



**The Corporation of the  
Township of Lucan Biddulph  
COUNCIL MINUTES**

**November 19, 2024, 6:00 p.m.  
Lucan Biddulph Township Office  
270 Main Street P.O. Box 190 Lucan, ON**

Present: Mayor C. Burghardt-Jesson  
Deputy Mayor D. Manders  
Councillor D. Regan  
Councillor A. Westman  
Councillor J. Hodgins

Also Present: R. Reymer, CAO/Clerk  
T. Merner, Deputy Clerk  
K. Langendyk, Treasurer  
J. Little, Public Works Manager  
L. deBoer, Economic Development Coordinator  
Darcey Cook, Director of Community Services & Facilities  
Dan Fitzgerald, Manager of Planning (Middlesex County)  
Alyssa Soldo, Planner (Middlesex County)

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**1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

Mayor C. Burghardt-Jesson called the meeting to order at x:x pm and began with reciting the Township of Lucan Biddulph Indigenous land acknowledgment statement.

2. **ADDITIONS TO THE AGENDA**
3. **DISCLOSURE OF PECUNIARY INTEREST & NATURE THEREOF**
4. **ANNOUNCEMENTS**

Since we met, we recognized Remembrance Day. I want to take this opportunity to thank and congratulate the Legion on organizing 2 wonderful public services as well as successful poppy campaign.

President Kelly O'Connor let me know that the legion raised **\$8,105.83**. This money goes directly to programs that support our Veterans. Programs like Cadets Canada as well as a program that supports Homeless Veterans...called Leave the Streets Behind.

The public services held in Granton and Lucan were well attended by many in our community. We know our Legion is supported by a small but mighty group of volunteers...to see the success of their efforts certainly does warrant recognition. A reminder, the Legion is open to everyone on Friday and Monday evenings. On the 2<sup>nd</sup> Friday of the month, the Legion hosts entertainment and meat draws! If you are looking for some fun, I hear the Dart night on Monday is well attended, competitive and fun. Please consider supporting the Legion when you are looking for an evening out!

5. **CLOSED SESSION**
6. **COURT OF REVISION - 6:00 P.M.**

**Resolution No. 2024 - 317**

**Moved by D. Regan**

**Seconded by J. Hodgins**

*THAT Council adjourn its regular meeting at x:xx p.m. to sit as the Court of Revision under Section 97 of the Drainage Act, as amended to consider the Whitfield Drain 2024 and that Mayor Cathy Burghardt-Jesson be appointed as Chair.*

**CARRIED**

**6.1 Court of Revision - Whitfield Drain 2024**

M. DeVos was in attendance and advised that since the Notice of Consideration of Report meeting held on October 1, 2024 and comments received, a site visit was completed to review a portion of the watershed in the area of Market Street. He noted that as a result staff identified whether water was flowing towards the Whitfield Drain or the Benn Drain and a small adjustment to the watershed was made which saw eight properties removed and four added to the Whitfield drain. M. DeVos advised an updated assessment schedule has been provided and he recommends that the Court adopts the revised schedule.

No questions or comments followed from members.

**Resolution No. 2024 - 318**

**Moved by J. Hodgins**

**Seconded by D. Regan**

*THAT the Court of Revision, having met on behalf of the Whitfield Drain 2024, does hereby adopt the revised Drainage Assessment Schedule dated October 15, 2024 as submitted by Spriet Associates Ltd.*

**CARRIED**

**Resolution No. 2024 - 319**

**Moved by A. Westman**

**Seconded by D. Regan**

*THAT the Court of Revision be closed at 6:07 p.m. in order to reconvene regular Council meeting.*

**CARRIED**

**7. PUBLIC PLANNING MEETING**

**Resolution No. 2024 - 320**

**Moved by A. Westman**

**Seconded by D. Manders**

*THAT Council adjourn its regular meeting at 6:08 p.m. in order to sit as the Committee of Adjustments under the Planning Act.*

**CARRIED**

**7.1 PL-29-2024 (B-18-2024) 175 Stanley St., Lucan**

A. Soldo reviewed report no. PL-29-2024 and advised the purpose of the request is to cancel a certificate of consent to amalgamate two properties back to one. She further noted the property owner has decided not to proceed with development plans as originally planned and merging the lots would allow the existing accessory structure to remain with the existing residential dwelling.

Discussion from members followed regarding the uniqueness of this request and whether it eliminates the possibility for request for consent to sever in the future.

**Resolution No. 2024 - 321**

**Moved by D. Manders**

**Seconded by A. Westman**

*THAT as permitted under section 53(45) of the Planning Act, the Clerk be authorized to issue a Certificate of Cancellation confirming that Subsection*

*50(12) of the Planning Act does not apply in respect of the lands legally described as PLAN 340 PT LOT 162 RP 33R21184 PART 1 and PLAN 340 PT LOT 162 RP 33R21184 PART 2, and that Subsection 50(3) or (5) applies to a subsequent conveyance or other transaction involving the land, authorizing the lands to remerge while removing their rights to be conveyed without further future consent.*

**CARRIED**

**7.2 PL-30-2024 (B-17-2024) 34399 Granton Line**

A. Soldo advised the purpose of report no. PL-30-2024 is to amend the conditions of consent based on comments received after the date of the Decision of the Committee of Adjustments. She further noted condition no. 10 regarding road dedication for road widening purposes has been added to the provisional consent that was issued on October 15, 2024.

No questions or comments followed from members.

**Resolution No. 2024 - 322**

**Moved by A. Westman**

**Seconded by D. Regan**

***THAT Applications for Consent B-17/2024 filed by Joan Marie Stiltz, in order to permit the adjustment of a boundary by conveying 0.3 acres from 34339B Granton Line and adding it to the neighbouring parcel at 34399A Granton Line for lots legally described as PLAN 257 LOTS 4-6 & PT LOTS 1-3 S/S CHARLES RP 33R19422 PARTS 1-6 RP 33R12059 PART 6, in the Township of Lucan Biddulph, County of Middlesex; BE GRANTED subject to the following conditions:***

- 1. That the Certificate of Consent under Section 53(42) of the Planning Act shall be given within two years of the date of the notice of the decision. The request for the Certificate of Consent shall be accompanied by a written submission that details how each of the conditions of severance has been fulfilled.*
- 2. That all applicable property taxes, municipal fees and charges be paid to the Township prior to the stamping of the deeds.*
- 3. That, if required, all outstanding work orders or by-law enforcement issues be resolved to the satisfaction of the Chief Building Official prior to the stamping of the deeds.*
- 4. That the applicant's solicitor submits an undertaking, in a form satisfactory to the Secretary-Treasurer, to register an electronic transfer*

*of title consistent with the Acknowledgment and Direction and the decision of the Committee of Adjustment.*

5. *That the Owners' solicitor provide a Transfer in Preparation to the Municipality, together with a deposited reference plan and a Schedule describing the land to be transferred for each parcel, for the purposes of the issuance of a Certificate of Consent.*
6. *That the Owner confirm the subject lands meet all applicable zoning by-law provisions, or that a minor variance be required to reduce the frontage of the remnant parcel.*
7. *That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B-17/2024, and that this plan be approved by the Township prior to being deposited with the Land Registry Office.*
8. *That the lands to be adjusted be severed and merged in the same name and title as the adjacent property's receiving lands as a result of the adjustment, and that subsection 50(3) or (5) of the Planning Act apply to any subsequent conveyances involving the enlarged parcel, and that any mortgages that may be required take into the account the parcel as enlarged.*
9. *That the applicant initiate and assume, if required, all engineering costs associated with the preparation of revised assessment schedule(s) for any municipal drain having jurisdiction in accordance with the Drainage Act, as amended, such costs to be paid in full to the appropriate engineering firm prior to submitting a registered copy of the transfer.*
10. *The owner will be required to dedicate lands up to 13 m from the centerline of construction of County Road 59 (Granton Line) to the County of Middlesex for the purposes of road widening if the right of way is not already to that width.*

**Reasons:**

- *Consistency with the Provincial Policy Statement would be maintained;*
- *Conformity with the County of Middlesex Official Plan and the Township of Lucan Biddulph Official Plan would be maintained;*
- *The requirements of the Township of Lucan Biddulph Zoning By-law are capable of being met.*

**CARRIED**

**7.3 PL-31-2024 - 34397 Granton Line (Foster)**

A. Soldo advised the purpose of the minor variance application is to seek relief from the zoning by-law to reduce the minimum frontage requirement for a single

detached dwelling. She noted the lands previously received provisional consent for a boundary adjustment through application no. B-17-2024 and as a result the remnant parcel would no longer maintain the minimum required frontage, therefore requiring a minor variance.

No questions or comments followed from members.

**Resolution No. 2024 - 323**

**Moved by J. Hodgins**

**Seconded by A. Westman**

***Recommendation:***

***THAT*** Application for Minor Variance A-9/2024 filed by Joan Marie Stiltz on behalf of Lila Ruth Foster for relief from the Township of Lucan Biddulph Comprehensive Zoning By-law to permit a reduced frontage of 7.6 metres on Granton Line, for a property legally described as PLAN 257 LOTS 4-6 & PT LOTS 1-3 S/S CHARLES RP 33R19422 PARTS 1-6 RP 33R12059 PART 6, in the Township of Lucan Biddulph; **BE GRANTED**, subject to the following condition: ***THAT*** the owner be required to dedicate lands as a condition of Consent Application B 17-2024, up to 13 m from the centerline of construction of County Road 59 (Granton Line) to the County of Middlesex for the purposes of road widening if the right of way is not already to that width.

***Reasons:***

- *The intent of the Township of Lucan Biddulph Official Plan is maintained;*
- *The intent of the Township of Lucan Biddulph Zoning By-law is maintained*
- *The variance is considered "minor" in nature; and,*
- *The variance is desirable for the appropriate use and development of the lands*

**CARRIED**

**7.4 PL-32-2024 - Saintsbury Line (2219260 Ontario Inc.)**

D. Fitzgerald advised the purpose of the minor variance application is to seek relief from the zoning-bylaw specifically for the medium density condo block of Phase 1 of the Timber Ridge subdivision to allow for the construction of townhouse dwelling units with variances from the minimum lot frontage, minimum lot area and maximum lot coverage. He noted this subdivision was granted draft plan of subdivision approval in January 2023 which included a block for medium density development. D. Fitzgerald further noted the variance would only apply to 16 interior units within the condo block and the applicant is proposing to construct 59 one-storey townhouse units, a private clubhouse and 17

visitor parking spaces. A concept plan was provided and D. Fitzgerald advised the proposed lot sizes within the condo block are almost double the size of what we have seen in previous developments within the community. D. Fitzgerald noted a number of comments have been received regarding density, screening from surrounding development and the compact design.

Discussion from members followed regarding differences in style of development compared to what we've seen in the past, storm water management pond and replacement with units in the future, the window street instead of original proposal with backlotting onto Saintsbury Line, the desire for this type of development from our community, location of the clubhouse within the condo block, if there was a technical reason for the variance request, road width within the condo block, connectivity to future trails, and at what stage fencing requirements will be addressed.

The Applicants agent, Connor Wilks was in attendance and advised this condo block is an existing product that the developers have built in other communities and have been successful with and the intent of the variance is not technical in nature, however will provide efficiency and maintain those floor plans used for other developments.

The following public members were in attendance and provided questions and comments as follows:

Sheila Hodgins - 34122 Saintsbury Line

- requested board on board fencing on east and south side of her land for privacy and to avoid headlights shining into back of her house from the visitor parking stalls

**Resolution No. 2024 - 324**

**Moved by D. Manders**

**Seconded by J. Hodgins**

***Recommendation:***

*THAT Application for Minor Variance A-8/2024 filed by Connor Wilks on behalf of 2219260 Ontario Inc. for relief from the Township of Lucan Biddulph Comprehensive Zoning By-law to permit the construction townhouse units with a minimum lot frontage of 10.0 metres, minimum lot area of 325.90m<sup>2</sup>, and a maximum lot coverage of 56.3%, for a property legally described as Part of Lots 27 and 28, Concession 5, in the Township of Lucan-Biddulph, County of Middlesex, also known as Timber Ridge Subdivision Phase I, be **GRANTED**, subject to the following conditions:*

- **THAT** the lot area reduction shall only apply to units 2-6, 15-18, and 43 as shown on the attached site plan.
- **AND THAT** the lot coverage increase shall only apply to units 2-6, 15-18, 38-40, and 46-48 as shown on the attached site plan.
- **AND FURTHER THAT** the lot frontage reduction shall only apply to units 2-6, 15-18, and 43 as shown on the attached site plan.
- **AND FURTHER THAT** the townhouse dwelling units shall not exceed one storey in height.

**Reasons:**

- The intent of the Township of Lucan Biddulph Official Plan is maintained;
- The intent of the Township of Lucan Biddulph Zoning By-law is maintained;
- The variance is considered "minor" in nature; and,
- The variance is desirable for the appropriate use and development of the lands.

CARRIED

**Resolution No. 2024 - 325**

Moved by D. Manders

Seconded by A. Westman

*THAT the Committee of Adjustment be adjourned at 6:45 p.m. in order to reconvene regular Council meeting.*

CARRIED

**8. DELEGATIONS, PRESENTATIONS & PETITIONS**

**8.1 Water & Wastewater Rates Study**

Daryl Abbs, Managing Partner, Watson & Associates Economics Ltd. provided a presentation with respect to the 2024 Water and Wastewater Rate Study and Financial Plan. Mr. Abbs provided a study overview and spoke to the requirements and applicable legislation passed by the province to enhance water and wastewater services. He highlighted the current 2024 rates, rate structures and the existing customer profile. Mr. Abs provided details with respect to the volume forecasts, capital infrastructure, capital needs and financing for the 2025-2034 period, as well as the lifecycle infrastructure costs. Mr. Abs highlighted the operating forecast inflation assumptions, operating budgets, base charges, volume charges, and flat rate customers. Mr. Abs shared municipal comparisons for residential properties and spoke to the average annual residential bill and the average percentage increase. He further spoke to the recommended rate structure



in the future, provided scenarios and the 2025 proposed water and wastewater rates.

It was further noted that our water infrastructure is in great shape. This study used the 2022 Asset Management Plan for the ten year guidance and the financial plan includes capital collection for projects that could materialize or be moved up in the schedule when the asset management plan is update.

Discussion from members followed regarding increase in rates due to improvements needed at plant as opposed to expansion; forecast for water usage and how that was determined; consideration for storm water charges; the limited number of projects in capital budget forecast which were based on and correspond with our asset management plan, upcoming asset management projects and whether they can be funded through water and wastewater, low/modest rate increase proposals and whether Council can consider setting higher rates for reserve purposes, the 2025 model and the differences that will be seen for the average user and the larger users; proposed change to billing structure and how rate increases from Lake Huron & Elgin Primary Water Supply System are incorporated.

**Resolution No. 2024 - 326**

**Moved by J. Hodgins**

**Seconded by D. Regan**

*THAT Council receive the Water and Wastewater rate presentation from Watson & Associates Economists Ltd. for information.*

*CARRIED*

**9. ADOPTION OF MINUTES**

**Resolution No. 2024 - 327**

**Moved by D. Regan**

**Seconded by A. Westman**

*THAT the regular council meeting minutes of November 5, 2024 be approved as circulated.*

*CARRIED*

**10. BUSINESS ARISING FROM THE MINUTES**

**11. CORRESPONDENCE**

**11.1 Request from OGRA - Establishment of an Ontario Rural Road Safety Program**

Mayor C. Burghardt-Jesson commented on the request from OGRA regarding support for establishment of an Ontario Rural Road Safety program and advised OGRA has been advocating with the province the last couple of years and working with the MTO closely and is looking for support from municipalities as they continue this important advocacy.

**Resolution No. 2024 - 328**

**Moved by J. Hodgins**

**Seconded by D. Regan**

*WHEREAS official statistics from the Government of Ontario confirm that rural roads are inherently more dangerous than other roads;*

*AND WHEREAS, despite only having 17% of the population, 55% of the road fatalities occur on rural roads;*

*AND WHEREAS, rural, northern, and remote municipalities are fiscally strained by maintaining extensive road networks on a smaller tax base;*

*AND WHEREAS, preventing crashes reduces the burden on Ontario's already strained rural strained health care system;*

*AND WHEREAS, roadway collisions and associated lawsuits are significant factors in runaway municipal insurance premiums. Preventing crashes can have a significant impact in improving municipal risk profiles;*

*THEREFORE, BE IT RESOLVED THAT the Township of Lucan Biddulph requests that the Government of Ontario take action to implement the rural road safety program that Good Roads has committed to lead. It will allow Ontario's rural municipalities to make the critical investments needed to reduce the high number of people being killed and seriously injured on Ontario's rural roads; and FURTHER THAT a copy of this resolution be forwarded to Premier Doug Ford, Hon. Prabmeet Sarkaria, Minister of Transportation, Hon. King Surma, Minister of Infrastructure, Hon. Rob Flack, Minister of Agriculture, Hon. Lisa Thompson, Minister of Rural Affairs, Hon. Trevor Jones, Associate Minister of Emergency Preparedness and Response, and Hon. Sylvia Jones, Minister of Health, and Good Roads; and*

*FURTHER THAT this resolution be circulated to all municipalities in Ontario requesting their support.*

**CARRIED**

**11.2 Balance of Correspondence:**

R. Reymer commented on item no. 4 noting we were not successful with the EV ChargeOn program and will continue to look for future opportunities as they become available.

**Resolution No. 2024 - 329**

**Moved by D. Manders**

**Seconded by D. Regan**

*THAT items 11.1 through 11.2 (Correspondence) be received for information purposes.*

*CARRIED*

**12. COMMITTEE REPORTS**

**12.1 Bluewater Recycling**

**12.2 CEDC**

**12.3 Lake Huron**

**12.4 Fire Boards**

**12.5 ABCA and UTRCA**

**12.6 Parks & Recreation**

**13. STAFF REPORTS**

**13.1 CAO/Clerk**

R. Reymmer advised the request for delegations at the 2025 ROMA conference is next week and if Council has any new requests they feel would be warranted to let staff know as soon as possible.

**13.2 Building/By-law Enforcement**

**13.3 Finance**

**13.4 Planning**

**13.5 Public Works**

**13.6 Parks & Recreation**

**13.6.a PR-08-2024 Environment and Sustainability Working Group**

D. Cooke presented a report on the environment and sustainability working group which he and Councilor D. Regan have attended previously and requested Council's support on staff continuing to participate in the meetings and reporting back to Council.

**Resolution No. 2024 - 330**

**Moved by A. Westman**

**Seconded by D. Manders**

*THAT Council receive report PR-08-2024 as information.  
AND THAT Council support the participation of Lucan Biddulph in the  
Environmental and Sustainability Working Group.*

*CARRIED*

**13.7 Economic Development**

L. deBoer advised there will be an event at Lucan Foodland tomorrow afternoon at 2:00 hosted by Enbridge Gas and Lucan Fire Department.

L. deBoer advised Industrial Land Tenders have been posted on the Township website and with the County of Middlesex.

**14. COUNCILLOR'S COMMENTS**

D. Manders requested an update on the OLT appeal regarding OPA 10. R. Reymer noted the hearing was originally scheduled for January 2025 and has now been pushed to October 2025. He added the rules have been altered by the new Provincial Policy Statement which became effective October 2024 and as a result the County is working on new population projection numbers with Watson & Associates. He added that while this extension is disappointing its necessary to have the projection numbers to support Lucan Biddulph's case.

Deputy Mayor D. Manders relayed his frustrations with the timelines, adding that the province and developers all want growth but there continue to be delays for municipalities to continue with growth.

D. Fitzgerald added that there are a substantial number of municipalities in same boat and it's unfortunate that the majority of all adopted OPAs do not comply with the new PPS 2024 and will need to be weighed against it with respect to population projections. He further added the importance of having these numbers correct before going to the OLT to litigate these matters.

**15. CHANGES TO BUDGET**

**16. NOTICES OF MOTIONS**

**17. MOTIONS AND ACCOUNTS**

**17.1 Accounts Paid**

**Resolution No. 2024 - 331**

**Moved by D. Regan**

**Seconded by J. Hodgins**

*THAT the Council of the Township of Lucan Biddulph receive the attached accounts as paid for information, as follows:*

- October 2024 total \$1,852,187.73

CARRIED

**17.2 ROMA Conference 2025**

**Resolution No. 2024 - 332**

**Moved by A. Westman**

**Seconded by D. Regan**

*THAT Council of the Township of Lucan Biddulph authorize, Dave Manders to attend the ROMA Conference 2025 in Toronto, Ontario on January 19 - January 21, 2025 at a registration cost of \$670 + HST each.*

CARRIED

**17.3 OGRA Conference 2025**

**Resolution No. 2024 - 333**

**Moved by D. Manders**

**Seconded by D. Regan**

*THAT Council of the Township of Lucan Biddulph authorize, Alex Westman and Jeff Little to attend the OGRA Conference 2025 in Toronto, Ontario on March 30 - April 2, 2025 at a registration cost of \$950 + HST each.*

CARRIED

**17.4 Sustainable Funding for OPP small rural municipalities**

**Resolution No. 2024 - 334**

**Moved by J. Hodgins**

**Seconded by D. Regan**

*WHEREAS it is apparent that the Ontario Government has overlooked the needs of small rural Ontario;*

*AND WHEREAS Ontario's small rural municipalities face insurmountable challenges to fund both upfront investments and ongoing maintenance of their capital assets including roads, bridges, water/wastewater and municipally owned buildings including recreational facilities, libraries and other tangible capital assets:*

*AND WHEREAS small rural Ontario's operating needs consume the majority of property tax revenue sources;*

*AND WHEREAS small rural municipalities (of 10,000 people or less) are facing monumental infrastructure deficits that cannot be adequately addressed through property tax revenue alone;*

*AND WHEREAS in 2015 the provincial government moved to standardized billing for all non-contract D.P.P. (5.1) locations;*

*AND WHEREAS the Ontario Government has committed \$9.1 billion to Toronto alone to assist with operating deficits and the repatriation of the Don Valley and Gardner Expressway; and \$534 million to Ottawa for the repatriation of Hwy 174;*

*AND WHEREAS the annual cost of the Ontario Provincial Police, Municipal Policing Bureau for small rural non-contract (5.1) municipalities is approximately \$428 million;*

*AND WHEREAS this annual cost is significantly less than the repatriation costs of the Gardiner Express Way, the Don Valley Parkway and Highway 174 (Ottawa Region) but provides a greater impact to the residents of the Province overall;*

*AND WHEREAS this will afford relief to small rural municipalities for both infrastructure and operating needs while having a minimal impact on the provincial budget;*

*NOW THEREFORE BE IT RESOLVED THAT The Township of Lucan Biddulph call on the Ontario Government to immediately implement sustainable funding for small rural municipalities by reabsorbing the cost of the Ontario Provincial Police Force back into the provincial budget with no cost recovery to municipalities:*

*AND FURTHER, that Council direct staff to circulate this resolution to Premier Doug Ford (premier@ontario.ca), Minister of Solicitor General, Minister of Finance, and to the Association of Municipalities of Ontario (amo@amo.on.ca) and all municipalities in Ontario.*

**CARRIED**

**18. BY-LAWS**

**18.1 Bylaw 54-2024 - to adopt and confirm all actions and proceedings of the Council of the Township of Lucan Biddulph at the Council meeting held on November 19, 2024**

**Resolution No. 2024 - 335**

**Moved by J. Hodgins**

**Seconded by D. Manders**

*THAT if no one cares to speak to By-law 54-2024, on its first, second and third reading, that it be considered to have been read a first time and passed, read a second time and passed and read a third time and passed.*

**CARRIED**

19. **ADJOURNMENT**

**Resolution No. 2024 - 336**

**Moved by D. Regan**

**Seconded by D. Manders**

*RESOLVED that the Council meeting be adjourned at 7:58 p.m.*

*CARRIED*

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Mayor

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Clerk

DRAFT