT AREA MIN.	400m <sup>2</sup>	—
2.	LOT FRONTAGE MIN.	12.0m	—
3.	FRONT YARD MIN.	6.0m	—
4.	INTERIOR SIDE YARD MIN.	1.2m	—
5.	EXTERIOR SIDE YARD MIN.	3.5m	—
6.	REAR YARD MIN.	7.0m	—
7.	LOT COVERAGE MAX.	40%	—

DWELLING, TOWNHOUSE			
		R3	R3(SPECIAL)
1.	LOT AREA MIN.	1500m <sup>2</sup>	—
2.	LOT FRONTAGE MIN.	30.0m	—
3.	FRONT YARD MIN.	8.0m	6.0m
4.	INTERIOR SIDE YARD MIN.	3.0m	1.5m
5.	EXTERIOR SIDE YARD MIN.	8.0m	3.5m
6.	REAR YARD MIN.	10.0m	7.0m
7.	LOT COVERAGE MAX.	40%	—

TITLE

**REZONING PLAN**

CLIENT

**1525020 ONTARIO INC.**

TITLE

**AUSABLE FIELDS SUBDIVISION**

SCALE — 1 : 1000

10 0 20m

DESIGN BY: CMD

DATE: 2020-05-04

PROJECT No.: 19-1995