



Planning Justification Report

Proposed Residential Redevelopment & Infill Zoning By-law Amendment

Prepared for:
MFL Properties Ltd.

November 2021

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TABLE OF CONTENTS

1. INTRODUCTION	3
1.1 Purpose	3
1.2 Site Description	4
1.3 Land Use Context.....	6
1.4 Pre-Application Consultation.....	8
2. DEVELOPMENT PROPOSAL	9
3. PUBLIC ENGAGEMENT STRATEGY	18
4. BACKGROUND AND TECHNICAL STUDIES.....	19
4.1 Sanitary Servicing Comments.....	19
5. PLANNING FRAMEWORK AND ANALYSIS	20
5.1 Provincial Policy Statement.....	20
5.2 Ausable Bayfield Conservation Authority.....	22
5.3 Lambton County Official Plan	24
5.4 Municipality of Lambton Shores Official Plan	27
5.5 Municipality of Lambton Shores Zoning By-law No. 1 of 2003.....	31
6. PROPOSED PLANNING APPROVALS	38
6.1 Zoning By-law Amendment.....	38
7. CONCLUSION	42
Appendix 1 Pre-Consultation Meeting Notes	43
Appendix 2 Architectural Drawings Package	45
Appendix 3 Public Information Session Notice & Mailing List.....	46
Appendix 4 Public Information Session Presentation & Meeting Minutes.....	47
Appendix 5 Sanitary Servicing Information.....	57

1. INTRODUCTION

1.1 Purpose

Monteith Brown Planning Consultants ("MBPC") on behalf of our client, MFL Properties (c/o Kyle Ford and Chelsea Middleton), is pleased to submit an application to amend the Municipality of Lambton Shores Zoning By-law No. 1 of 2003 as it applies to 17 Pine Street ("the subject lands", which are under our client's ownership).

The purpose of this application is to permit residential redevelopment and infill on the subject lands through the replacement of an existing single detached dwelling and detached garage currently existing on the site, with a three-unit, three-storey condominium building within the bounds of the existing residential zone. Our client plans to reside in one of the units on a year-round basis, with other members of their family occupying the other two units.

The building footprint will be located within the bounds of the existing 'Residential 4' zone on the property, and development will **not** encroach into the 'Lakeshore' zone or the Ausable Bayfield Conservation Authority-regulated area on the northwest portion of the property. Our client has retained the services of the well known and respected, **Skinner Architects**, to design a residence that respects the existing conditions of the community, provides for an effective transition from the high density residential apartment building adjacent to the south, to the low density residential enclave to the north. Through the effective utilization of site grading and varying topographical changes in the area, our client has been able to successfully preserve the privacy and views of nearby dwellings to the north. Our client has also discussed their building plans with neighbours on an informal basis, and formally through a privately-initiated Public Information Session held Thursday, June 24th, 2021, and have received positive feedback on the proposal.

The intent of this report is to analyze the land use planning merits of the proposed Zoning By-law Amendment to determine the appropriateness of the proposed development. The proposal will be analyzed within the context of the surrounding community and the relevant planning documents, including the Provincial Policy Statement, the Lambton County Official Plan, the Municipality of Lambton Shores Official Plan, and the Municipality of Lambton Shores Zoning By-law No. 1 of 2003.

1.2 Site Description

The subject lands have an area of approximately 0.22 Ha (0.54 acres), with approximately 18 metres of frontage on Pine Street, and a depth of approximately 120 metres. A concrete block garage is located approximately 6.6 metres back from the street, with a two-storey cottage located behind the building (see Figure 1, below). All of the existing buildings on the property are proposed to be removed as part of the proposed development. The western portion of the subject lands is comprised of undeveloped private sandy beach, and the rear lot line is directly adjacent to the public Grand Bend beach along the shore of Lake Huron. A chain-link fence delineates the property boundary, with a retaining wall running along the southeast property line between Pine Street and the garage (see Figure 2), as well as retaining walls to the south of the chain link fence along the public beach access path. The adjacent property to the north utilizes the subject lands to gain access to their garage (see Figure 2), and the proposed development will not have an impact on this arrangement.

Figure 1 – Aerial Photo of the Subject Lands

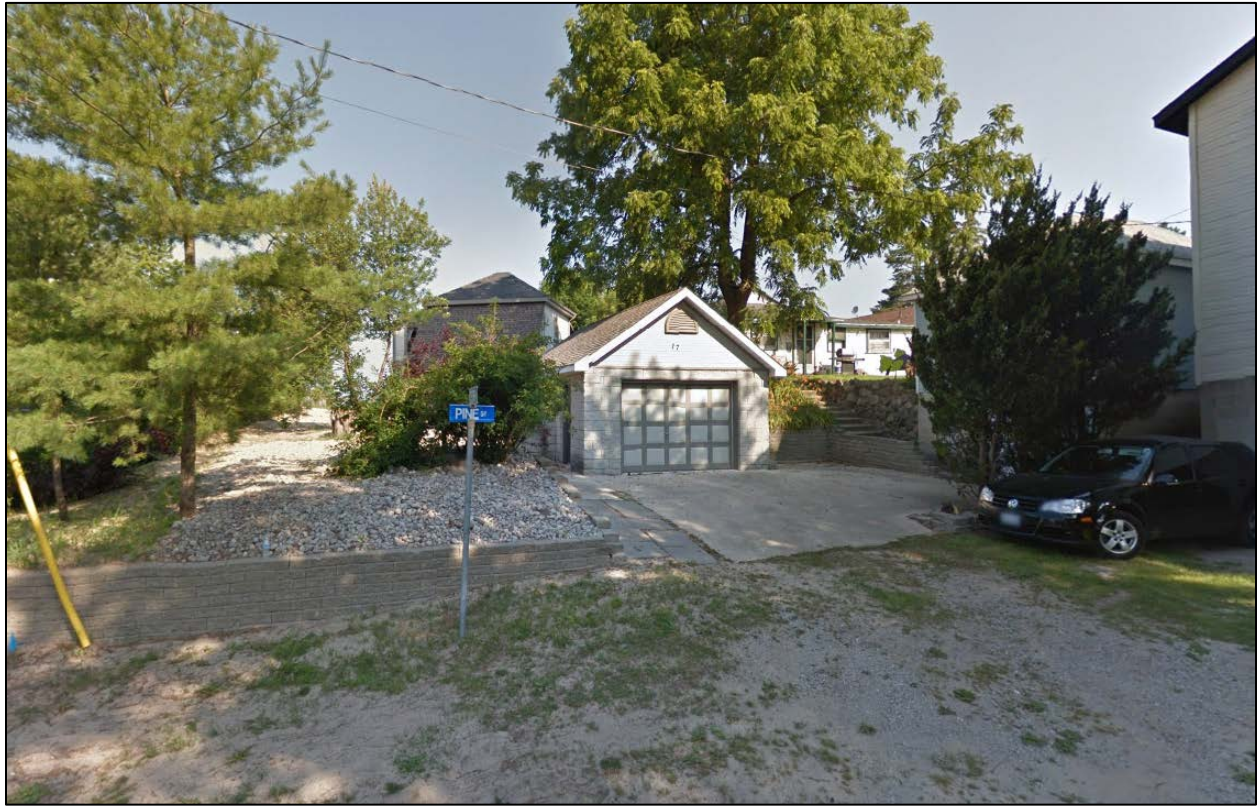


Source: Lambton County GIS, 2021

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

Figure 2 – View of the Subject Lands, Looking Northwest from the Intersection of Pine & Centre Streets

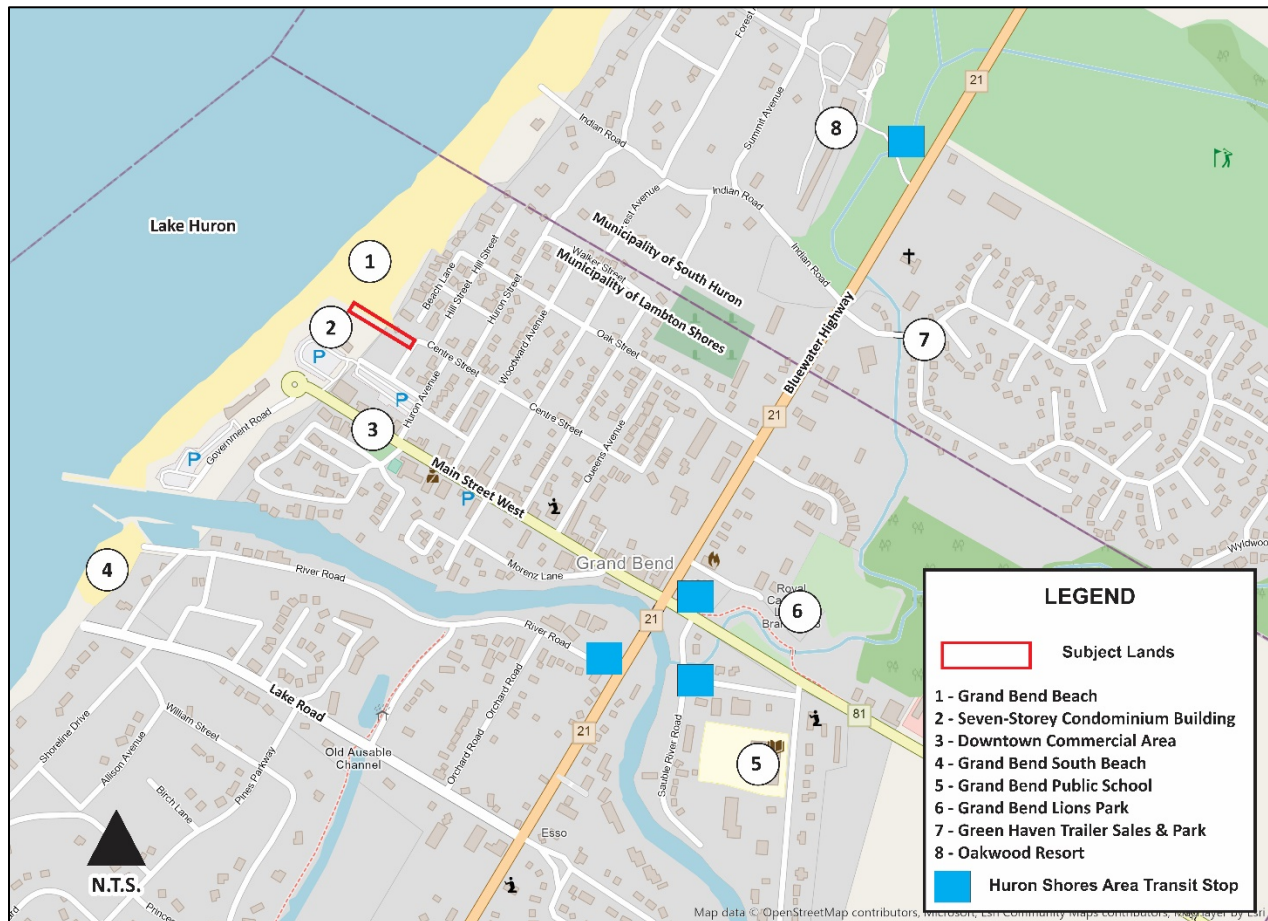


Source: Google Streetview, 2021

1.3 Land Use Context

The property is directly adjacent to a two-storey cottage and the Grand Bend public beach to the north; Pine Street to the east; a public pathway leading to the beach and a seven-storey condominium apartment building to the south, and the Grand Bend public beach to the west (see Figure 3, below).

Figure 3 – Land-Use Context



Source: Esri, 2021 & MBPC, 2021

The subject lands are located at a transition point between the low-rise enclave to the north, and higher-density residential uses to the south. A seven-storey condominium building and associated surface parking lot are located to the south of the pathway, with the building extending further out into the beach area than the dwellings in the residential area to the north. Municipal surface parking lots separate the condominium from Grand Bend's central commercial area, which extends along both sides of Main Street West.

The public beach and low-rise residential neighbourhood continue northward, with the Oakwood Resort and Golf Course located further to the north in the Municipality of South Huron. The lands to the east are

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

predominantly comprised of low-rise dwellings, with a two-storey multi-unit development at the intersection of Park Avenue and King Street (approximately 125 metres “as the crow flies” from the subject lands).

The subject lands are also within walking distance (700 metres, or a 9-minute-walk) of a Huron Shores Area Transit stop at the intersection of Main Street and Ontario Street North, to the southeast of the subject lands. This regional transit service provides connections from Grand Bend to Sarnia, Bayfield, London, and Ailsa Craig. Finally, Lake Huron and the Grand Bend Beach are located to the west of the subject lands.

1.4 Pre-Application Consultation

A Request for a Pre-Consultation Meeting was submitted to the Municipality of Lambton Shores on April 5, 2021, and a virtual Pre-Consultation Meeting was held with Municipal staff on April 20, 2021. MBPC's notes from the meeting are enclosed in Appendix 1 of this report.

At the time of the meeting, our client was proposing to construct a four-storey, four-unit condominium building on the subject lands, but wanted to obtain feedback from the municipality on the proposal before moving ahead with formal applications. Municipal staff identified some reservations with the proposed building height and the intensity of the proposed development, and also noted that while three-storey buildings with flat roofs may be permitted under the existing 'R4' zoning if they are under 9 metres in height, the Municipality had received comments from community members that these buildings are not in character with the area. MBPC identified that this property could serve as a transition point between the residential enclave to the north, and the Main Street commercial area to the south. Our clients also noted that they have discussed the proposal with their neighbours and had garnered support and positive comments.

[NOTE: at the time of Pre-Consultation, the maximum building height for a single-detached dwelling was 9 metres. On August 12, 2021, unbeknownst to our client, the Municipality undertook a zoning amendment to restrict the maximum building height within an 'R4' zone to *"7.4m for any portion of a Permitted Dwelling with a flat roof or roof pitch of less than a 4 to 12 rise to run ratio [sic]: and 9 m in all other instances"*. This matter is discussed further in Section 5.5 of this report, below.]

At the pre-consultation meeting, planning staff identified that the following items would be required for a complete Zoning By-law Amendment Application:

1. a Planning Justification Report; and
2. a Functional Servicing Report (to confirm sanitary capacity).

Staff also recommended that the applicant submit detailed information on the building design (similar to what would be submitted in a future Site Plan Control application), so that neighbours can visualize what is being proposed. It was agreed that a Draft Plan of Condominium application would be filed at a later date, potentially concurrent with the Site Plan Approval application. It was also recommended that the application address parking requirements.

2. DEVELOPMENT PROPOSAL

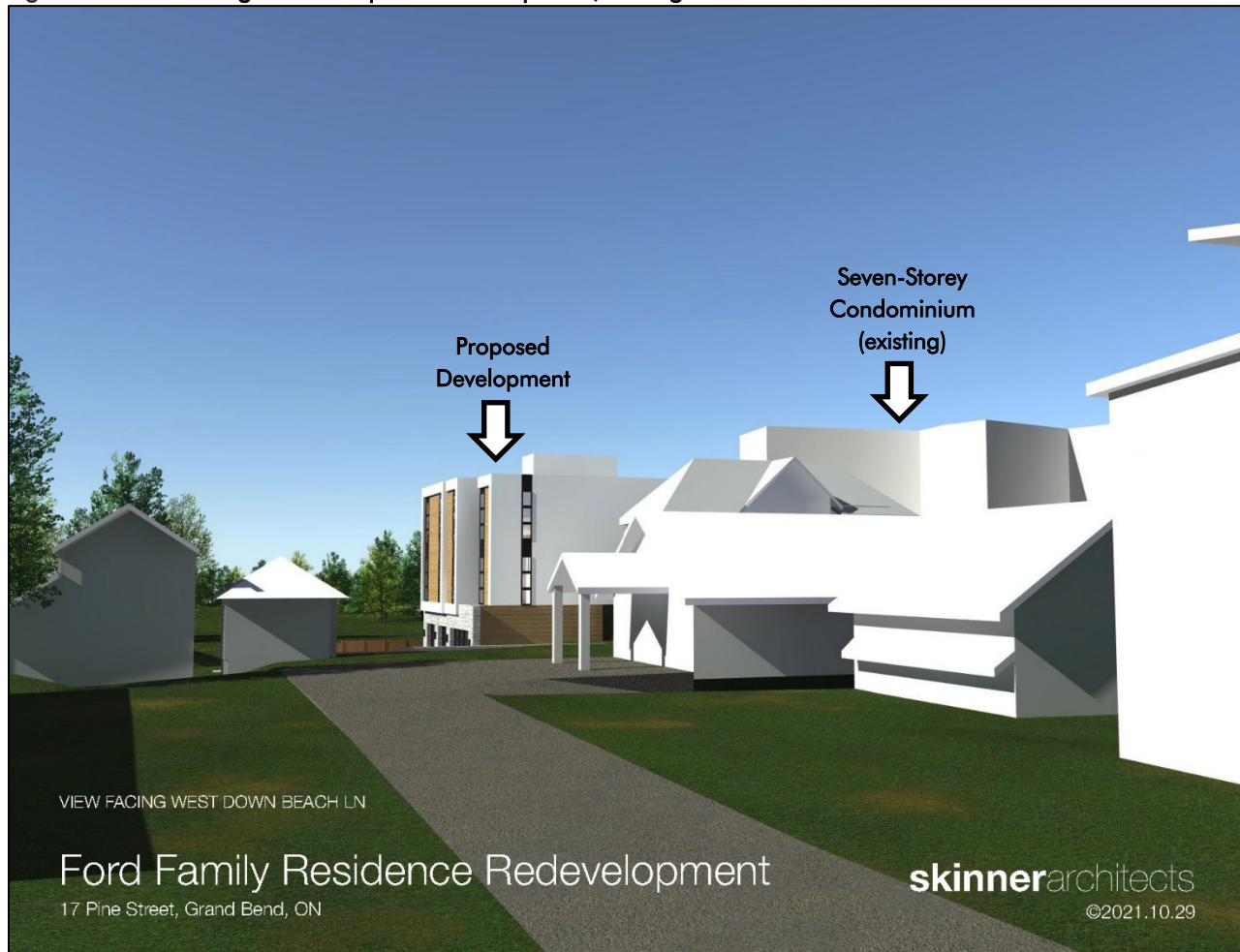
MFL Properties is proposing to remove the existing dwelling and detached garage on the subject lands, and construct a three-unit, three-storey year-round family residence within the bounds of the existing 'Residential 4' zone. Our clients will occupy the third-storey unit as their permanent residence, with other family members occupying Units #1 and #2. A Conceptual Site Plan, Floor Plans, Building Renderings and 3D models prepared by Skinner Architects are enclosed with this application in Appendix 2, with selected plans also included in this report in Figures 4 to 9. A Draft Plan of Condominium application will be filed at a later date, likely concurrent with the Site Plan Approval application, to establish the building and unit ownership structure.

Our client has worked with our design team to design a residence that fits well within the lot dimensions, makes effective use of the site grading and respects and preserves the privacy and views of nearby dwellings to the north and the apartments to the south. In doing so, the proposed building height was **lowered** from the originally proposed four storeys to three storeys out of respect for the existing building character and established heights within the area. As illustrated in Figure 4, below, the proposed three-storey building will act as a transition point between the seven-storey apartment building to the southwest, the two-storey dwelling to the north (which is located at a higher elevation than the subject lands, so that the proposed building and the existing dwelling appear to be similar in height), and the low-density residential enclave further to the north. At 0.22 Ha (0.54 acres), the lot is also sufficiently sized to accommodate the parking, living, and amenity space required for a multi-unit development. Our clients have also discussed their proposed building design with their neighbours at a privately-initiated Public Information Session held in June 2021 (discussed further in Section 3, below), and received positive feedback on the design of the building and the care that was taken to position the building on the lot and in the context of the existing built environment in the neighbourhood.

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

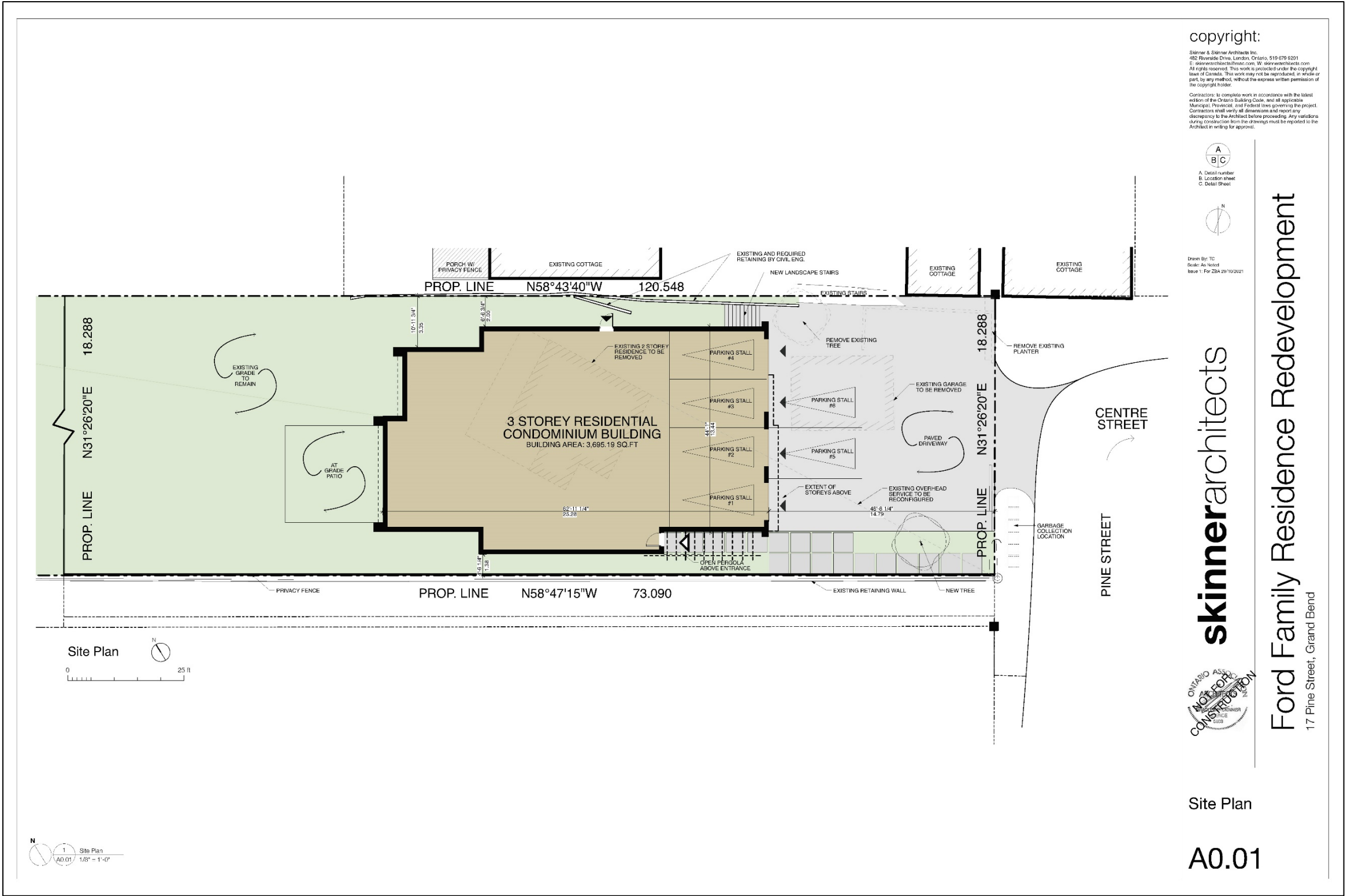
Figure 4 – Rendering of the Proposed Development, Facing Southwest from Beach Lane



Source: Skinner Architects, 2021

The proposed building has a ground-floor footprint of approximately 344 m² (approximately 3,703 square feet), and is set back approximately 14.8 metres from the street line to facilitate parking in front of the building, a vehicle turn-around area (see the Conceptual Site Plan in Figure 5, below) and to maintain the current access arrangement to the garage. Four at grade garage stalls are provided for the three units, with a second tandem parking space in front of the two middle stalls, for a total of six parking spaces (a ratio of 2 parking spaces per unit, where 1 space per unit is required under the Municipality of Lambton Shores Zoning By-law). To reduce the overall mass of the building, the rear upper portion of the dwelling has been “stepped back” from the lakeshore, so that the upper floor areas are reduced from approximately 344 m² (3,703 square feet) on the ground floor to 232 m² (2,500 square feet) on the upper two floors, for a total floor area of approximately 808 m². The building footprint will be wholly located within the bounds of the existing residential zone on the property, and will **not** encroach into the ‘Lakeshore’ zone or Ausable Bayfield Conservation Authority-regulated area on the northwest portion of the property.

Figure 5 – Proposed Site Plan



Source: Skinner Architects, 2021

The proposed building has a height of 11 metres (36 feet), measured from the ground floor and the highest point of the building proper (exclusive of any accessory roof structures and the 36" guardrail associated with the proposed rooftop amenity area) consistent with the requirements of the proposed 'R3' zone and the definition of "height" in the Lambton Shores Zoning By-law No. 1 of 2003.

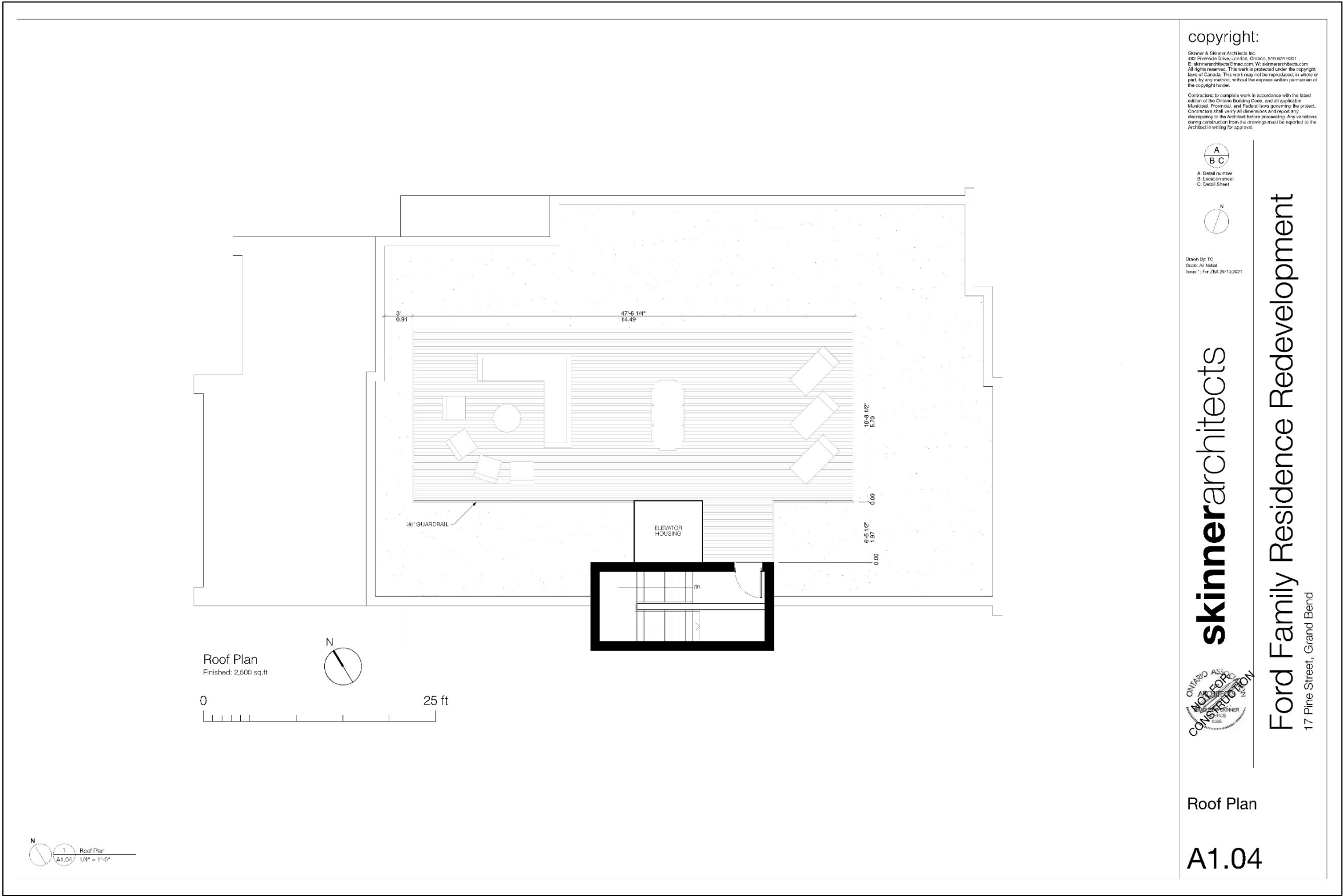
The east and south elevation drawings shown in Figure 6 below illustrate a parapet rising to a total height of 13.6 metres (44 feet, 6 inches) from the top of the foundation on the south side of the building. This parapet includes in the mechanical penthouse necessary for the building's elevator, as well as a staircase providing rooftop access to the building, both of which have been camouflaged as an extension of the accentuated building entrance. The parapet has been situated on the south side of the building to avoid casting shadows on adjacent residential properties to the north, as there are no residential dwellings directly to the south, east, or west of the subject lands. The height provisions of the Municipality of Lambton Shores Zoning By-law No. 1 of 2003 **do not apply** to elevator penthouses or staircases, as discussed further in Section 5.5, below (s.s. 3.15 i)).

An amenity area with a footprint of 85.9 m² (924.6 square feet), or 37% of the roof area, is proposed to be provided on the flat roof of the building for the Ford family's private use, as shown on Figure 7, below. The rooftop amenity area has been purposefully situated toward the southwest side of the building to purposely **minimize** its visibility from the street and the residential properties to the north. A 36" guardrail will be provided along the edge of the amenity area for safety purposes, but no full walls or structures are proposed on the rooftop, other than the necessary elevator shaft and mechanical penthouse, as discussed above. Our client carefully considered whether a rooftop amenity area would be suitable for this building, and ultimately decided to work with their Architect to design a space that will allow for their quiet enjoyment of the property while also preserving the privacy of their neighbours.

It is our understanding that the Municipality of Lambton Shores recently passed a Zoning By-law Amendment (By-law 56 of 2021) which **removed** "scenery lofts" from the list of features in s.s. 3.16 of the Zoning By-law to which the height provisions of the By-law **do not apply**. The term "scenery lofts" is not defined in the Zoning By-law, but it is our understanding that staff have interpreted the term as *"a feature from which someone may view the surrounding landscape"* (Report PL-2021, July 13, 2021). A more detailed response to By-law 56 of 2021 and the associated staff report is included in Section 5.5 of this report.

The image contains two architectural elevation drawings for a building. The top drawing is the 'East Elevation' (A2.01), showing a three-story structure with a stone-textured ground floor and a multi-paned upper section. The bottom drawing is the 'South Elevation' (A2.01), showing a more complex profile with multiple levels and a central vertical element. Both drawings include vertical dimension lines on the left side, indicating heights in feet and inches, and metric equivalents in parentheses. A copyright notice for Skinner & Skinner Architects Inc. is located in the top right corner, along with a disclaimer and a small circular logo. The project name 'Ford Family Residence Redevelopment' and the address '17 Pine Street, Grand Bend' are written vertically on the right side. The firm's name 'skinnerarchitects' is written vertically on the left side. The drawing is dated 20/10/2021 and is for a 1:1 scale.

Figure 7 – Roof Plan



Source: Skinner Architects, 2021

Specific building materials have been selected to pay tribute to Grand Bend's beachside village feel as interpreted through a modern design lens. The front face of the building's ground floor is proposed to be constructed with a Wiarton stone base (quarried only a few hours north of the site) to provide a durable finish. Wiarton stone can also be found on the shores of Lake Huron, with distinctive layers of sediment forming wave patterns. Glass garage doors are proposed that relate to the upper storeys and provide additional visual interest providing an openness to the base of the building (see Figure 7, below). White horizontal cement boards adorn the front façade, evocative of, but more durable than, traditional white horizontal clapboards, that are used in many lakeside and seaside towns as a traditional building material. The colour of the wood accents on the front of the building is reminiscent of weathered driftwood and nearby docks.

The main entrance to the building has been sited on the south side of the building with a purposeful protrusion and accentuated with a pergola and stepping stones. On the west-/lake-facing side of the building, an at-grade patio is provided, with the second and third storeys pulled back to soften the appearance of the building from the public beach, respect the building lines of the dwelling to the north and allow for the provision of patio spaces on each floor (see Figures 8 and 9, below).

Overall, the proposal represents a well-designed and thoughtfully positioned building that transitions from higher density land use to the south and introduces a gentle increase in density at the periphery of an established residential neighbourhood in Grand Bend, while considering and responding to the existing land-use context, established planning framework, and the town's legacy as a beachside village.

Figure 8 Rendering of the Proposed Development from Pine Street



Source: Skinner Architects, 2021

Figure 9 – Rendering of the Proposed Development Looking North-easterly from Grand Bend Beach



Source: Skinner Architects, 2021

3. PUBLIC ENGAGEMENT STRATEGY

Our client recognizes that their proposed development differs from the typical building form and structure in this area of Grand Bend, and has made a considerable effort to engage with their neighbours in one-on-one conversations to address any concerns about their plans. In order to ensure that all interested neighbours were informed of their plans for the site, MFL Properties, Skinner Architects, and MBPC hosted a privately-initiated community meeting in June 2021 **prior** to filing any planning applications for the property.

Due to COVID-19 public health concerns, an in-person meeting could not be held to discuss our client's development proposal. As an alternative, the project team hosted a Virtual Public Information Session on Thursday, June 24th, 2021 at 6 PM, utilizing a Zoom Webinar. The virtual nature of the meeting also allowed seasonal residents of Grand Bend to participate and be informed about our client's proposal, particularly those residing in the United States who were unable to travel to Canada at that time.

On June 11th, 2021, invitations were mailed out to all properties within 120 metres of the subject lands (the notification distance prescribed in the *Planning Act* for public meetings relating to zoning amendments), using a list provided by the Municipality of Lambton Shores Planning and Building Department. Copies of the mailing list and notice are enclosed within Appendix 3 of this report. On June 16, 2021 invitations were also extended via email to the Mayor, Council Members, and key members of City Staff (including the Senior Planner). The invitation provided a brief description of the proposed development, and a request to register for the meeting in advance through Eventbrite, an online event ticketing platform. By requiring advanced registration we were able to anticipate and plan for the number of attendees and get a formal registry of the participants. Direct contact information for the Project Lead, Mr. McGuffin, was also provided, should people have questions or difficulty navigating the registration system. A total of 24 households registered to attend the meeting, and about twenty households attended.

At the Virtual Public Information Session, MBPC and Skinner Architects facilitated a presentation which included an introduction to the proposed development and provided details of the proposal together with the design intent and approach. Following the formal presentation the meeting was opened to comments and questions from attendees. A copy of the PowerPoint presentation and detailed minutes from the question-and-answer portion of the meeting are enclosed in Appendix 4. Overall, the reception to the proposed development was rather positive, particularly once neighbours were assured that the building would be positioned to preserve the views of the lake from properties to the north and south, and the building would be a full-time family residence, not an AirBnB or vacation rental. Our clients and their Architects also received several positive comments on the design of the building from attendees.

MBPC closed the meeting by emphasizing how much care and thought our client and their Architects have put into the placement and design of the building, and thanked everyone for attendance and input.

4. BACKGROUND AND TECHNICAL STUDIES

4.1 Sanitary Servicing Comments

MFL Properties retained Johnson Engineering Consultants ('JEC') to evaluate the servicing capacity for the proposed development, as Municipal staff had raised concerns that the sanitary system might not have capacity for two additional units on the property. JEC contacted the Municipality of Lambton Shores' Engineering Specialist on September 27, 2021 to request confirmation that the sanitary sewer system has capacity. On September 29, 2021, JEC received a response from the Municipality, stating that *"you are granted capacity as part of the site plan agreement so it would be premature to comment now. The project needs to go through the planning approvals first and then we would be in a position to review engineering details with a complete site plan application"*. As such, it is anticipated that the sanitary servicing capacity will be evaluated at the Site Plan Approval stage, not through the proposed Zoning By-law Amendment. The letter from JEC and the email response from the Municipality's engineering specialist are enclosed in Appendix 5 of this report.

5. PLANNING FRAMEWORK AND ANALYSIS

The following section will provide an overview and analysis of the existing planning framework, identify the key policies and by-laws that relate to the subject lands, and discuss the Zoning By-law Amendment required to permit the proposed development.

5.1 Provincial Policy Statement

The Provincial Policy Statement, 2020 (“PPS”) provides policy direction on matters of provincial interest related to land use planning and development. Any decision by a planning authority that requires approval under the Planning Act “shall be consistent with” policy statements issued under the Act. The PPS is intended “to be read in its entirety”, and decision makers must balance a range of policy directives when deciding whether or not a planning proposal is consistent with the PPS, rather than prioritizing one set of policies over another (PPS, Part III).

The proposed development is consistent with Provincial policy directives regarding healthy, liveable, and safe communities and development within settlement areas, as the proposed multi-unit infill development contributes to the provision of a range and mix of residential types within the Grand Bend community, on a lot that was formerly utilized for single-family housing (Policies 1.1.1 a) and b)). The subject lands are located within an established and serviced settlement area, and the proposed development makes efficient use of the property while avoiding areas regulated under Section 28 of the *Conservation Authorities Act* (Policies 1.1.3.1, 1.1.3.2, 1.1.3.4), 1.6.6.1, 1.6.6.2). The PPS also directs municipalities to “provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area” by permitting and facilitating intensification and redevelopment, and promoting densities for new housing which efficiently use land, resources, infrastructure, and public service facilities, and support the use of active transportation and transit (Policies 1.4.3, 1.7.1 b)). The subject lands meet these criteria for residential intensification, as they are located within a short walking distance (approximately 800 metres, or a ten-minute walk) from the Grand Bend Beach, the downtown Grand Bend commercial area, and Huron Shores Area Transit stops. By adding two additional year-round residential units to the neighbourhood (three are proposed, where one existed), the proposed development will aid in enhancing the vitality and viability of downtown Grand Bend shops and businesses (Policy 1.7.1 d)).

Municipal sewage and water services are available for the subject lands, and the Municipality will confirm sanitary servicing capacity through the Site Plan Approval process (Policy 1.6.6.1, 1.6.6.2). Planning for stormwater management will also be integrated into the Site Plan Approval process following the approval of the Zoning By-law Amendment application (Policy 1.6.6.7).

The proposed development does not encroach upon natural heritage features and areas, consistent with Policy 2.1.1 of the PPS. The natural heritage corridors identified on Map ‘2’ of the Lambton County Official Plan (which cover the subject lands and the entire Grand Bend community) are **schematic** and defined more specifically in local Official Plans and Zoning By-laws (Lambton County Official Plan, s. 8, s.s. 8.1.5). The

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

Municipality of Lambton Shores Official Plan schedules do **not** identify any natural heritage features on or adjacent to the subject lands.

The proposed development is directed **away** from hazard areas regulated under Section 28 of the *Conservation Authorities Act* as identified by the Ausable Bayfield Conservation Authority, in accordance with Policy 3.1.1.

In light of the above analysis, the proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement.

5.2 Ausable Bayfield Conservation Authority

The northwestern portion of the subject lands are located within an area regulated by the Ausable Bayfield Conservation Authority ('ABCA') as shown below on Figure 10. The regulated area is specifically identified as Dynamic Beach Lakeshore Policy Zones 0, 1, and 2 on Map 26 of the 2019 Shoreline Management Plan, prepared by ABCA, which provides detailed guidance on appropriate development in proximity to the lakeshore (see Figure 11, below). **No development or site alteration** is proposed within the regulated area, so a Section 28 permit is not required.

Figure 10 - Aerial Photograph Showing the ABCA Regulated Area Over the Subject Lands

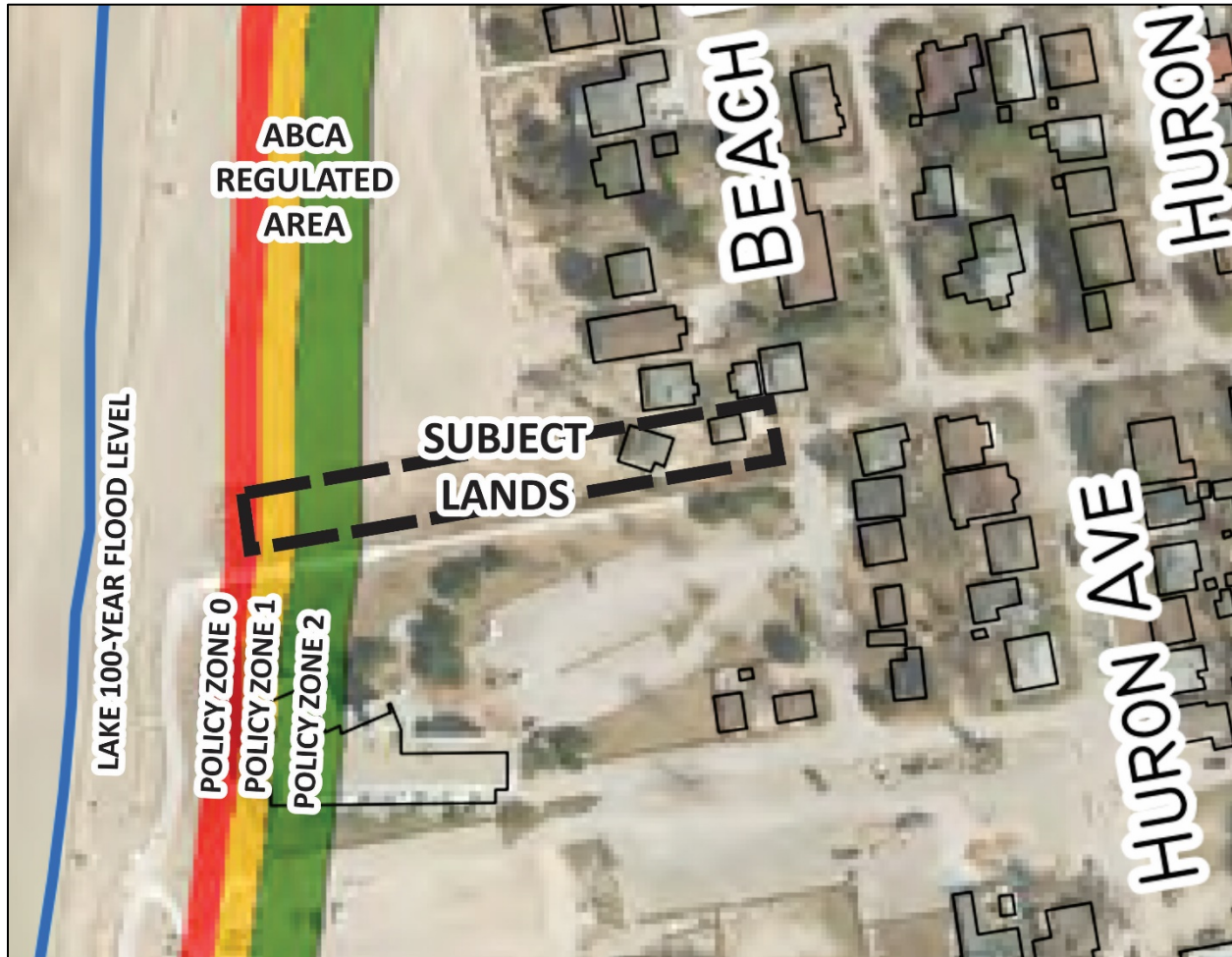


Source: ABCA, 2021

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

Figure 11 - Excerpt from Map 26 of 31, ABCA 2019 Shoreline Management Plan



Source: ABCA, 2019

5.3 Lambton County Official Plan

Land-use planning in Lambton County is organized within a two-tier system. The Lambton County Official Plan ('County OP') provides the general policy framework to guide decision-making on land-use planning and development matters in the County, with more specific policies implemented at the municipal level through local official plans, such as the Municipality of Lambton Shores Official Plan ('Local OP') (s.s. 1.1).

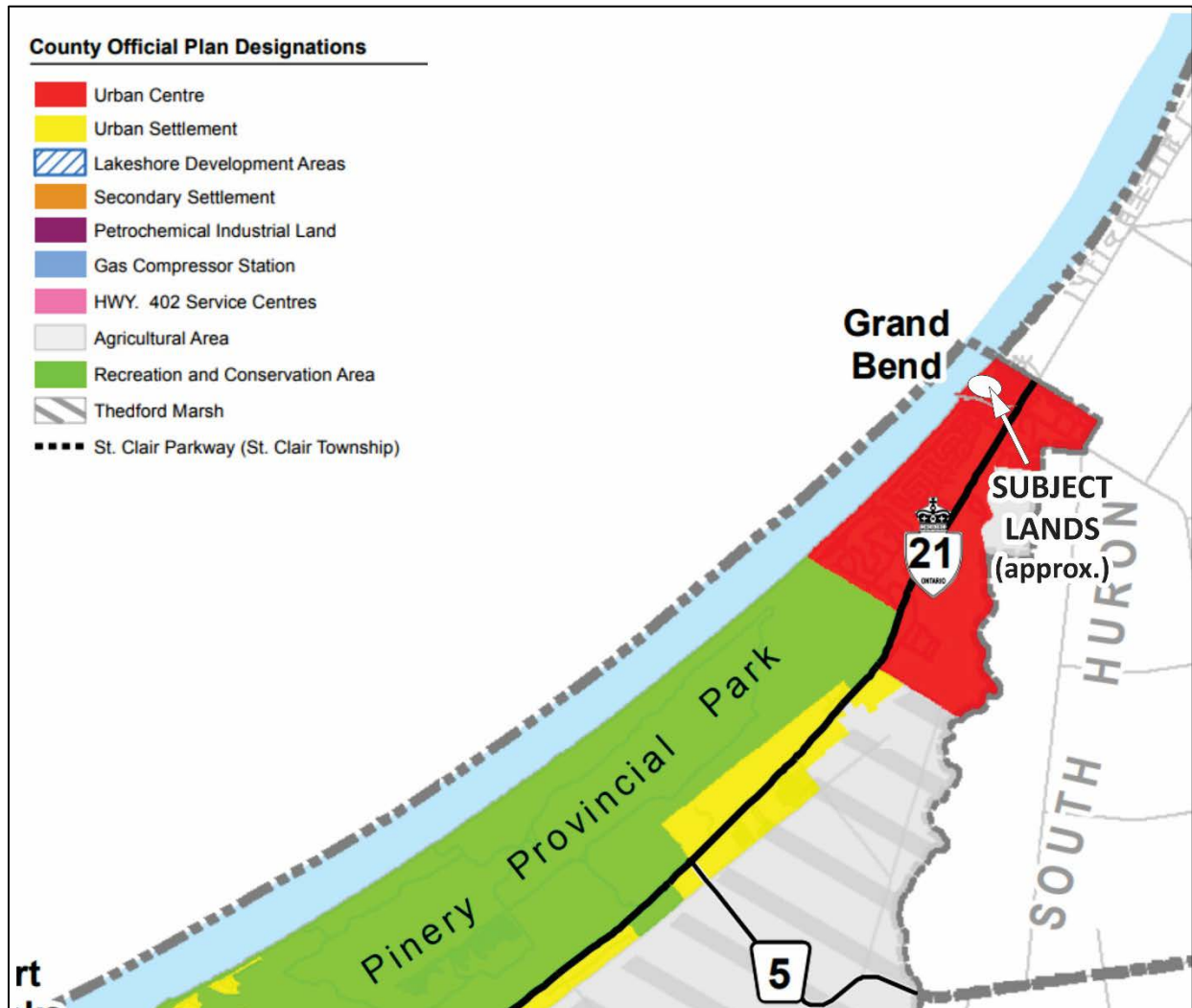
The subject lands are designated as an 'Urban Centre' (along with the surrounding community of Grand Bend) on Map '1' – Growth Strategy of the County OP (see Figure 12, below). Urban Centres are at the top tier of a three-level settlement hierarchy within the County, as the majority of growth is directed towards these areas (s.s. 3.2.1). Urban Centres *"contain a wide variety of residential, institutional, commercial, and industrial land uses and cultural nodes"*, offering residents *"most daily necessities and many other services"* (s.s. 3.2.2). Development within these areas will occur on full municipal services (s.s. 3.2.2). More detailed policies for development within Urban Centres are provided within local Official Plans (s.s. 3.3.1). The County OP also includes general guidelines for development within Lambton County, specifically that *"patterns of development will be established so as to minimize disruption to existing and planned residential uses, protect the physical character and vitality of established neighbourhoods and communities, and to conserve cultural and natural heritage features and resources"* (s.s. 2.1.5).

The proposed multi-unit development is consistent with the 'Housing' policies of the Official Plan, particularly policies encouraging *"the construction of an adequate supply of dwelling units to meet the needs of the local housing market"* (s.s. 2.3.2). The County OP also directs local municipal official plans to *"include provisions that allow for a range and mix of housing forms, types, sizes and tenures to meet local and County housing needs"* and states that *"local municipal zoning provisions will be flexible enough to permit a broad range of housing forms, types, sizes and tenures, including accessory apartments where feasible"* (s.s. 2.3.4, 2.3.5). As a form of residential intensification and infill, the proposed development will contribute towards the County's goal that *"20% of the new housing units in the County be provided through intensification and redevelopment"* (s.s. 2.3.12). The proposed building has been designed and placed to be respectful of the existing neighbourhood context, ensuring that the new construction will not interfere with the *"enjoyment of abutting properties"*, as discussed in Section 2 of this report (s.s. 2.3.13). This building is intended to serve as a transition point between the existing seven-storey condominium building to the southwest and the low-rise, low-density residential enclave to the north, and the proposed building height has been **reduced** from the originally proposed four storeys to three storeys out of respect for the existing neighbourhood context.

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

Figure 12 - Excerpt from Map '1' – Growth Strategy of the Lambton County OP



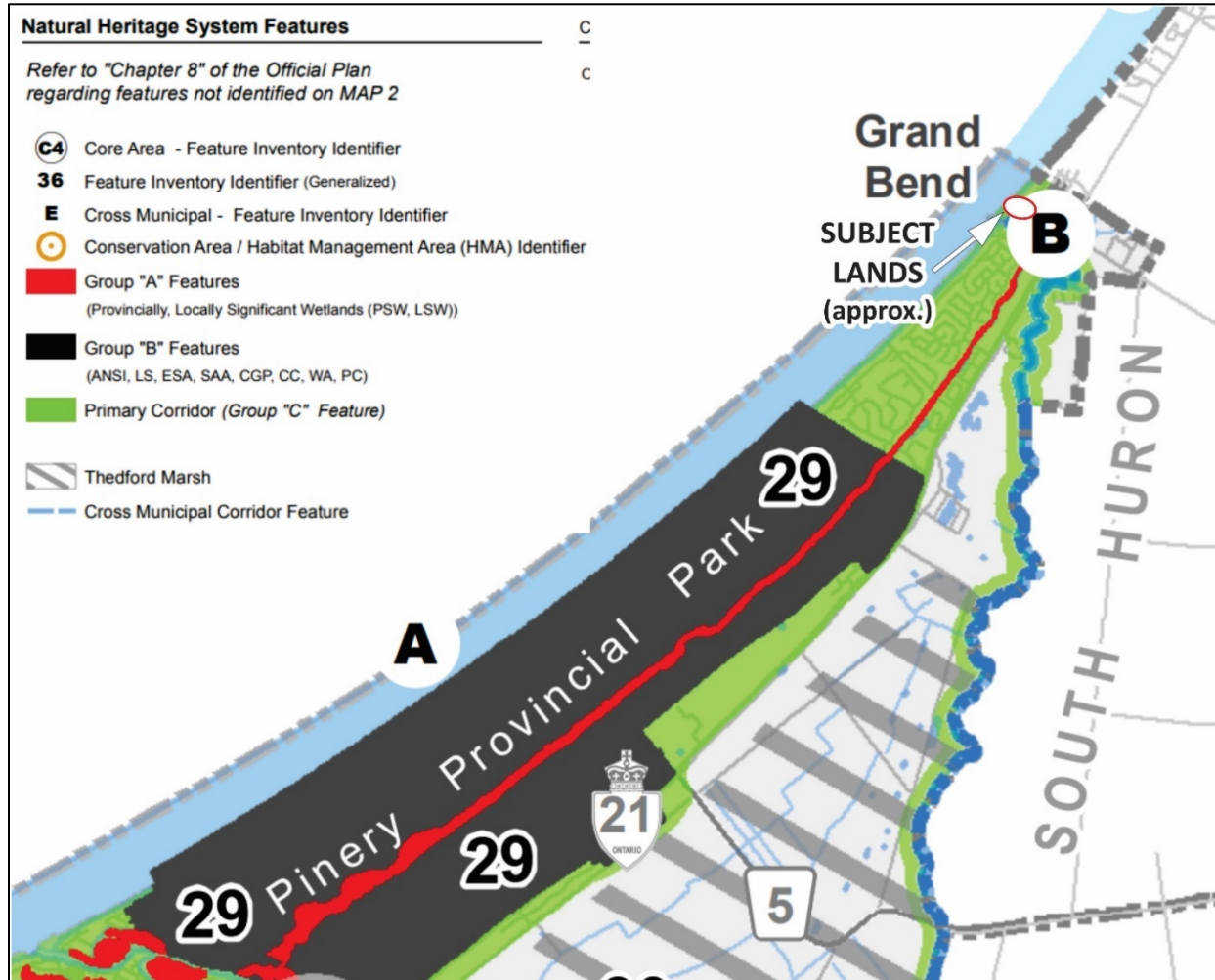
Source: Lambton County OP, 2021

Map '2' – Natural Heritage System of the County OP identifies that the subject lands are located within a 'Primary Corridor' (or 'Group C Feature'), (along with the entire Grand Bend community) (see Figure 13, below). The letter 'B' on Map '2' identifies that the subject lands and surrounding area are part of the 'Ausable River Valley & Wetland' (Official Plan Map 2 – Natural Heritage System – Feature Inventory). It is important to note that the "corridors and core area boundaries on Map 2 are schematic, shown for information purposes, and not to be construed as separate land use designations" in the County OP (s. 8). Primary Corridors "generally represent the stronger existing connections between natural heritage areas, particularly core areas, and follow major watercourses and the lakeshore" (s.s. 8.1.3). Corridor boundaries are more specifically defined in local Official Plans and Zoning By-laws (s.s. 8.1.5). At the Pre-Consultation Meeting, staff did **not** identify that an Environmental Impact Study would be required to evaluate the potential impacts of development on natural features (s.s. 8.1.9). The proposed development is directed away from natural hazard areas identified by the ABCA, as noted above (s.s. 8.7.1, 8.7.9).

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

Figure 13 - Excerpt from Map '2' – Natural Heritage System



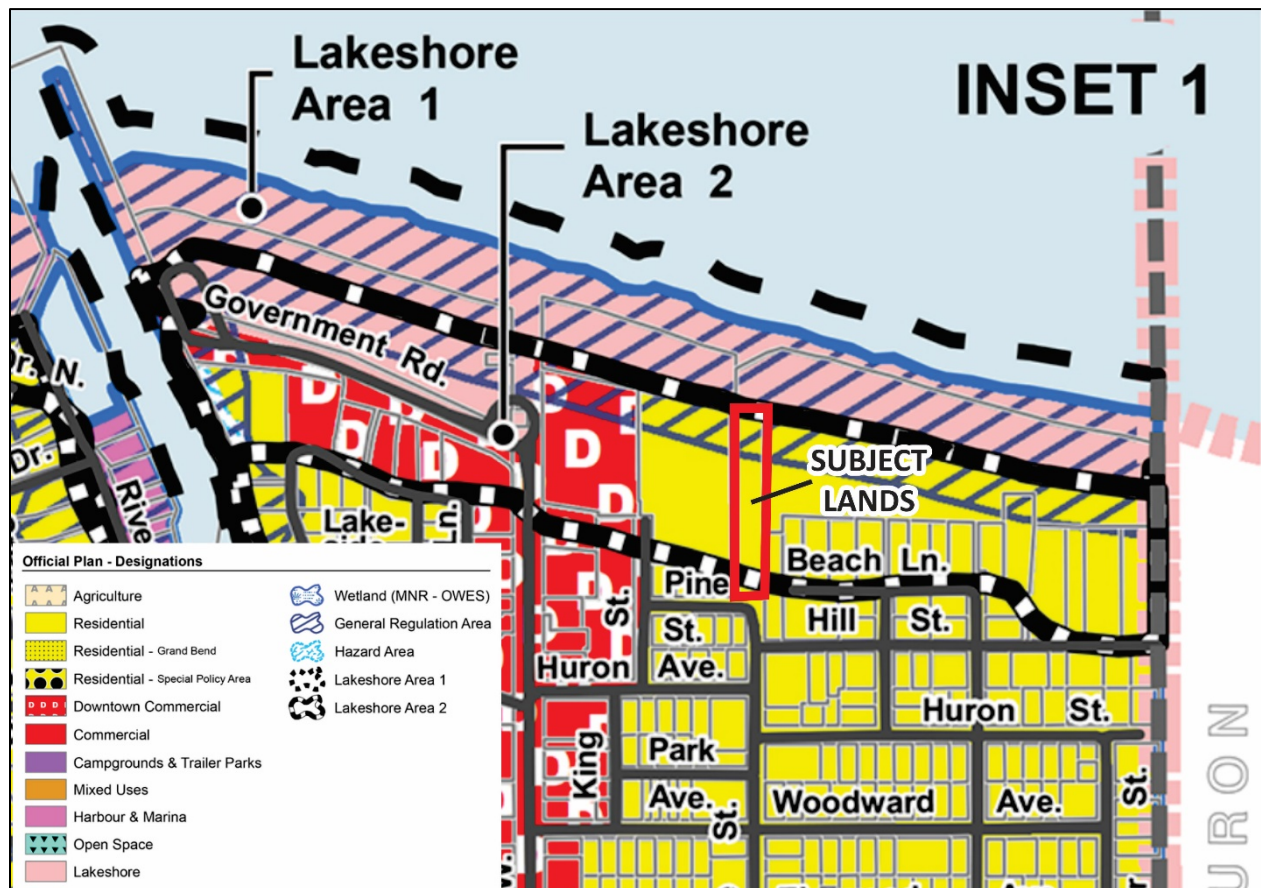
Source: Lambton County OP, 2021

As the lands proposed to be developed are located within an Urban Centre, no amendment to the Lambton County Official Plan is required. The proposed development conforms to the policies of the County Official Plan.

5.4 Municipality of Lambton Shores Official Plan

The subject lands are designated as 'Residential' on Schedule 'A1' (Grand Bend) of the Municipality of Lambton Shores Official Plan ('Local OP'), with a 'General Regulation Area' designation over the westernmost portion of the property, and a 'Lakeshore Area 2' designation over the vast majority of the site (see Figure 14, below). The 'General Regulation Area' and 'Lakeshore Area 2' as also identified on Schedule 'A1' – Natural Heritage (Grand Bend), but no other Natural Heritage features are identified on or adjacent to the subject lands (see Figure 14, below). It should be noted that the Local OP contains a separate 'Residential – Grand Bend' designation, and although the subject lands are located within the Grand Bend community, they are **not** located within this designation, so the policies of s.s. 5.7.1 do not apply to the proposed development.

Figure 14 - Excerpt from Schedule 'A1' (Grand Bend), Municipality of Lambton Shores OP



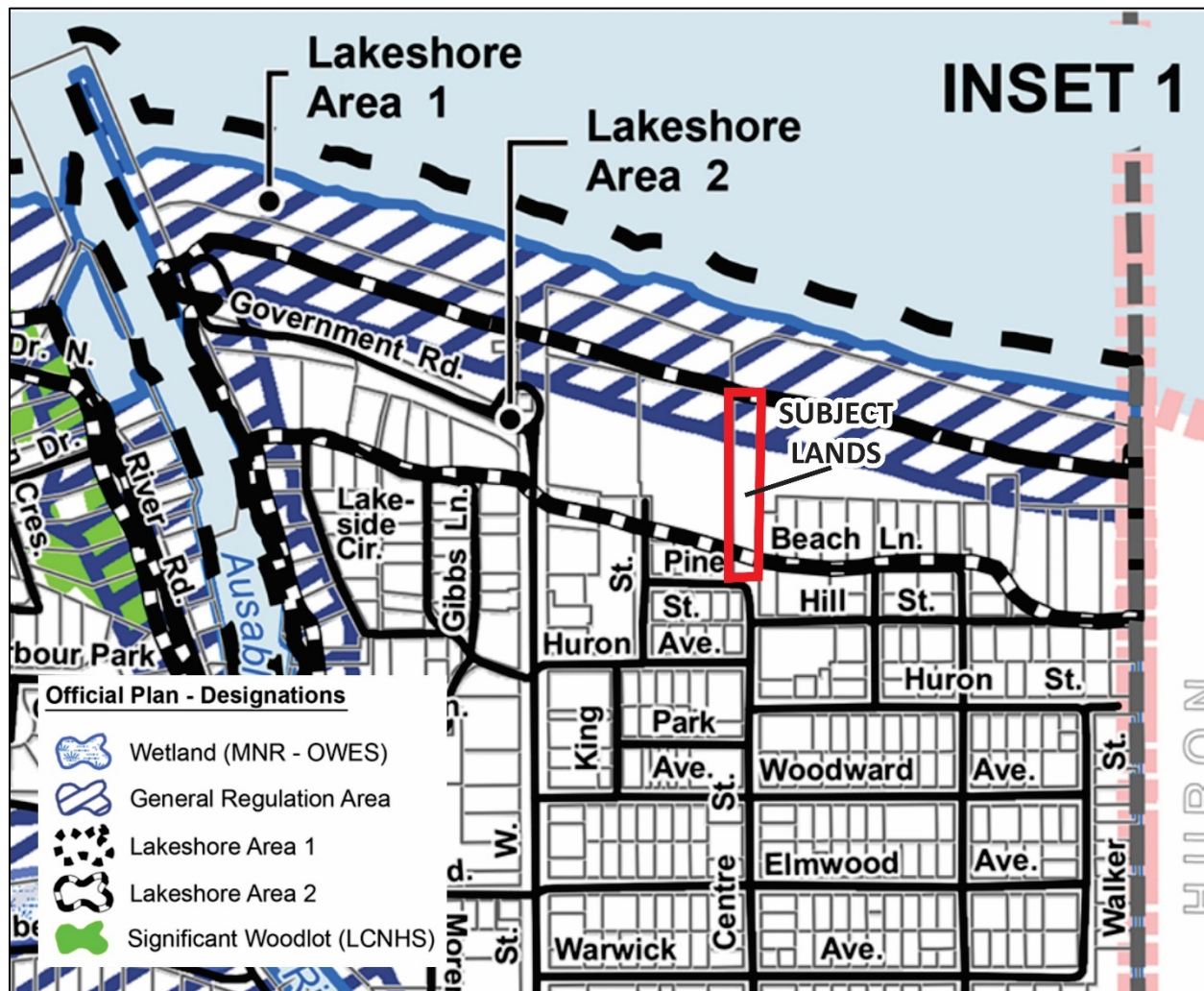
Source: Municipality of Lambton Shores OP, 2015

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

In accordance with the Local OP, the local Conservation Authority (in this case, the ABCA) is responsible for defining and regulating Lakeshore Areas, and development within these areas (s.s. 3.3.2.1). As noted above, the ABCA updated their Shoreline Management Plan in 2019, after the publication of the Local OP in 2015. According to Map 26 of the SMP, Dynamic Beach Lakeshore Policy Zones 0, 1, and 2 are located at the westernmost edge of the site, **outside the proposed development area** (see Figures 10 and 11 above). The Municipality defers to the ABCA in regard to managing and permitting development along the shoreline, and the area proposed for re-zoning and re-development is no longer located within a regulated area, so the Local OP policies relating to 'Lakeshore Area 2' and the 'General Regulation Area' do not need to be addressed as part of this application (s.s. 3.3.2.1).

Figure 15 - Excerpt from Schedule 'A1' – Natural Heritage (Grand Bend), Municipality of Lambton Shores OP



Source: Municipality of Lambton Shores OP, 2015

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

The Local OP identifies Grand Bend as “one of Lambton Shores’ most dynamic communities” and “one of the serviced communities in Lambton ***Shores where large scale growth and intensification are permitted*** (s.s. 1.2.2) [emphasis added]. New residential developments within Lambton Shores “are encouraged to be compatible with surrounding existing neighbourhoods and provide for a ***transition between existing lower density neighbourhoods and possible future higher density developments***” (s.s. 5.1, 5.3) [emphasis added]. The Local OP encourages intensification over greenfield development and anticipates that redevelopment of older areas of Grand Bend to the east and west of Ontario Street will take place over the lifetime of the Plan, but also specifies that new development/uses “will be compatible with the scale, density and character of existing surrounding land uses” and intensification “must not adversely affect surrounding uses” (s.s. 5.3). All new development must comply with the community’s Community and Site Design policies, including the following applicable Urban Design Principles and Guidelines (s.s. 5.3):

- The form and design of new development should complement significant natural features. Existing trees will be saved and incorporated into site design;
- New development should not obstruct views of natural features and landmarks;
- New development in Grand Bend and downtowns across Lambton Shores is generally restricted to a maximum of three storeys;
- The massing and conceptual design of new development should provide for continuity and harmony in architectural style with adjacent uses, especially those with cultural or natural heritage value (s.s. 15.2.1).

Development within Grand Bend should also be compatible with the community’s “sand, sun and fun image”, with future development “restricted to low and medium density development in low rise buildings” at a **general** maximum height of three storeys (s.s. 15.4.2). This section of the Local OP also makes reference to low-density residential development in the ‘Grand Bend Residential’ area being restricted to 7.5 units per Ha or less. This refers to a **specific land-use designation**, which does **not** apply to the subject lands. Although 17 Pine Street is located within the Grand Bend community, the property is designated as ‘Residential’, **not** ‘Grand Bend Residential’.

As the cost of land rises and older cottages and properties in Grand Bend are sold and re-developed, it is anticipated that new architectural styles will begin to emerge in the community as is the case throughout the province. In this case, the proposed three-storey, three-unit development will serve as a transition between the existing seven-storey condominium building to the southwest, and the existing low-rise, low-density residential neighbourhood to the north. The proposed building pays tribute to Grand Bend’s connection to Lake Huron through the use of Warton stone, wood, and white horizontal cement board (evocative of traditional white horizontal clapboards) as building materials, in a modern building form (s.s. 15.2.1, 15.4.2).

The ‘Residential’ designation predominantly permits low-density development with a maximum density of 20 units per Ha, but medium-density development is also permitted at a maximum density of 40 units per Ha for townhouses and cluster houses, and 72 units per Ha for low-rise multiple dwellings (i.e. apartment buildings) (s.s. 5.3). The Official Plan’s “target density” is 17 units per Ha to achieve a compact urban form, based on the assumption that full municipal services are provided (s.s. 5.3). The modern design of the proposed building provides for “gentle density” in the established neighbourhood, on a large lot that can

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

accommodate parking, living, and amenity space for three units (where one was previously located). The proposed development has a density of approximately 13 units per Ha (calculated using the entire site area), which is compatible with the Local OP policies for low-density development being well below the maximum permitted density, and close to the “target density” for compact urban development.

The proposed building is three storeys in height, consistent with the Local OP’s general restriction on development over three storeys in Grand Bend (s.s. 15.2.1, 15.4.2). Due to the existing topographical conditions on the neighbourhood, the proposed building appears to be a **similar height** as the two-storey building to the north, which provides for a sense of continuity along the streetscape (s.s. 15.2.1). (The 3D massing models enclosed with this submission provide a detailed view of the proposed building’s relationship to nearby dwellings.) The proposed rooftop amenity area has a 36” guardrail around the edge for safety, but does not include any roofed structures (with the exception of the mechanical penthouse and elevator shaft necessary for building operations). As discussed in Section 2, above, the space has been designed to allow our client the quiet enjoyment of the property while preserving the privacy of their neighbours (s.s. 15.2.1). The rooftop amenity area has been positioned to **minimize** visibility from the street and the properties to the north, which will also maximize privacy for our client’s family while they are using the space.

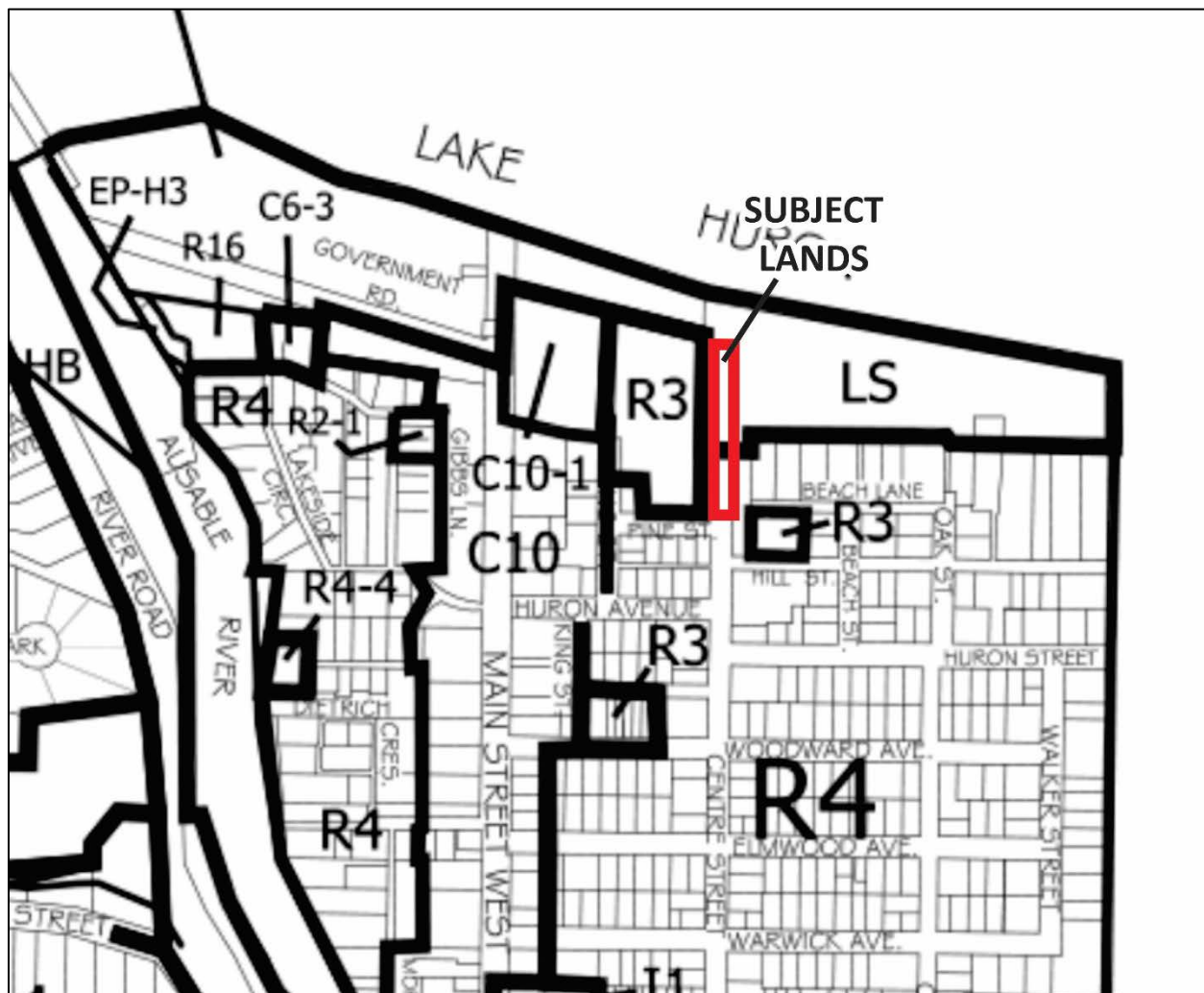
The building has also been positioned to preserve views of Lake Huron from the dwellings to the north, with the proposed building footprint in line with the privacy fence for the neighbouring house at 19 Pine Street, and the second and third floors pulled back away from the lake. A 45-degree visual plan from the privacy fence was utilized to determine the proposed dwelling “step back” on the second and third storeys and ensure that the views of the lake were preserved (s.s. 15.2.1, 15.4.2). Our clients only have one neighbour directly behind their property (to the east) at 18 Pine Street (which is also under our client’s ownership), and the view of the lake from this property is already obscured through the placement of the existing dwelling and landscaping associated with the condominium and the pedestrian pathway to the beach, so the construction of the proposed dwelling will not represent a significant change in existing conditions.

In light of the above, the proposed development **conforms** to the general intent and purpose of the Municipality of Lambton Shores Official Plan, and no Official Plan Amendment is required.

5.5 Municipality of Lambton Shores Zoning By-law No. 1 of 2003

Schedule 'A-1' of the Municipality of Lambton Shores Zoning By-law No. 1 of 2003 zones the eastern portion of the subject lands as 'Residential – 4' (R4') and the western portion as 'Lakeshore' ('LS') (see Figure 16, below). The existing zoning has also been overlaid over an aerial photo of Grand Bend on Figure 17, below.

Figure 16 - Excerpt from the Municipality of Lambton Shores Schedule 'A-1' (Grand Bend) to By-law No. 1 of 2003



Source: Municipality of Lambton Shores Zoning By-law No. 1 of 2003

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

The 'R4' zone, which applies to most of the surrounding residential neighbourhood, permits single detached dwellings, modular homes, existing boarding houses, converted dwellings, and home occupations (s.s. 10.1). The Zoning By-law was recently amended through a municipally initiated zoning by-law amendment (By-law 56 of 2021) to reduce the maximum building height in the R4 Zone FROM 9 metres generally TO 7.4 metres for any portion of a permitted dwelling with a flat roof or with a roof pitch of less than a 4 to 12 rise to run ratio, and 9 metres in all other instances (s.s. 10.2 h)).

No buildings or structures are permitted in the 'LS' zone, except for those used for conservation, existing parking areas, marine facilities, parks, and passive recreation (s.s. 51.1). The proposed dwelling has been designed to fit into the bounds of the existing 'R4' zone.

Figure 17– Excerpt from Lambton County Aerial Mapping, Showing Municipality of Lambton Shores Zoning



Source: Lambton County Online GIS, 2021

Proposed Zoning By-law Amendment

The subject lands are proposed to be re-zoned FROM 'R4' and 'LS' TO 'R3-#' and 'LS' to permit the development of a three-storey, three-unit building. The 'R3' zone generally permits higher-density residential uses than the 'R4' zone, and has been used to recognize and permit other higher-density residential developments in Grand Bend (including but not limited to the condominium building at 9 Pine Street, the duplex at 23-27 Beach Lane, and the townhouses at 4-12 Park Avenue).

Initially our client considered the 'R8-2' zone for the proposed development with special provisions to recognize existing lot conditions, as that zone permitted multiple dwellings on larger lots. However, our client has **reduced** the scope of their proposal to a three-storey, three-unit dwelling in response to feedback from the municipality, as a result the 'R3' zone is more appropriate, given its use for other multi-unit developments in Grand Bend.

The 'R3' zone permits a range of dwelling types, specifically converted, triplex, street townhouse, stacked townhouse, townhouse and multiple dwellings, as well as Type 1 Group Homes (s.s. 9.1 a)). The proposed development fits the Zoning By-law definition of a 'triplex dwelling': *"the whole of a Dwelling divided horizontally into three (3) separate Dwelling Units, each such Dwelling Unit having an independent entrance from the outside or from a common hallway or stairway inside the Building"* (s. 2). (A 'multiple dwelling' contains four or more dwelling units, according to s. 2 of the Zoning By-law.)

Two parking spaces per dwelling unit are proposed to be provided, above the minimum requirement of 1.5 parking spaces for multiple dwellings or townhouses, and 1 space per dwelling unit for all other residential uses permitted in the Zoning By-law (s.s. 3.29.1).

Site-specific provisions will be required to provide a **small amount of flexibility in the proposed building height** (to allow for variations in construction); **recognize the height of the proposed guardrails (36")** associated with the rooftop amenity area; **limit the size and location of the proposed rooftop amenity area**; and recognize a **reduced rear lot line setback** (as the Zoning By-law requires setbacks to be measured from the Zone boundary). A special provision is also proposed to require that a **Site Plan Control Agreement be entered into prior to development on-site**, consistent with the requirements of Section 19.9 of the Local OP.

The special provision to recognize the height of the proposed guardrails (36") associated with the rooftop amenity area is required due to the recent changes to the Zoning By-law regarding how accessory roof features contribute to the calculation of building height (By-law 56 of 2021). The R3 zone permits a maximum building height of 11 metres for a triplex dwelling, where building height is defined as *"the vertical distance between the ground floor and the highest point of the Building proper, exclusive of any Accessory roof Structures such as Antennae, chimney, steeple or tower"* (s. 2). The proposed building has a height of 11 metres (36 feet), measured from the ground floor and the highest point of the building proper (exclusive of any accessory roof structures and the 36" guardrail associated with the proposed rooftop amenity area). A special provision to permit a maximum building height of 11.2 metres is requested to allow for some minor flexibility in the construction process, as the building is proposed to be exactly 11 metres in height. The parapet on the south side of the building rises to a total height of 13.6 metres (44 feet, 6 inches) from the

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

ground floor, but is **not** included in the building height calculation, as it contains a stairwell and mechanical penthouse for the building's elevator, and the height provisions of the Zoning By-law do not apply to these types of features (s.s. 3.15 i)).

The Municipality recently amended the 'R4' zoning provisions to limit permitted dwelling heights for buildings with flat roofs to 7.4 metres, but this provision was **not** applied to 'R3' zone through By-law 56 of 2021. However, it is our understanding that the general intent of this Zoning By-law Amendment was to limit the height of residential buildings within all lands currently zoned 'R4', including the subject lands. The amendment also deleted "scenery lofts" (an undefined term in the Zoning By-law) from the list of items exempt from height restrictions in Section 3.16 i) of the Zoning By-law. The staff Planning Report prepared for the July 13, 2021 Council Meeting (PL 23-2021, referred to herein as 'the Planning Report') specifically cited concerns regarding the lack of restrictions on the permitted size of "scenery lofts" for buildings with flat roofs, as *"the 'scenery loft' exemption has been used to create 'scenery lofts' that include the entirety of the building foot print"*, which serve to increase the overall bulk, volume, mass, building face, and general appearance of height, and create safety and privacy concerns. This report provides justification for the proposed building height and rooftop amenity area, in light of this recent amendment. It is our professional opinion that our client's proposal should be evaluated by its individual attributes, based on the land-use context and the type of building and rooftop amenity area proposed for the site, which have been designed to address the concerns expressed in the July 13, 2021 Planning Report.

The amount of floor space provided by a three-storey building with a flat roof (versus the lesser amount of living space available on the third storey of a building with a pitched roof) is appropriate for the proposed development, as the building is **not** a single-detached dwelling, but a three-unit home for our client and their family members. A three-storey building in this location acts as a transition point between the seven-storey condominium building to the southwest, the two-storey dwelling to the north (which is located at a higher elevation than the subject lands, so that the proposed building and the existing dwelling appear to be similar in height). The multi-residential nature of the proposed development is also consistent with the Local OP policies supporting intensification and target densities for compact urban development, and the larger lot can accommodate parking, living, and amenity space for three units. Our client presented the proposed building design to their neighbours in June 2021 prior to filing the planning application, and have received positive feedback regarding the building design and its positioning to avoid compromising our client's neighbours' views of Lake Huron.

The Planning Report states that *"a third storey creates a width to height ratio that is not appropriate amongst the compact lot sizes in the R4 zone"*, citing examples of dwellings where the building height exceeds the width, *"giving the building a 'high' appearance, contrary to Official Plan goals to maintain a low-rise appearance and seaside resort and village 'feel'"*. In this case, the subject lands have a frontage of approximately 18.29 metres, wider than the "typical" R4 lot width of 12.2 metres cited in the Planning Report. The main face of the proposed building is 13.44 metres in width, not including the main entryway on the south side of the dwelling which is set back from the main face and pulled out slightly. The proposed main building height is 11 metres, which is balanced by the dwelling width, thereby reducing the "high" feeling of the building from the streetscape.

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

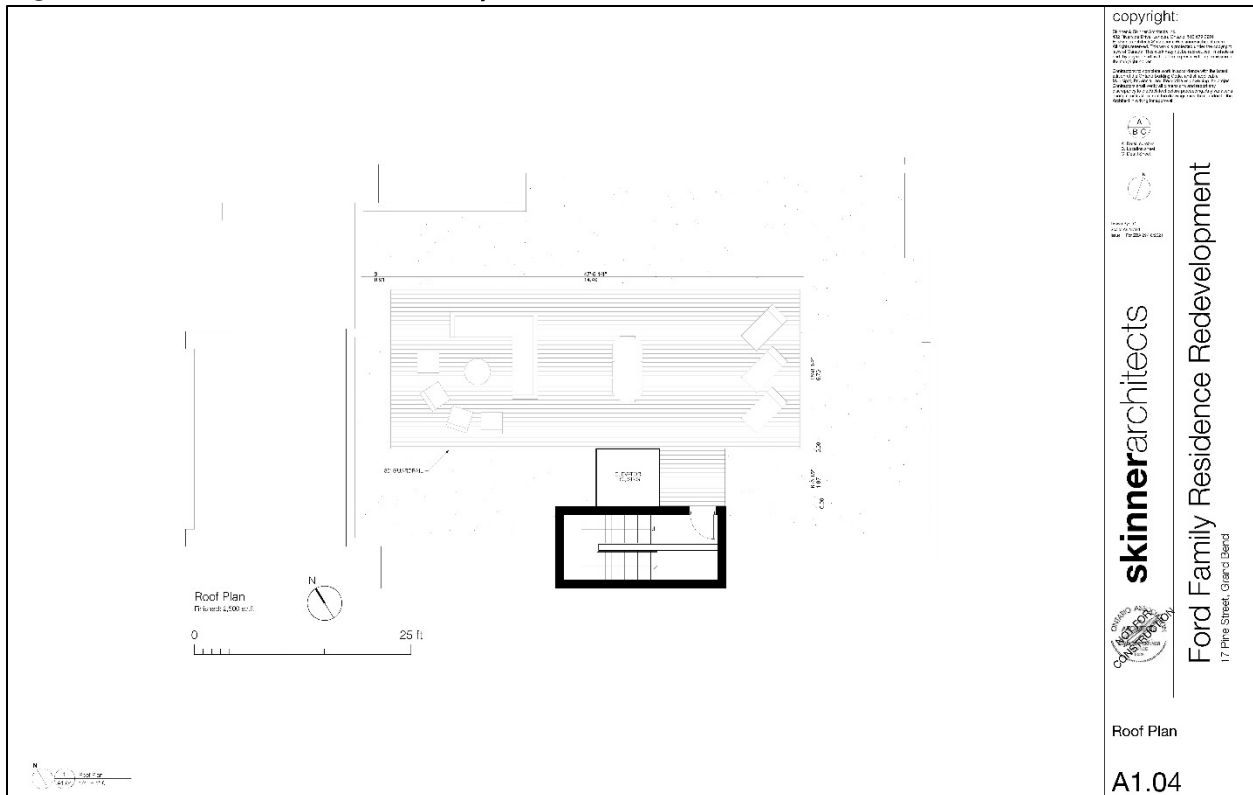
The roof line of the proposed building will appear to be in line with the adjacent dwelling to the north, due to the existing topography of the area, as shown on the enclosed massing drawings prepared by Skinner Architects. The second and third storeys are stepped back on the lake-facing side to soften the appearance of the building from the public beach and from the view of the neighbours to the north, and the north side of the building has also been pulled back to provide additional distance from the adjacent property. The parapet has been situated on the south side of the building to avoid casting shadows on adjacent residential properties, as there are no residential dwellings directly to the south, east, or west of the subject lands (as a pedestrian pathway is located to the south, the beach is to the west, and Pine Street and Centre Street are to the east).

The proposed rooftop amenity area has been designed to address the safety and privacy concerns with previous “scenery lofts” cited in the Planning Report, with provisions incorporated into the proposed Zoning By-law Amendment. According to the Report, these types of amenity areas, which can extend over the entire building footprint and bring residents up to the edge of the building, may be visually obtrusive to neighbours and passers-by, intrude on neighbours’ sense of privacy, and may even represent a safety hazard if objects fall or are dropped off the edge of the roof. The proposed rooftop amenity area has been designed to address all of these concerns. The third floor has a finished area of approximately 232.3 m² (2,500 square feet), and the rooftop amenity area above has an area of approximately 85.9 m² (924.6 square feet), or 37% of the roof area, leaving 63% of the roof unused, which provides a buffer area between the edge of the building and the amenity space (see Figure 18, below). As the amenity space does not extend to the edge of the building, our client’s architect has advised that a 36” guardrail is necessary, which is **lower** than the 42” guardrail required for an amenity space that extends to the edge of the building envelope. This further reduces the visual impact of the proposed amenity area from neighbouring properties, as the guardrail will extend only three feet (0.9 metres) above the top of the building, and will only enclose 37% of the rooftop area. **The proposed Zoning By-law Amendment will restrict the rooftop amenity area to 40% of the rooftop area, and require a minimum setback of 1 metre from the building edge on all sides.**

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

Figure 18 - Roof Plan for the Ford Family Residence



Source: Skinner Architects, 2021

The proposed amenity area is situated towards the middle-to-back portion of the building footprint, closer to the southern property line where there are no immediate adjacent neighbours, to minimize the visibility of the amenity area from the street level and reducing any potential for “overlook” into other properties. The proposed elevator penthouse and staircase will also serve to screen views of the amenity area from pedestrians walking to or from the beach on the adjacent pathway to the south. The construction of the proposed amenity area will not result in a significant increase in bulk, volume, mass, building face, or the general appearance of height due to its size and placement on the roof of the building.

The proposed rear-yard setback reduction is required because there is more than one zone on the subject lands, and in these cases the Zoning By-law requires that the setback shall be measured from the zone line (in this case, the dividing line between the ‘Residential’ and ‘Lakeshore’ zones on the northwest side of the property), not the actual rear lot line, which is approximately 80 metres from the rear of the building (s.s. 2.2). The proposed special provision will not result in an unreasonably small rear yard for the proposed development, as the building is set well back from the Grand Bend public beach (the subject lands’ rearward neighbour).

Finally, the Municipality can use the Site Plan Control process as an additional oversight tool to ensure that the design of the proposed development is consistent with the proposed Zoning By-law Amendment, as the building is a multi-unit structure and subject to the Site Plan Control By-law (Local OP, s.s. 19.9). The

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

proposed Zoning By-law Amendment includes a requirement that a Site Plan Agreement must be entered into with the Municipality prior to beginning any development on the property. This Agreement will include a detailed evaluation of the building design and massing.

In summary, the proposed Zoning By-law Amendment is consistent with the general intent and purpose of the Municipality of Lambton Shores Zoning By-law No. 1 of 2003.

6. PROPOSED PLANNING APPROVALS

6.1 Zoning By-law Amendment

The subject lands are proposed to be re-zoned FROM 'Residential 4' and 'Lakeshore' TO 'Residential 3-#' and 'Lakeshore' to permit the development of a three-storey, three-unit residence on the property. (The zone boundaries will remain unchanged, as these lands are not proposed to be developed.) The following special provisions are proposed:

Notwithstanding any other provisions of this By-law to the contrary, on lands zoned Residential 3-# on Schedule "A" to this By-law, the following provisions shall apply:

PERMITTED USES

- a) Triplex Dwelling*
- b) Home Occupation*
- c) Buildings, Structures and Uses Accessory to a Permitted Use*

SITE REGULATIONS

- a) Minimum Rear Yard Setback – 2.5 m*
- b) Maximum Building Height - the maximum building height shall be three storeys not exceeding 11.2 metres, except that a guardrail for a rooftop amenity area can have a maximum height of 12.2 metres;*
- c) Maximum Size of Rooftop Amenity Area – 40% of the rooftop area*
- d) Minimum Setback from Edge of Building for Rooftop Amenity Area – 1 m*

SPECIAL REQUIREMENTS

- a) A Site Plan Agreement must be entered into with the Municipality prior to any development on the property.*

The proposed R3-# Zoning Provisions are listed in Table 1, and the Zoning By-law Amendment is illustrated in Figure 18, below.

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

Table 1 – Proposed R3-# Zoning Provisions

Black Text – Original Zoning Provision

Italicized Red Text – Proposed Special Provision

Zoning Provision		Proposed R3-# Zone	Proposed Development
9.1 Permitted Uses	a) converted dwelling, triplex dwelling, street townhouse dwelling, stacked townhouse dwelling, multiple dwelling, group home – type 1 b) home occupations, bed and breakfasts c) buildings, structures and uses accessory to a permitted use	a) triplex dwelling b) home occupations c) buildings, structures and uses accessory to a permitted use	Triplex dwelling
9.2 a) Minimum Lot Area i) Triplex Dwelling	300 m ² per dwelling unit (900 m ²)	Same as existing	2,204 m ²
9.2 b) Minimum Lot Frontage i) Triplex Dwelling	12 m	Same as existing	18.29 m
9.2 c) Minimum Front Yard Setback i) Triplex Dwelling	6 m	Same as existing	14.79 m
9.2 d) Minimum Interior Side Yard Setback (if attached garage) i) Triplex Dwelling	1 m	Same as existing	1.67 m (north) 1.38 m (south)
9.2 f) Minimum Exterior Side Yard Setback i) Triplex Dwelling	6 m	Not applicable	Not applicable
9.2 g) Minimum Rear Yard Setback i) Triplex Dwelling	7 m	<i>2.5 m</i>	2.5 m (measured from the Zone limit, as required by s.s. 2.2 of the Zoning By-law)
9.2 Maximum Lot Coverage i) Triplex Dwelling	30%	Same as existing	15.6% (334 m ²)
9.2 Maximum Building Height i) Triplex Dwelling	11m	<i>Notwithstanding any other provisions of this By-law to the contrary, on lands zoned Residential 3-# on Schedule "A" to this By-law, the maximum building height shall be three storeys not exceeding 11.2 metres, except that a guardrail for a rooftop amenity area can have a maximum height of 12.2 metres.</i>	11 m (main building height) 12 m (including the 0.91 metre guardrail for the rooftop amenity area)
9.2 Minimum Landscaped Open Space i) Triplex Dwelling	30%	Same as existing	30%

PLANNING JUSTIFICATION REPORT

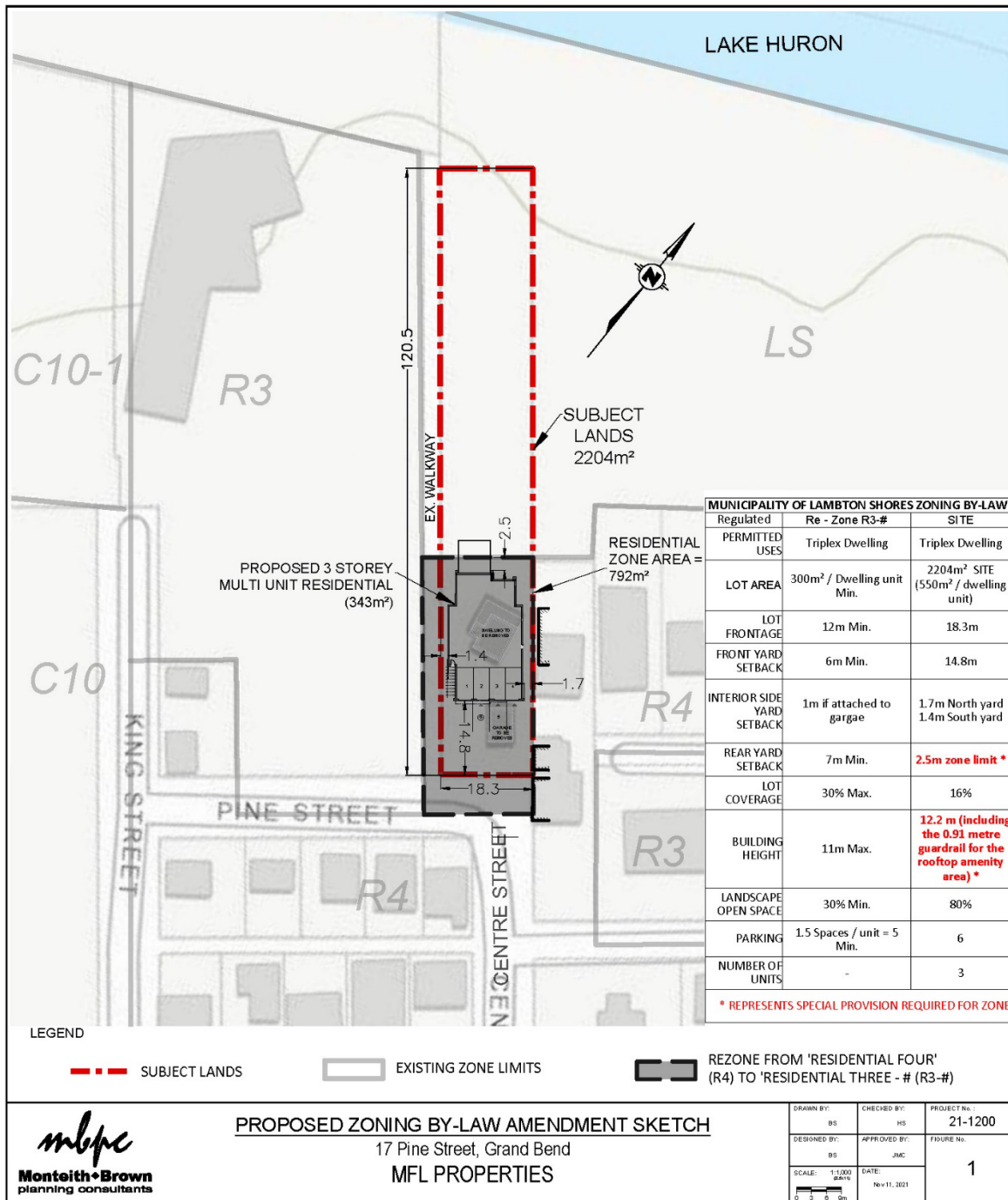
17 Pine Street
Grand Bend, Ontario

9.3 a) Planting Strip	Where a Residential (R3) Zone abuts a Residential (R1) Zone or a Residential (R2) Zone, a buffer strip shall be provided adjacent to and inside the R3 Zone boundary along the Side and Rear Lot Lines, having a minimum width of three (3.0) metres, in compliance with the regulations of section 3.20 of this By-law.	Not required – the subject lands do not abut an R1 or R2 zone.	Not applicable
s.s. 3.29.1 Parking	1 space per dwelling unit	Same as existing	6 spaces (2 per dwelling unit)
<i>Maximum Size of Rooftop Amenity Area</i>	n/a	<i>40% of rooftop area</i>	37% of rooftop area
<i>Minimum Setback from Edge of Building to Rooftop Amenity Area</i>	n/a	<i>1 m</i>	1 m (minimum)
<i>Special Requirements</i>		<i>A Site Plan Agreement must be entered into with the Municipality prior to any development taking place.</i>	

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

Figure 19 - Zoning By-law Amendment Sketch



Source: Monteith Brown Planning Consultants, 2021

7. CONCLUSION

Based on the above analysis, the proposed Zoning By-law Amendment application is consistent with the Provincial Policy Statement, conforms to the Lambton County Official Plan and the Municipality of Lambton Shores Official Plan, and maintains the general intent and purpose of the Municipality of Lambton Shores Zoning By-law No. 1 of 2003.

The following materials have been submitted to the Municipality of Lambton Shores along with this report in support of the Zoning By-law Amendment application:

- One (1) copy of a Zoning By-law Amendment Application form;
- One (1) copy of a Zoning By-law Amendment Sketch; and
- One (1) copy of the Authorization as Agent form.

The application fees will be submitted directly to the Municipality under separate cover by our client.

We trust that the enclosed information is satisfactory to address the submission requirements and look forward to working with staff to advance the applications. If you have any questions regarding this matter or require any additional information, please do not hesitate to contact me.

Respectfully Submitted,

MONTEITH BROWN PLANNING CONSULTANTS



Jay McGuffin, MCIP, RPP
Vice President, Principal Planner
jmcguffin@mbpc.ca

JMc:hs

Appendix 1 Pre-Consultation Meeting Notes

Pre-Consultation Meeting Notes

Client: Skinner + Skinner Architects
File #: 20-1420
Date: April 20, 2021

Place / Time: Video Call, 10 AM

In Attendance: Stephen McAuley (Director of Community Services, Municipality of Lambton Shores)
Nick Verhoeven (Engineering Specialist, Municipality of Lambton Shores)
Will Nywening (Planner, Municipality of Lambton Shores)
Kyle Ford (MFL Properties)
Chelsea Middleton (MFL Properties)
Brad Skinner (Skinner + Skinner Architects)
Tom Crossman (Skinner + Skinner Architects)
Jay McGuffin (MBPC)
Hannah Shirtliff (MBPC)

Reference: 17 Pine Street, Grand Bend – Proposed Four-Storey, Four Unit Condominium

Hannah and Jay provided an overview of the proposed development, and noted that our clients have received at least six letters of community support for the proposed development (enclosed with these meeting notes).

Brad Skinner provided comments on the building renderings, which were designed to give staff an idea of what the building will look like from the street. The building lines up with 23 Beach Lane to the north, and they are trying to keep the footprint within the allowable R4 zone building envelope.

Will stated that Municipal staff have discussed the proposal and they had reservations about the height and intensity of development proposed. (While acknowledging the seven-storey condominium building that is closer to Lake Huron.) Will noted that the maximum height in the R4 zone is 9 metres, and although three-storey buildings may be permitted under that zoning if they have flat roofs, the Municipality does receive comments from community members that these buildings are not in character with the area.

Will also commented that the Municipality may not have the servicing capacity for an increase in density in this location. Stephen noted that any development in Grand Bend has to show that flows are not substantially different than what was there before. Stephen identified that there are no issues with water, but there may be issues with sanitary capacity.

Stephen also anticipated that the development proposal would generate opposition from neighbours, and cited less intensive development proposals and uses on the beach (such as volleyball nets and an open

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

pavilion) that have also drawn opposition. Kyle noted that he and Chelsea own 16 and 18 Pine Street, which would be most affected by the proposal. They have also been talking to their neighbours and said there were getting quite a bit of support. Jay identified that there are lots of opportunities for this property, and it could serve as a transition point between the residential enclave to the north and the Main Street commercial area to the south. Jay also noted that the neighbour to the north must current cross our client's property to access theirs, and the proposed design for our client's site has considered this.

Kyle confirmed that the building will not be a short-term rental, but his and Chelsea's primary residence. Members of his family will occupy and own the other units within a condominium structure. Kyle noted that these family members have sold their homes and are committed to living there.

Stephen asked if there was any way to reduce the height of the building, and Will noted that no four-storey buildings have been approved on Main Street. Brad noted that the "Gator" bar looks like four storeys from the street, and also identified that the fourth floor of the proposed building could be pulled back further from the front façade.

Will recommended that MFL Properties have a conversation with the Conservation Authority about the development proposal, but did not anticipate any issues.

Stephen noted that a public walkway to the beach is located directly adjacent to the subject lands.

Staff identified that the following items would be required for a complete Zoning By-law Amendment Application:

- Planning Justification Report, and
- Functional Servicing Report (confirming sanitary capacity).

Staff also recommended that the applicant submit the same information they would include in a future Site Plan Approval Application, so neighbours can visualize the proposed building (e.g. architectural renderings, shadow studies). It was agreed that a Draft Plan of Condominium application would be filed at a later date, potentially with the Site Plan Approval application. It was also recommended that the application address parking requirements.

April 19, 2021

Mayor and Members of Council
Municipality of Lambton Shores
7883 Amtelecom Parkway
Forest, ON
N0N 1J0

Dear Mayor Webber and Members of Council,

**Reference: MFL Properties
Proposed Four-Storey, Four-Unit Condo
17 Pine Street, Grand Bend**

I am the owner of 13 Huron Ave in Grand Bend. I am the neighbour of 17 Pine street.

We are writing to inform Council that we have discussed the proposed development of a four-storey, four-unit condo building at 17 Pine Street with representatives from MFL Properties, and we have no issues with the proposal.

Sincerely,

Shaun Gunness



5198084820

April 19, 2021

Mayor and Members of Council
Municipality of Lambton Shores
7883 Amtelecom Parkway
Forest, ON
N0N 1J0

Dear Mayor Webber and Members of Council,

**Reference: MFL Properties
Proposed Four-Storey, Four-Unit Condo
17 Pine Street, Grand Bend**

I am the owner of 18 Pine St and am the neighbour of 17 Pine Street in Grand Bend.

We are writing to inform Council that we have discussed the proposed development of a four-storey, four-unit condo building at 17 Pine Street with representatives from MFL Properties, and we have no issues with the proposal.

Sincerely,

Chelsea Middleton

905 570 3396

April 19, 2021

Mayor and Members of Council
Municipality of Lambton Shores
7883 Amtelecom Parkway
Forest, ON
N0N 1J0

Dear Mayor Webber and Members of Council,

**Reference: MFL Properties
Proposed Four-Storey, Four-Unit Condo
17 Pine Street, Grand Bend**

I am the owner of 16 Pine St and am the neighbour of 17 Pine Street in Grand Bend.

We are writing to inform Council that we have discussed the proposed development of a four-storey, four-unit condo building at 17 Pine Street with representatives from MFL Properties, and we have no issues with the proposal.

Sincerely,

**Doreen McGillivray
16 Pine Street Grand Bend**

226-339-5302

April 18, 2021

Mayor and Members of Council
Municipality of Lambton Shores
7883 Amtelecom Parkway
Forest, ON
N0N 1J0

Dear Mayor Webber and Members of Council,

Reference: MFL Properties
Proposed Four-Storey, Four-Unit Condo
17 Pine Street, Grand Bend

I am the owner of 49 Gill Road Grand Bend. I live in the neighborhood of 17 Pine St.

We are writing to inform Council that we have discussed the proposed development of a four-storey, four-unit condo building at 17 Pine Street with representatives from MFL Properties, and we have no issues with the proposal.

Sincerely,

Michael Allison
289 668 8062

April 19, 2021

Mayor and Members of Council
Municipality of Lambton Shores
7883 Amtelecom Parkway
Forest, ON
N0N 1J0

Dear Mayor Webber and Members of Council,

**Reference: MFL Properties
Proposed Four-Storey, Four-Unit Condo
17 Pine Street, Grand Bend**

We are the owners of 25 and 27 Warwick Ave and are the neighbours of 17 Pine Street in Grand Bend.

We are writing to inform Council that we have discussed the proposed development of a four-storey, four-unit condo building at 17 Pine Street with representatives from MFL Properties, and we have no issues with the proposal.

Sincerely,

**Steve and Ruth Aho
5197417884**

April 19, 2021

Mayor and Members of Council
Municipality of Lambton Shores
7883 Amtelecom Parkway
Forest, ON
N0N 1J0

Dear Mayor Webber and Members of Council,

**Reference: MFL Properties
Proposed Four-Storey, Four-Unit Condo
17 Pine Street, Grand Bend**

We are the owners of 5 Shady Lane in Grand Bend.

We are writing to inform Council that we have discussed the proposed development of a four-storey, four-unit condo building at 17 Pine Street with representatives from MFL Properties, and we have no issues with the proposal. We do like that the architecture fits in well with other new buildings in the neighborhood.

Sincerely,

**Tarah and TJ Sauder
2896894801**

April 19, 2021

Mayor and Members of Council
Municipality of Lambton Shores
7883 Amtelecom Parkway
Forest, ON
N0N 1J0

Dear Mayor Webber and Members of Council,

**Reference: MFL Properties
Proposed Four-Storey, Four-Unit Condo
17 Pine Street, Grand Bend**

I am the owner of 24 Huron Ave and am the neighbour of 17 Pine Street in Grand Bend.

We are writing to inform Council that we have discussed the proposed development of a four-storey, four-unit condo building at 17 Pine Street with representatives from MFL Properties, and we have no issues with the proposal.

Sincerely,

Terri-Lynn Legault
519-496-2354

April 19, 2021

Mayor and Members of Council
Municipality of Lambton Shores
7883 Amtelecom Parkway
Forest, ON
N0N 1J0

Dear Mayor Webber and Members of Council,

**Reference: MFL Properties
Proposed Four-Storey, Four-Unit Condo
17 Pine Street, Grand Bend**

I am the owner of 11 Eilber in Grand Bend. We own this property in the neighborhood of 17 Pine Street.

We are writing to inform Council that we have discussed the proposed development of a four-storey, four-unit condo building at 17 Pine Street with representatives from MFL Properties, and we have no issues with the proposal.

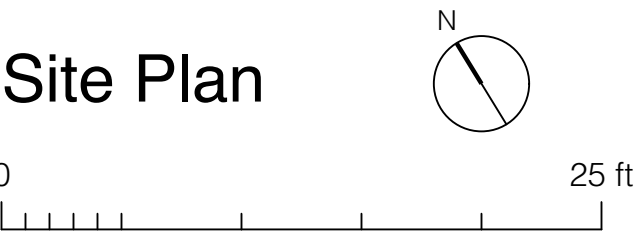
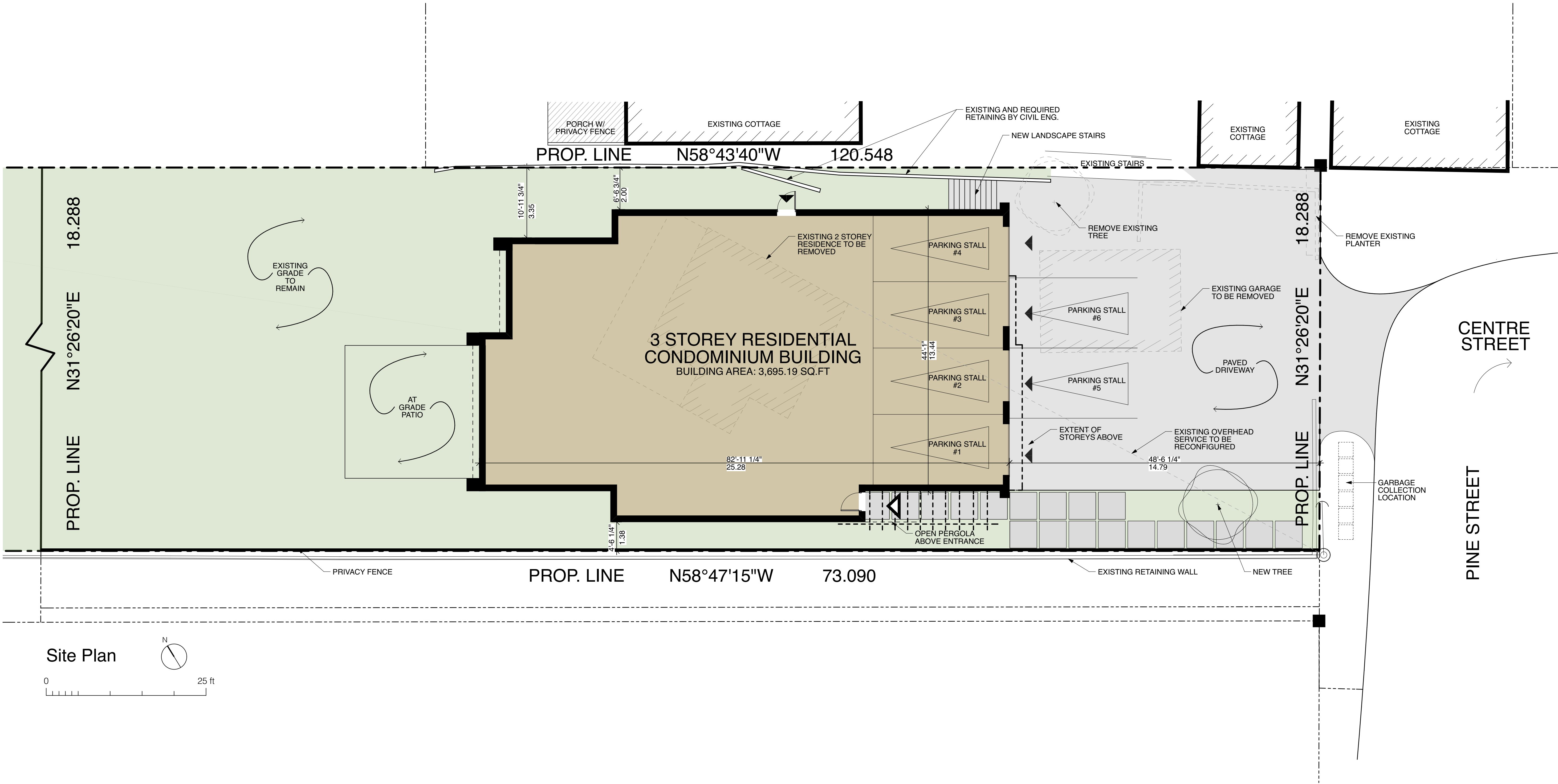
Sincerely,

**Wes MacDonald
519 570 5049**

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

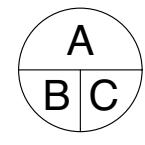
Appendix 2 Architectural Drawings Package



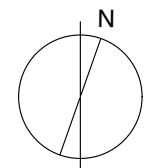
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Contractors: to complete work in accordance with the latest edition of the Ontario Building Code, and all applicable Municipal, Provincial, and Federal laws governing the project. Contractors shall verify all dimensions and report any discrepancy to the Architect before proceeding. Any variations during construction from the drawings must be reported to the Architect in writing for approval.



A. Detail number
B. Location sheet
C. Detail Sheet



Drawn By: TC
Scale: As Noted
Issue 1: For ZBA 29/10/2021

skinnerarchitects

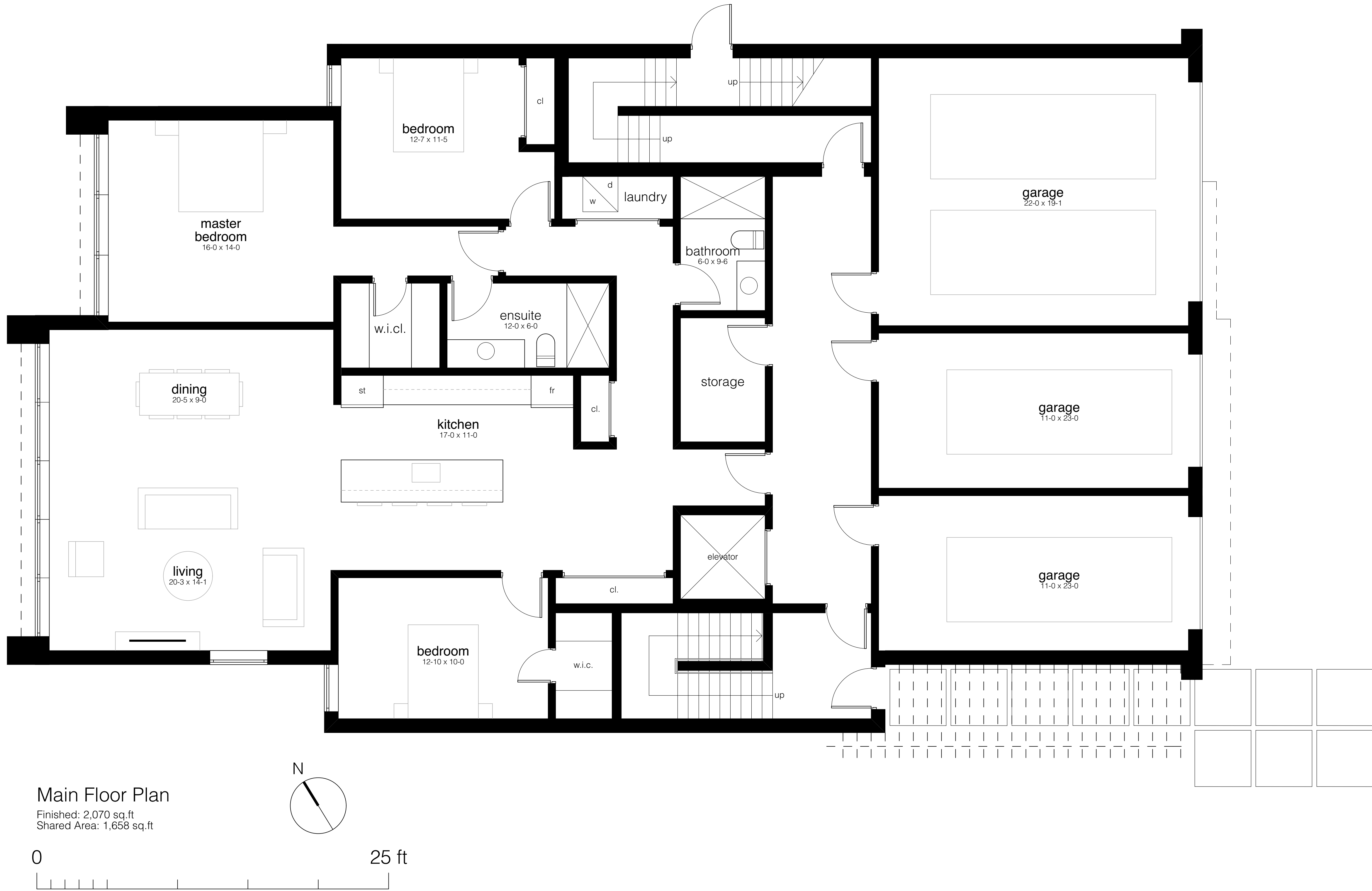


Ford Family Residence Redevelopment

17 Pine Street, Grand Bend

Site Plan

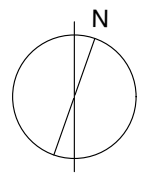
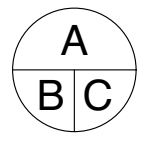
A0.01



copyright:

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Drawn By: TC
Scale: As Noted
Issue 1: For ZBA 29/10/2021



Main Floor Plan

A1.01



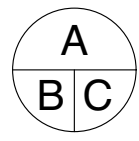
Second Floor Plan
Finished: 2,500 sq.ft



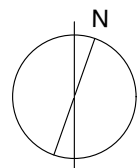
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C. Detail Sheet



Drawn By: TC
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Issue 1: For ZBA 29/10/2021

skinnerarchitects



Ford Family Residence Redevelopment
17 Pine Street, Grand Bend

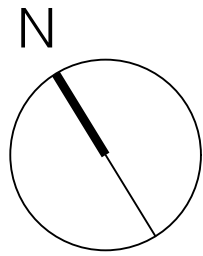
Second Floor Plan

A1.02



Third Floor Plan

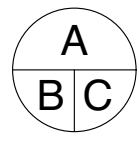
Finished: 2,500 sq.ft



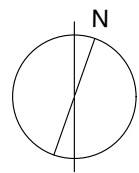
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Drawn By: TC
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Issue 1: For ZBA 29/10/2021

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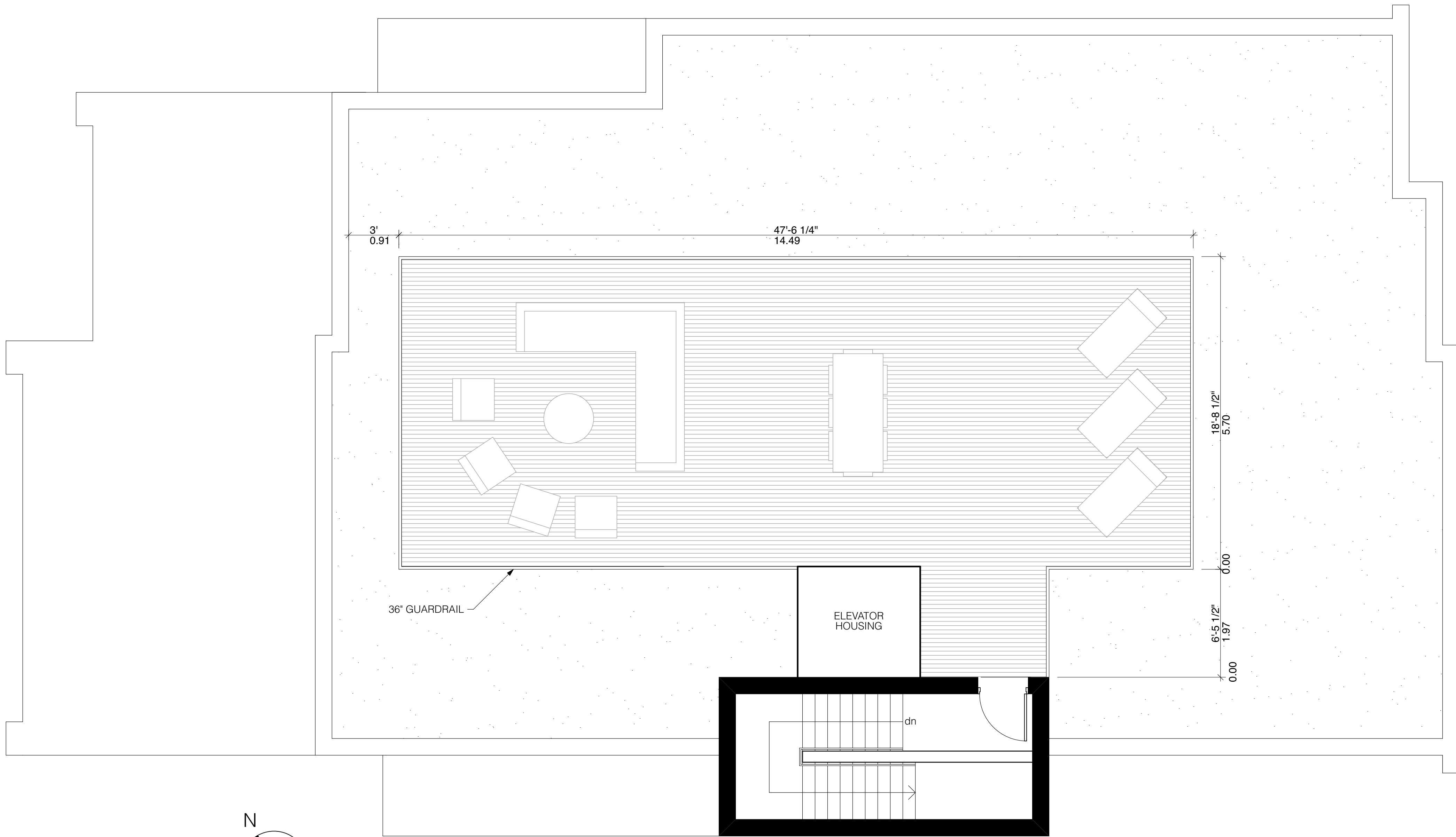


Ford Family Residence Redevelopment

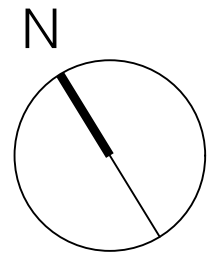
17 Pine Street, Grand Bend

Third Floor Plan

A1.03



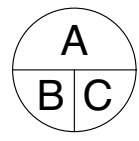
Roof Plan
Finished: 2,500 sq.ft



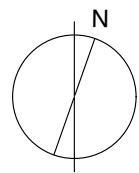
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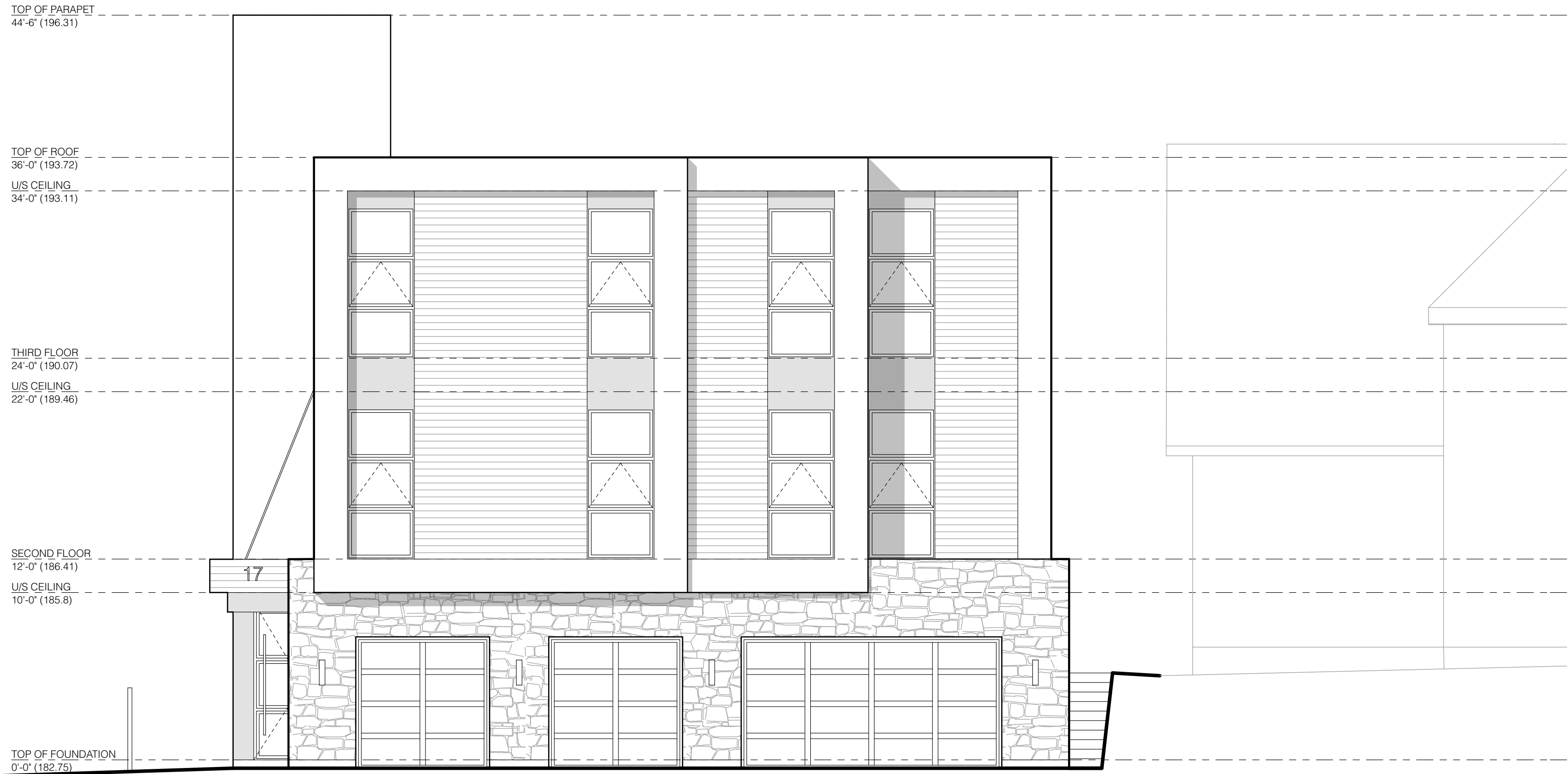
Ford Family Residence Redevelopment

17 Pine Street, Grand Bend

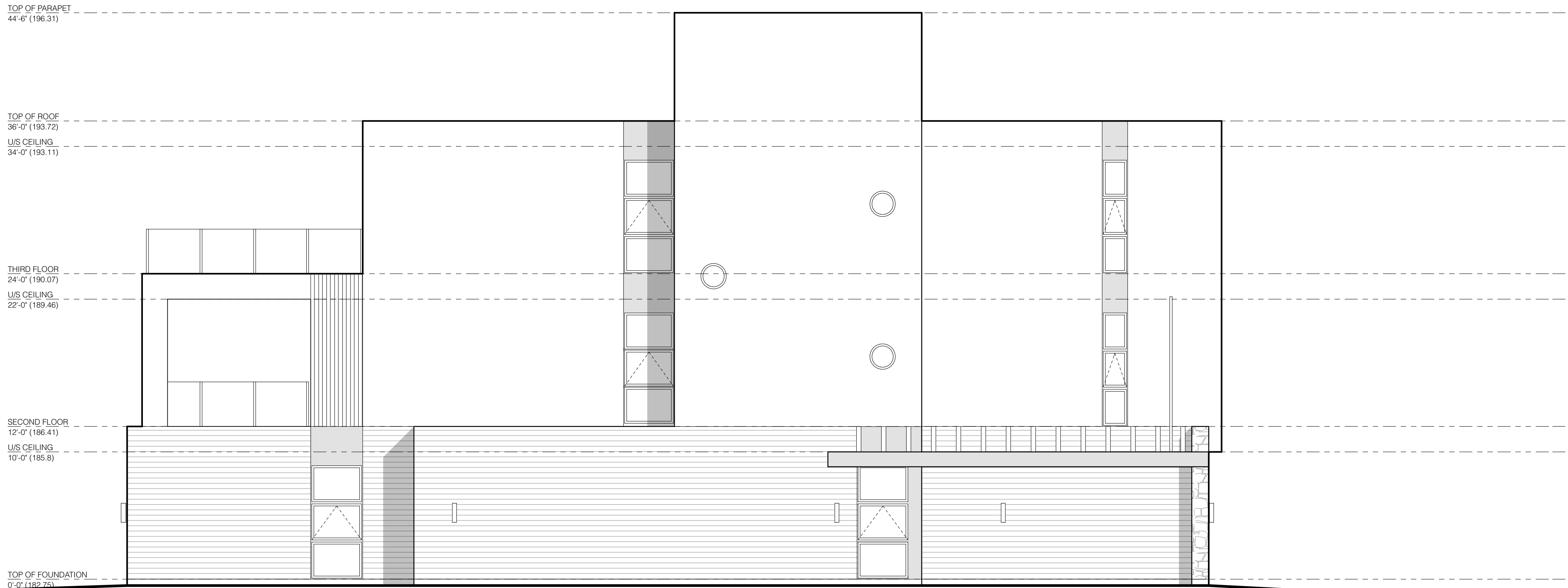
Roof Plan

A1.04

1 East Elevation
A2.01 3/16" = 1'-0"



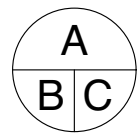
2 South Elevation
A2.01 3/16" = 1'-0"



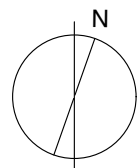
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C. Detail Sheet



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Issue 1: For ZBA 29/10/2021

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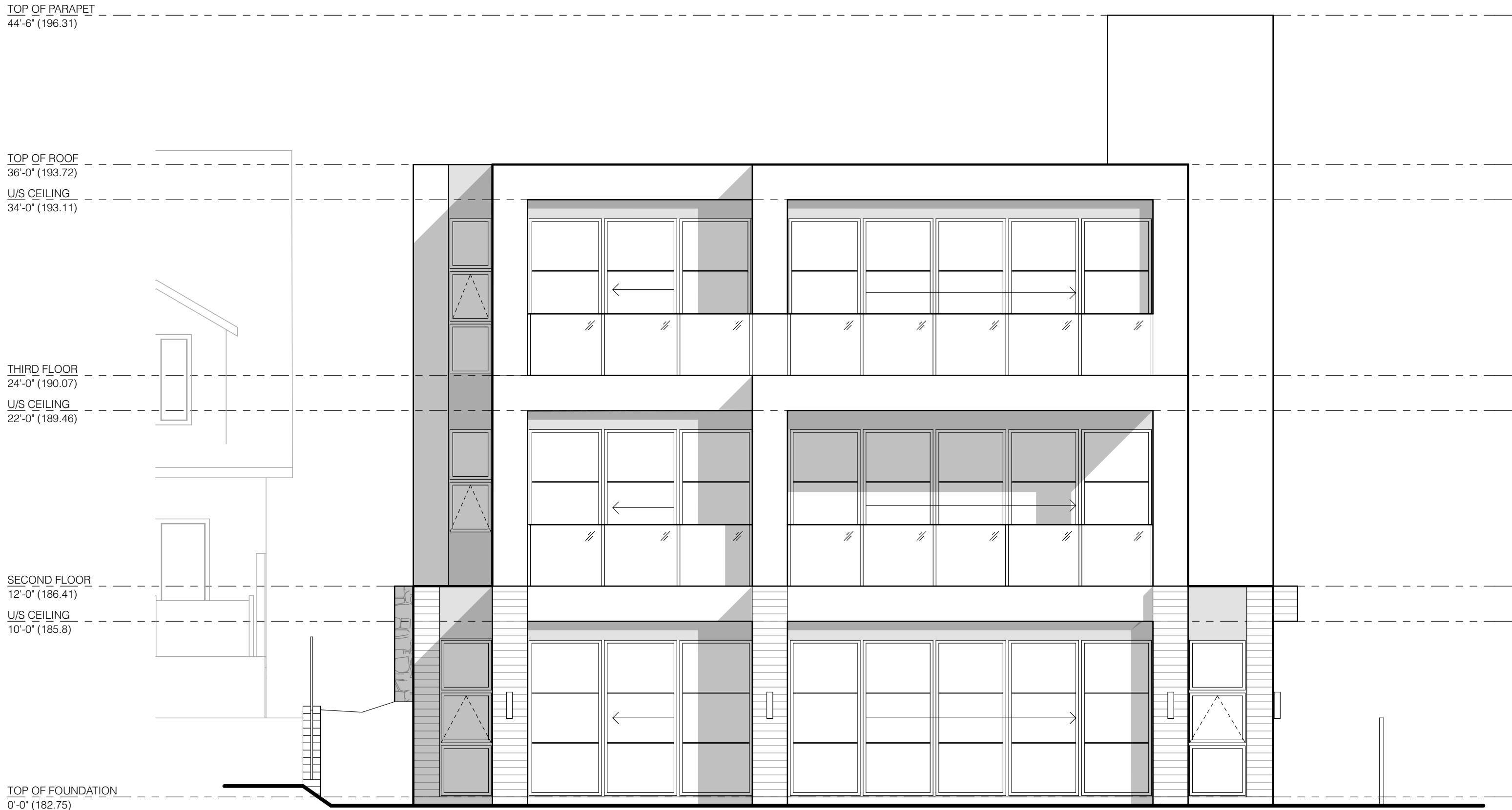


Ford Family Residence Redevelopment

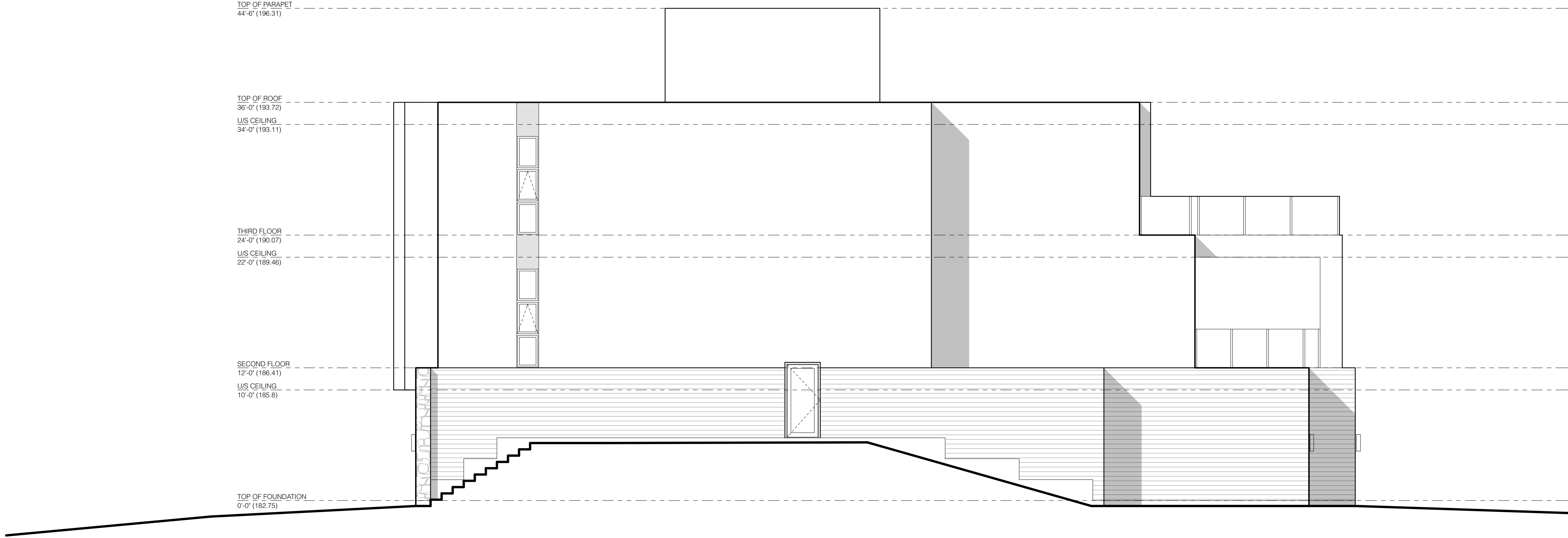
17 Pine Street, Grand Bend

Elevations
East & South
A2.01

1 West Elevation
A2.01 3/16" = 1'-0"



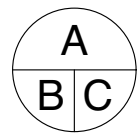
2 North Elevation
A2.02 3/16" = 1'-0"



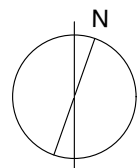
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Issue 1: For ZBA 29/10/2021

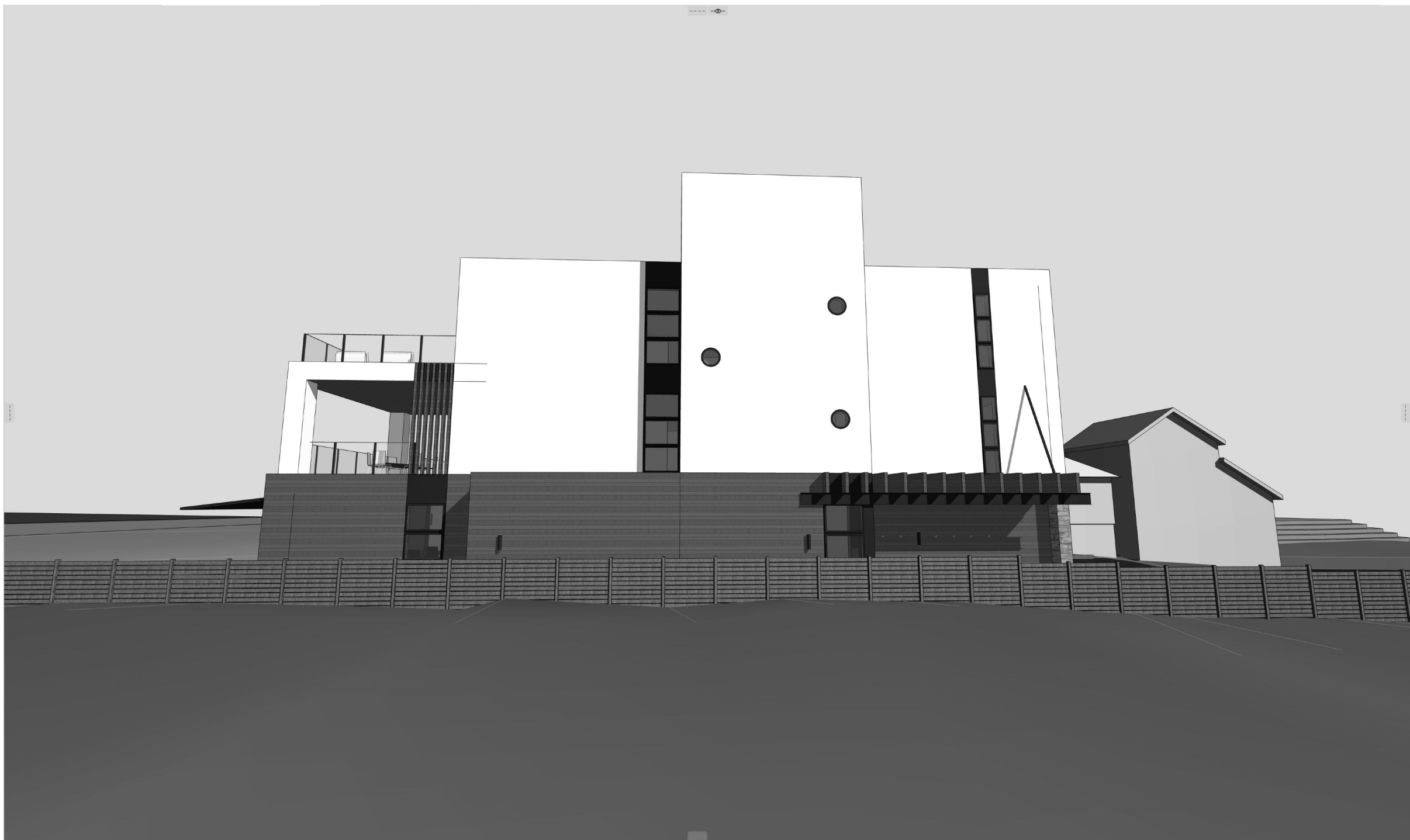
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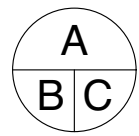
Ford Family Residence Redevelopment

17 Pine Street, Grand Bend

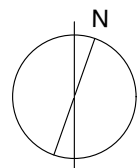
Elevations
West & North
A2.02



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Issue 1: For ZBA 29/10/2021

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Ford Family Residence Redevelopment

17 Pine Street, Grand Bend

3D Model Views



VIEW FACING WEST DOWN BEACH LN

Ford Family Residence Redevelopment

17 Pine Street, Grand Bend, ON

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VIEW FROM BEACH

Ford Family Residence Redevelopment

17 Pine Street, Grand Bend, ON

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VIEW FROM PINE STREET

Ford Family Residence Redevelopment

17 Pine Street, Grand Bend, ON

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PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

Appendix 3 Public Information Session Notice & Mailing List

[REDACTED]
61 MAIN ST
PO BOX 519
GRAND BEND ON
N0M 1T0

[REDACTED]
69 HILLVIEW BLVD
LONDON ON
N6G 3P9

[REDACTED]
525 MCGARRELL PL
LONDON ON
N6G 5L3

LAMBTON SHORES MUNICIPALITY
PO BOX 340
GRAND BEND ON
N0M 1T0

[REDACTED]
5070 HWY 9
SCHOMBERG ON
LOG 1T0

[REDACTED]
216 CHESHAM AVE
LONDON ON
N6G 3W9

[REDACTED]
651 HURON ST
RR 5
STRATFORD ON
N5A 6S6

[REDACTED]
332 - 3230 NAPPERTON DR
STRATHROY ON
N7G 0C4

[REDACTED]
850 DALKEITH CRES
LONDON ON
N5X 1S6

[REDACTED]
103 HAWTHORNE RD
LONDON ON
N6G 2Y3

[REDACTED]
619 NORMANDY DR
WOODSTOCK ON
N4T 0C3

[REDACTED]
32 DITNER AVE
BADEN ON
N3A 4L1

[REDACTED]
211 - 188 MARGARET AVE
KITCHENER ON
N2H 4J3

[REDACTED]
31 NANETTE CRES
LONDON ON
N5X 3K9

[REDACTED]
7 SUNSET AVE
BRANTFORD ON
N3T 5G1

[REDACTED]
1891 CANVAS WAY
LONDON ON
N5X 1J8

[REDACTED]
535 WINSTON CHURCHILL BLVD
MISSISSAUGA ON
L5J 4P8

[REDACTED]
7 PARK AVE
PO BOX 236
GRAND BEND ON
N0M 1T0

[REDACTED]
219 LILLIAN WAY
LOUISVILLE KY
40214

[REDACTED]
2830 CONCESSION DR
C/O [REDACTED]
RR 1
GLENCOE ON N0L 1M0

[REDACTED]
14 PINE ST
PO BOX 1194
GRAND BEND ON
N0M 1T0

[REDACTED]
49 GILL RD
PO BOX 33
GRAND BEND ON
N0M 1T0

[REDACTED]
2443 PERTH RD 163
RR 1
ST MARYS ON
N4X 1C4

[REDACTED]
46 NORTHUMBERLAND RD
LONDON ON
N6H 5H5

[REDACTED]
95 LELAND RD
LONDON ON
N6K 1T2

[REDACTED]
412 BELL ST
INGERSOLL ON
N5C 2P6

[REDACTED]
4144 PIERCE DR
C/O TERRY PAWL
SHELBY TWP MI, USA
48316

[REDACTED]
4620 OLD OAK CRT
PLYMOUTH MI, USA
48170

[REDACTED]
2163 HIDDEN VALLEY CRES
KITCHENER ON
N2C 2R2

[REDACTED]
556 KININVIE DR
LONDON ON
N6G 1N9

[REDACTED]
1190 MONA RD
MISSISSAUGA ON
L5G 2Z7

[REDACTED]
340 EAST ACACIA RD
MILWAUKEE WI, USA
53217-4234

[REDACTED]
7 PARK AVE
PO BOX 236
GRAND BEND ON
N0M 1T0

[REDACTED]
208-9 PINE ST
PO BOX 226
GRAND BEND ON
N0M 1T0

[REDACTED]
1568 SHORE RD
LONDON ON
N6K 4Z6

[REDACTED]
302-9 PINE ST
PO BOX 305
GRAND BEND ON
N0M 1T0

[REDACTED]
18-1956 RICHMOND ST
LONDON ON
N5X 0E8

[REDACTED]
314-302 ERB ST W
WATERLOO ON
N2L 3W1

[REDACTED]
15 NANETTE DR
LONDON ON
N5X 3L7

[REDACTED]
401 - 9 PINE ST
PO BOX 682
GRAND BEND ON
N0M 1T0

[REDACTED]
PO BOX 1882
CLINTON ON
N0M 1L0

[REDACTED]
1 PRIDHAM PL
TOTTENHAM ON
L0G 1W0

[REDACTED]
1 PRIDHAM PL
TOTTENHAM ON
L0G 1W0

[REDACTED]
302-235 JOHN ST N
STRATFORD ON
N5A 0H9

[REDACTED]
403-1200 COMMISSIONERS RD W
LONDON ON
N6K 0J7

[REDACTED]
2200 S HAMMOND LAKE DR
WEST BLOOMFIELD MI, USA
48324

[REDACTED]
54914 ALEXIS CT
SHELBY TOWNSHIP MI, USA
48316

[REDACTED]
215 NORTHUMBERLAND ST
AYR ON
N0B 1E0

[REDACTED]
11 SPRING MIST DR
KITCHENER ON
N2P 2M2

[REDACTED]
24 SANDRA AVE
KITCHENER ON
N2M 1Z6

[REDACTED]
4510 RUE DEMERS
WEST BLOOMFIELD MI
48323

[REDACTED]
602 - 9 PINE ST
GRAND BEND ON
N0M 1T0

[REDACTED]
36 CHANTRY PL
LONDON ON
N6G 5A5

[REDACTED]
20 MARADON DR
PO BOX 140
BRUSSELS ON
N0G 1H0

[REDACTED]
2 DOUGLAS DR
AYR ON
N0B 1E0

[REDACTED]
62 WINDER GROVE S
LONDON ON
N6K 4K6

[REDACTED]
702 - 9 PINE ST
PO BOX 64
GRAND BEND ON
N0M 1T0

[REDACTED]
2122 CALLINGHAM DR
LONDON ON
N6G 0M2

[REDACTED]
209-400 ROMEO ST N
STRATFORD ON
N5A 0A2

[REDACTED]
127 HUGHES ST
PO BOX 908
DRESDEN ON
N0P 1M0

[REDACTED]
69 KING ST
PO BOX 287
GRAND BEND ON
N0M 1T0

[REDACTED]
49 GILL RD
PO BOX 33
GRAND BEND ON
N0M 1T0

[REDACTED]
446 PINEHURST DR
ROCHESTER HILLS MI, USA
48309

[REDACTED]
23 BEACH LANE
PO BOX 677
GRAND BEND ON
N0M 1T0

[REDACTED]
8422 REVERE DR
RR 3
GRANTON ON
N0M 1V0

[REDACTED]
PO BOX 519
GRAND BEND ON
N0M 1T0

[REDACTED]
18 MARIANNA DR
LONDON ON
N6P 1B7

[REDACTED]
508 - 155 FRONT ST N
SARNIA ON
N7T 7V5

[REDACTED]
PO BOX 521
GRAND BEND ON
N0M 1T0

[REDACTED]
49 GILL RD
PO BOX 33
GRAND BEND ON
N0M 1T0

[REDACTED]
14 NORTHUMBERLAND RD
LONDON ON
N6H 5H5

[REDACTED]
23 WOODWARD AVE
PO BOX 384
GRAND BEND ON
N0M 1T0

[REDACTED]
10295 RIVERSIDE DR
PO BOX 745
GRAND BEND ON
N0M 1T0

[REDACTED]
10295 RIVERSIDE DR
PO BOX 745
GRAND BEND ON
N0M 1T0

[REDACTED]
14 EDMUND AVE
YORK ON
M9N 1A3

[REDACTED]
19 WOODWARD AVE
PO BOX 35
GRAND BEND ON
N0M 1T0

[REDACTED]
15 WOODWARD AVE
PO BOX 918
GRAND BEND ON
N0M 1T0

[REDACTED]
126 MARTINET PLACE
LONDON ON
N5V 4B5

[REDACTED]
507 - 520 WELLINGTON ST
LONDON ON
N6A 3R2

[REDACTED]
11 - 1615 NORTH ROUTLEDGE PK
LONDON ON
N6H 5L6

[REDACTED]
567 ROSECLIFFE TERR
SUITE 38
LONDON ON
N6K 0E2

[REDACTED]
571 WEDGEWOOD DR
BURLINGTON ON
L7L 0J9

[REDACTED]
13 VICTORIA ST S
WOODSTOCK ON
N4S 3J4

[REDACTED]
150 WHISPERWOOD AVE
LONDON ON
N6K 4C2

[REDACTED]
75 JAMES YOUNG DR
GEORGETOWN ON
L7G 5S5

[REDACTED]
16-214 KINGSWOOD DR
KITCHENER ON
N2E 2K2

[REDACTED]
PO BOX 1458
GRAND BEND ON
N0M 1T0

[REDACTED]
33975 EVELYN ST
RR 1
DASHWOOD ON
N0M 1N0

[REDACTED]
RR 7 STN MAIN
ST MARYS ON
N4X 1C9

[REDACTED]
PO BOX 1094
GRAND BEND ON
N0M 1T0

[REDACTED]
PO BOX 879
GRAND BEND ON
N0M 1T0

[REDACTED]
2950 LINE 29
RR 2
TAVISTOCK ON
N0B 2R0

[REDACTED]
614 - 601 WEST ROSEMARY ST
CHAPEL HILL NC
27516

[REDACTED]
PO BOX 114
GRAND BEND ON
N0M 1T0

[REDACTED]
6-144 SOUTHVALE RD
PO BOX 352
ST MARYS ON
N4X 1B2

[REDACTED]
53-1295 WHARF ST
PICKERING ON
L1W 1A2

[REDACTED]
106 WELLINGTON ST
PO BOX 1652
ST MARYS ON
N4X 1C1

[REDACTED]
PO BOX 1270
GRAND BEND ON
N0M 1T0

[REDACTED]
PO BOX 1031
GRAND BEND ON
N0M 1T0

[REDACTED]
139 NISBET BLVD
WATERDOWN ON
L8B 0R8

[REDACTED]
80 SPRINGFIELD CRES
LONDON ON
N6K 2T6

[REDACTED]
223 - 1425 PHILADELPHIA AVE
CHAMBERSBURG PA, USA
17201

[REDACTED]
37 BEACH LANE
PO BOX 1393
GRAND BEND ON
N0M 1T0

[REDACTED]
42 - 2215 CALLINGHAM DR
LONDON ON
N6G 0P1

[REDACTED]
12 CAMMAY AVE
DUNDAS ON
L9H 6M5

[REDACTED]
65 OAK ST
PO BOX 114
GRAND BEND ON
N0M 1T0

[REDACTED]
PO BOX 1016
GRAND BEND ON
N0M 1T0

[REDACTED]
PO BOX 268
THEDFORD ON
N0M 2N0

[REDACTED]
36 SILVERBIRCH PLACE
WHITBY ON
L1R 1X6

[REDACTED]
22581 JURY RD
RR 3
KOMOKA ON
N0L 1R0

[REDACTED]
1747 FOXWOOD AVE
LONDON ON
N6G 0C4

Virtual Public Information Session: Proposed Residential Redevelopment 17 Pine Street, Grand Bend

DATE / TIME: Thursday, June 24th, 2021
6:00 p.m. - 7:30 p.m.

LOCATION: Zoom
Advance Registration Required at <https://17pinestreet.eventbrite.ca>

Dear Neighbour,

Our names are Kyle Ford and Chelsea Middleton, and we recently purchased 17 Pine Street with the intention to re-develop the property into a multi-generational family residence. Our family is looking forward to residing year-round in Grand Bend and becoming full-time members of the community.

We have been working with a team of experts, including **Skinner + Skinner Architects Inc.** and **Monteith Brown Planning Consultants** (both based in London), on a development proposal to replace the existing single-detached dwelling on the site with a three-storey, three-unit, multi-generational residence for our family. The proposed building has been sensitively designed by Skinner + Skinner Architects to be respectful of the existing neighbourhood character and Grand Bend's beachside village image.

We would like to invite you, as our neighbour, to attend a virtual Public Information Session where we will share with you our redevelopment vision for this property. The meeting is being held on **Thursday, June 24th, 2021 from 6:00 p.m. to 7:30 p.m.** on Zoom. Please register in advance at: <https://17pinestreet.eventbrite.com>

As a part of our commitment to the community, we value the opportunity to discuss our proposal with you before we submit any planning applications to the Municipality of Lambton Shores. We have also extended this invitation to Municipal Council and Planning staff so that they too can be aware of what we are envisioning. We want everyone to understand that this is NOT a Council meeting, that no applications have been filed, and no decisions are being made. We are simply hosting this meeting to introduce ourselves and discuss the proposal with you. To assist us, we have asked our Planning Consultants to facilitate the meeting. They will provide a brief overview of our proposal, explain the works completed as part of the design process, review the preliminary concept plan, and identify timing and next steps. Following this presentation, the meeting will be open for input and discussion. We have also made arrangements for our architects to attend the meeting to discuss and answer any questions in regard to the building design.

We look forward to meeting with you virtually on **Thursday, June 24th, 2021** to discuss our proposal and hopefully answer any questions that you may have before we finalize our plans and submit applications for consideration of approvals. If you are unable to attend the meeting, or if you have any questions and/or comments, please contact Jay McGuffin by email at jmcguffin@mbpc.ca, or ourselves at kyle@bremacrealestate.com.

Sincerely,

Kyle Ford & Chelsea Middleton
MFL Properties

For more information, please contact:



jmcguffin@mbpc.ca



(519) 686-1300



Monteith Brown Planning Consultants
610 Princess Avenue
London, ON, N6B 2B9



PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

Appendix 4 Public Information Session Presentation & Meeting Minutes



Ford Family Residence Redevelopment

17 Pine Street, Grand Bend

Community Information Meeting – June 24, 2021

AGENDA

- Introductions
- The Neighbourhood
- Development Vision for 17 Pine Street
- What Happens Next?
- Questions & Comments

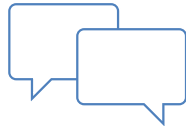
OBJECTIVES

- To introduce MFL Properties' vision for the property
- To inform the community about the development process
- To answer questions about the development proposal

HOUSEKEEPING



Please mute your mic
if you are not speaking



Type your question or comment
in the Q&A box



Please “raise your hand” if
you would like to speak



This presentation is being recorded

WHO WE ARE

MFL Properties Inc.

- Family-owned property management company

Monteith Brown Planning Consultants

- London-based planning firm with extensive experience working in Grand Bend and Lambton Shores

Skinner & Skinner Architects

- London-based architectural firm, also with extensive experience working in Grand Bend

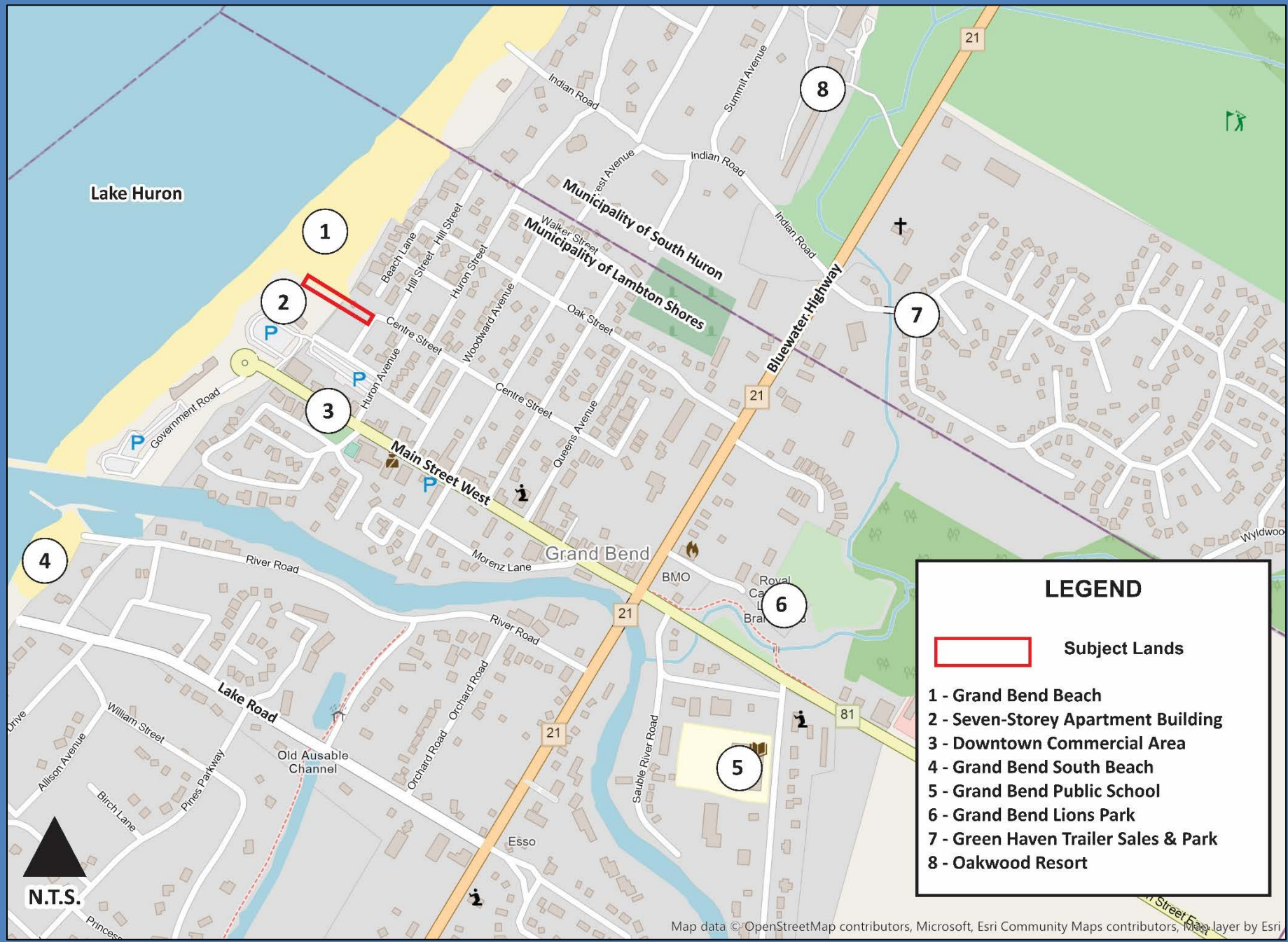
WHY ARE WE HERE?

- To introduce the proposed development to the community **before** submitting an application to the Municipality
- To gather feedback on the proposal, and make changes if necessary
- To answer questions about MFL Properties' plans for 17 Pine Street

WHY A MULTI-UNIT RESIDENTIAL BUILDING?

- Planning to reside in Grand Bend year-round with older family members
- Providing opportunities for older family members to age in place, not worry about yard maintenance, snow clearing, etc.
- Building designed to complement the existing neighbourhood character & Grand Bend's beachside village image

NEIGHBOURHOOD



STREET VIEW OF PROPERTY, FROM PINE STREET



17 Pine Street

Pedestrian Pathway
from Pine Street to
Grand Bend Beach

AERIAL VIEW OF NEIGHBOURHOOD CONTEXT

Location of
new
building



Pedestrian Pathway
from Pine Street to
Grand Bend Beach



DEVELOPMENT VISION



Reduced building height from four storeys to three, based on feedback from Municipality

Building **set back** from the public beach, with second and third storeys pulled back further to soften the building's appearance

White horizontal cement board façade atop a Warton stone base

Four garage stalls provided for the three dwelling units, with tandem parking in front

DEVELOPMENT VISION



Rendering shows relationship of the proposed building to its neighbours
(in grey)

BEACH VIEW



Proposed building design, height, & scale will be compatible with modern development along the Grand Bend beachfront

WHAT HAPPENS NEXT?

COMMUNITY CONSULTATION

- Introducing development concept to community, gathering feedback

WE ARE HERE

ZONING BY-LAW AMENDMENT & SITE PLAN APPROVAL

- Zoning By-law Amendment and Site Plan to be evaluated at the same time
- **Site Plan:** Finalize the redevelopment program & building design for the site, including building facades, landscaping, and parking
- **Zoning:** Establish the legislative basis for redevelopment through planning applications
- Staff review planning applications
- Council approval required
- Public process

CONSTRUCTION

- Implementation of development vision



QUESTIONS & COMMENTS



THANK YOU!

AERIAL PHOTO



Subject
Lands

Pine Street

Centre Street

Community Information Meeting Minutes

Client: MFL Properties
File #: 21-1200
Date: June 24, 2021

Place / Time: Zoom, 6 PM – 7 PM

In Attendance: Chelsea Middleton (MFL Properties)
Kyle Ford (MFL Properties)
Brad Skinner (Skinner Architects)
Tom Crossman (Skinner Architects)
Jay McGuffin (MBPC)
Hannah Shirtliff (MBPC)
+ ~20 attendees from the community

Reference: 17 Pine Street – Proposed Redevelopment

Presentation

- MBPC planners began the meeting by running through a presentation (slides enclosed) outlining MFL Properties' plans for the site. Skinner Architects provided information on the proposed building design
- At the beginning of the presentation, MBPC staff let attendees know that the presentation was being recorded for note-taking purposes.

Questions & Answers

- After the presentation concluded, MBPC opened up the meeting for questions and comments from attendees, which are transcribed below.

Garry Gable: I have a question, I'm Gary Gable, Gary and Lisa Gable, we're in Unit 601 on the sixth floor, at 9 Pine Street, the big building right in front. I think the concern is, maybe if you can show us exactly where the proposed housing is supposed to be, obviously the concern of the people in the 9 Pine Street building is those on the north side, right now we in our units all obviously as you can imagine love our view of the north beach. Our big concern is that at one time there was a proposed development on the south side that was literally going to put a building right next to us so we'd all be looking into the neighbours' bathrooms and bedrooms. And our concern obviously is for floors 1, 2, and 3 in our building, and even 4, that they would be looking directly into your building. And I think, just speaking for the people on the other side of your house, they're probably going to be concerned about how much of their view you're blocking – you'll be south of them, and are you going to be measurably further up the beach, closer to the beach than they are, because they'll probably be concerned about that, so those for us are our concerns. Personally, I think your building looks very attractive but I'm concerned about where it's actually positioned in comparison to our building.

Lisa Gable: And I guess I would say that it's not an apartment building, we actually are owners of the condominium.

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

Hannah Shirliff: Sorry about that, that was my mistake, I was trying to look for information on it before the meeting but couldn't actually find anything, so thank you for that.

Garry Gable: Could you actually point out where the building is and where it's going to end, it looks like there's a patio close to the beach, a ground-floor patio if I'm not mistaken, in the green area, and I see a yellow line that goes across our building and across your red quadrangle, and I'm wondering if that's showing where the front of your building is going to be.

Hannah Shirliff: No, I can clarify the yellow line, that's the area - anything that's shaded in yellow towards the lake, that's what's regulated by the Conservation Authority. That doesn't really have anything to do with the development, the house won't be anywhere near that line.

Garry Gable: Okay, and so how far back – we know that's not going to be developed, so that's approximately where our units are facing, so how far back will the actual building be?

Jay McGuffin: If I can jump in Gary, Jay McGuffin here, if you can take a look at the screen and see where the existing dwelling is within that red rectangle

Garry Gable: Yes, I see that

Jay McGuffin: That's this building right here, the neighbouring dwelling, the extent of the new house – can you see my cursor on the screen?

Garry Gable: Yes we can

Jay McGuffin: Are you watching the blue line or my cursor?

Garry Gable: I see the blue line, it looks like your building is going to be a bit beyond, so the current house is within the blue line right now, is that correct?

Jay McGuffin: That's right, so just a little bit beyond that if you look back up on the air photo, it's going to be adjacent to the parking lot in your building.

Garry Gable: Oh okay, all right

Jay McGuffin: Not intrusive at all in terms of blocking any view from that existing building. And Hannah if I can ask you to flip back one in terms of the comments about the dwelling to the north, if you look at the rendering that illustrates the relationship between the dwellings, you can see here that what Brad has very skillfully done is he's extrapolated in the CAD program the profile of that house to the north, you can see it nestled in beside the building here. So from a height perspective, what he was identifying was the building in terms of its relationship to the built environment, this dwelling won't be much different than what's already here.

Garry Gable: Oh, okay. And Kyle, just a question for you, I don't mean to dominate things, your family is really planning to be here full-time, you're not looking at this as a rental property, is that correct?

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

Kyle Ford: No sir, we have other investment properties in town. Six years ago when we started this business my mom made an investment in the business, in our family, and this property is our dream and our celebration of that business and she'll be living in the main floor unit, my sister and her family will be living in the second-floor unit, and Chelsea, myself, and son will be living in the top floor unit.

Garry Gable: Great, good.

Hannah Shirtliff: Thanks Gary, thanks Kyle. I think Linda's hand was up, Bruce I saw your hand up as well, we can go to Linda maybe quickly.

Ron Holmes: It's Ron Holmes, Linda's husband – she was the one that registered. I think my questions just got answered, who's going to live there, it's not going to be an AirBnb or a rental property or anything like that. The people that were just described are going to be the permanent residents, is that correct?

Jay McGuffin: That's correct.

Ron Holmes: Thank you.

Hannah Shirtliff: Thanks Ron, Bruce, you had your hand up I think?

Bruce Hough: Thanks. I think what Gary was asking should be available in a - For example what was shown on the screen, we should be able to see that not just on screen tonight, but could we be sent or could we pick up a copy, maybe Brad would have a copy of that?

Brad Skinner: We can easily add this building to the satellite view showing the condominium building and show where it is, it's nicely back from the view, think it sticks out 15 feet from line of existing houses, we can do that if Jay can figure out how to distribute it.

Garry Gable: Yes, just as a point Bruce is on our board, as is Greg who's also on this thing, I think it would be valuable to have this information to present to the other board members, assuming they concur like we do. Now I'm quite comfortable with what they're going to build, and it would be good for them to represent that. We have 34 units and as I'm sure you can imagine, rumours can spread and people get all kinds of misinformation and we would like them to be able to share this with the rest of the residents.

Jay McGuffin: Certainly, that's understandable

Bruce Hough: I have a couple of other things too if I can add. First, Kyle, how long have you owned this property?

Kyle Ford: 2.5 years

Bruce Hough: So much before you owned it, the previous owner removed a considerable amount of vegetation. When he did that, it has caused us, at our property at 9 Pine Street with regard to sand ingress into the north side of our property and has caused quite a bit of sand ingress into sidewalk [unclear] stripped, why the Town didn't do anything with it at the time, that would be a concern of ours, as we have an extra

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

cost (as does Lambton Shores) to remove sand being blown across [unclear] its's certainly a major concern of ours. Another question I would have is, have you considered at all the possibility of donating the westerly edge and I'm not sure whether Brad had talked northerly or westerly, I'm talking about the shoreline edge, have you considered the possibility of donating [unclear] land to Lambton County?

Kyle Ford: I do apologize, portions of that were cut off, but I think I got most of it, I apologize if I don't answer everything. I appreciate your concerns with dealing with the sand, it's something that we are dealing with, with sand and garbage blowing in from the north beach onto our property and then from our property onto the sidewalk, it's a never-ending job cleaning that beach. We're open to any discussion on solutions that may work to help that, like I said we're cleaning up the beach constantly so if you have any ideas or suggestions I'm open to that. In regards to donating the front parcel, I'll tell you that Chelsea and I have a plan to get married on the beach next year, so donating it isn't in our plan, but that's certainly something we can consider for the future.

Bruce Hough: Thank you.

Douglas Furdock: I think that the only issue – we all like to see development in Grand Bend, it's good for the area, the issue that we have or that I would be concerned with is the western extension, now you're stating that it's 15 feet beyond the setback for the adjacent home.

Brad Skinner: The site plan shows the house to the north, so it's about 15 feet, but that's just the ground floor and the second and third floors are in line with the existing houses.

Douglas: what's the distance from the regulated area to the first floor?

Brad Skinner: We're hundreds of feet back.

Douglas Furdock: So you're only 15 feet ahead?

Brad Skinner: Looking at the satellite image, we're in line with the average of most of the homes.

Douglas Furdock: That's very nice to hear. Just as an aside, the condominium building, back when it was built, my understanding was that speaking to the developers at that time was that they gained the approvals from the Grand Bend Planners by donating the land in front of the building that allowed access to the north beach by the town. I believe that's an accurate statement, I know it doesn't concern your particular situation, but as an aside that is how that building was approved 30 years ago to be built that far forward. I feel a lot better knowing that this is your proposal, that you're not extending that far forward into the lot.

Brad Skinner: I would say that we're in line with most of the cottages on the beach. One particular cottage to the north is set back further and may have been reconstructed since the satellite view. We can plot the cottage on the site showing all of the context, where it lines up, looking at the satellite view it's in line with the other cottages.

Jay McGuffin: I just wanted to add some clarity – the yellow line identifies a regulated area under Section 28 of the Conservation Authorities Act, any development within that area must get a permit from the

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

Conservation Authority. I'll draw everyone's attention to the fact that a large portion of the building to the south is within that regulated area.

John McIntosh: I just wanted to start off by saying thanks to Kyle and Chelsea for putting together this meeting, it's kind of a refreshing thing to hear what's happening in the neighbourhood before it happens, rather than afterwards, which is generally what happens. We're at the corner of Beach and Hill Street and have been there for almost 50 years so we've seen a lot of changes. I'm sure you're within all the distances, etc. because you have to be. For height, I'm assuming you're within 30 feet because that's the regulation, am I correct in assuming that's the height?

Brad Skinner: It's approximately the height. With the process of rezoning it may be a touch higher, 30 feet is the regulation for the single-family zoning, not multi-family. So it's probably 34 feet when we're finished, we're close to 30.

John McIntosh: I realize there's regulations to cover that, not so much a question rather than a comment, your building looks lovely. I think for those of us, we're a block back from the beach, what we're seeing is higher and higher buildings going up, which is probably fine, except I'm sure that you can appreciate that those of us who are a block back no longer have any view of the beach that we might have been able to pick out between some trees. That might be a concern but I recognize it's just the way things are. I might have a question for Bradley, did you design the ones on Hill Street?

Brad Skinner: Not both of them, just the one that's still being built.

John McIntosh: I hope you would be careful when you say it's fitting in with the neighbourhood, it's not what the normal cottages look like, I don't want to sound like I can't change with the times because I can, but it is a bit of a stretch to say that it fits in with the cottages that are there now. For me, it's a totally different design, not opposed to it or anything, but it is very large and square and cuts off the view of anyone further from the lake. All I say is, thanks for having the meeting and hearing our concerns, and we'll be watching to see the wedding happening on the beach next summer.

Robin and Greg Shinkel: My question is that if it's for family members, what's the point of registering it as a condominium? It's a good way of getting it approved, I'm concerned in three, five, ten years it flips and the condo could be converted to a rental apartment building, especially if all the owners are in the condominium together. Why not have it registered as a single-family dwelling?

Kyle Ford: I love my mom and I'm happy to help build this for her, but we're definitely looking at having our own individual spaces in regards to the property, we've also been advised – I come from a financial planning background and there are benefits to having our own individual residences here, in terms of the primary residence capital gains exemption, which is a very important piece to this. Although my mom, my sister, and I started this business, my sister and I have our own individual spouses now and though the business started in our family, having the individual condominium allows us to have our individual properties as couples, and there are tax benefits as well.

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

Greg Shinkel: I can understand that, that's a good explanation. My other question was, what kind of variances are required when you do make your application? For instance, setbacks to the property line, changing to multi-res from single-res?

Hannah Shirliff: I can run through the preliminary variances we would be looking at, based on this site plan. First, we would be recognizing the existing lot frontage, side yards, and the lot area might be slightly undersized – we would be recognizing existing conditions with the narrowness of the lot. I think the height in the proposed zone we're looking for, the maximum height is 11.5m or 3 storeys, not sure what that is in feet. I don't think a variance in height was necessary.

Brad Skinner: I think we have ten foot floors, we'll have two feet for structure and service, so 32 feet, not sure what that is in metres.

Hannah Shirliff: we're looking to stay within the three-storey guidelines.

Gary van Houle: I have a question to both Kyle and the architect. I own the property on the north side, and I believe the two grey cottages that you show in grey are in the right position, but we have rebuilt our home on there and it is now forward of the square that you have representing our old location. We moved the new house further forward towards the beach. Kyle, you told me on numerous occasions that your new building would not go any further forward than our home, in the new location that we have. I'm afraid that it is.

Brad Skinner: On our site plan that existing cottage shown to the north does not reflect your new situation. When we plot your new cottage on, as shown in the survey, are you basically in line with the other cottages?

Gary van Houle: Yes, we are, and our decks stick out past the homes.

Brad Skinner: We're going to be in line with that.

Gary van Houle: If you had them move the complex, I don't mind it moving rearwards to give me that view back.

Brad Skinner: We've stepped the building.

Gary van Houle: The final, southernmost step appears to be forward of my existing house.

Brad Skinner: We'll have to get the location of your house and plot it on there, it's very close.

Kyle Ford: The other thing we did is look at your privacy fence on the left side of your deck and used that as a bit of a reference point. As I mentioned to Maggie in our conversations, as you can see at the front of our building we started bringing the structure away from your property and used a 45 degree reference to where your privacy fence is as a way to fall back from your building.

Gary van Houle: I think that's all great, we just need to get the real picture together. I'm okay with it moving further rearward.

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

Jay McGuffin: If you could provide your building plans, that would be helpful.

Gary van Houle: Unfortunately I'm stuck in the United States and can't get to Canada and all my stuff is in Canada.

Brad Skinner: We can pace it off from a reference point, assuming the small garage is correct.

Gary van Houle: Yeah, you can do that to get it to the back corner. I know the views are precious, as the other gentlemen have noted, and no one wants to lose six inches of that view. I lost a lot when the condominium complex went up, I lost my whole southerly view so I know what it's like to lose a view.

Kyle Ford: Brad and I have talked about this several times, the design around the falling back, we are 100% willing to work with you as we build our dream to keep your view

Gary van Houle: And keep our dream together too.

Kyle Ford: Looking forward to seeing you guys back!

Douglas Furdock: I think the whole issue will be the western projection of the building, once that's totally clarified I think most of the opposition will disappear.

Bruce Hough: A question to Brad or to Kyle – we had building to the south of us and they were definitely higher than they're supposed to be and it sounds like you may need an extra foot or two, which is not a problem, but then they went ahead and put a rooftop patio on. Is there a thought or desire for a rooftop patio or gazebo?

Kyle Ford: Definitely not a gazebo, we need to have access to the roof for servicing, we definitely want to be able to look out from up there, but in terms of a gazebo, nothing like that.

Bruce Hough: But there will be an opportunity to use it? That would be our concern, maybe not so much as you, but if the option in the future is to make this into a rental triplex, the opportunity to get up on the roof is our big concern, using it as a party patio. This is impacting us from the south, may impact us from the north as well.

Kyle Ford: We do own other rental properties in town, this property is not a rental, I don't think my mom is ever moving out of this thing, so as long as she's there we're going to be there to help her so that's our plan for this property.

Robin & Greg Schinkel: Can you clarify the amount of excavation that will be needed? I was also wondering if the chain-link fence will come down at some point? Will it come down to street level, or just partially down to street level?

Brad Skinner: It'll be a balancing act, probably sloping up a bit to the garage, but we want the ground-floor unit to be at grade, there's no basement in this, the excavation would be for the foundation walls around

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

the perimeter, bit of balance with the existing grades, there's a bit of a slope so there's always excavation for the first couple feet, but we're not talking about a big pit for a basement.

Ron Holmes: I live about four properties north of the one under discussion, I'm wondering what the timeframe for construction will be?

Jay McGuffin: Typically our clients timeframes are "as soon as possible", as Hannah mentioned we are at the beginning of this process, we're not seeing construction starting any time soon, we have to make planning applications for planning approvals with the municipality, that process will take four months or more for approvals, plus any other approvals the municipality has with regard to the building permit or the site, etc. Kyle, I don't think I'm out of line by saying it'll be at least a year?

Kyle Ford: I'd like to say sooner but that's why I've hired professionals to help me through this and guide us and give us the best advice on getting through.

Jay McGuffin: We're six months to Christmas, it's not happening in 2021. Statutory timelines mean it's not going to happen until the spring.

Ron Holmes: After it's started, what would you estimate the construction period would be?

Brad Skinner: Nine, ten months.

Ron Holmes: Thanks again!

Wes: This has all been really good to hear, I've been coming up to Grand Bend my whole life and I finally own property here, me and my family have our names on the blue plaques by the kids' waterpark on the main beach for all the volunteer work and donations that we've done. Grand Bend is a big part of my life and I think it's fantastic what Kyle and Chelsea are trying to do. You have \$3 million, \$4 million cottages right beside them. I don't want to say this one is a shack but compared to what's right behind them, it kind of is and they're trying to build their dream home and they're within the guidelines, and I fully support it, it's going to be really good to see, especially with the public path and they're in line with other cottages. I fully approve it and think it's fantastic.

Jay McGuffin: I see Sharon has put a question in the chat room asking about runoff, perhaps we can generally speak to that – in terms of the driveway, the municipality will require a lot grading and drainage plan. I'm not a civil engineer, I can't tell you the specifics of it, but what I can tell you is that it will have to be graded and drained appropriately through the approvals process.

Hannah Shirliff: Were there any other questions? I see Wes and Ron's hands are still raised but I think that's from previous questions. Did anyone else have any other questions or comments?

Gary van Houle: Yes, I just wanted to give you fair warning that when you go for your drainage requirements, don't be surprised if the City wants you to tie into a full sewer system, because currently every time it rains, there's a huge lake down there, and it almost drains into the cottage across the street into their lower levels. They'll probably take the time to put it to someone and it's probably going to be you.

PLANNING JUSTIFICATION REPORT

17 Pine Street
Grand Bend, Ontario

Jay McGuffin: We will have to retain a civil engineer to provide that, it's getting out of our realm of expertise and Brad's realm of expertise, but that is a requirement that Kyle and Chelsea will have to face, as to what's necessary to address lot grading and drainage on the property.

Gary van Houle: Yeah, because you're going to have a lot more driveway there than you do now, nothing but water running off.

Bruce Hough: Thank you for the meeting, we really appreciate it, going to take it back to our people here and I would look forward sometime to meeting you Kyle and Chelsea, we'll look for you down there and may have some more suggestions and ideas.

Gary van Houle: I have one more question – when can we see the other three sides?

Hannah Shirliff: That will be a question for Brad, I'm not sure if they've put the other three together.

Brad Skinner: We'll have to put that together for the application, that will happen in the next couple months.

Gary van Houle: So will we have another follow-up Zoom meeting, or will Kyle be walking around with pictures?

Kyle Ford: I will send you guys everything in advance, I want to be fully transparent and have your support on this project.

Gary van Houle: Sounds great, I'm looking forward to seeing what's going to be next to me.

Jay McGuffin: There'd been a request to share the imagery we've shown tonight. Having heard the comments and Kyle and Brad's commitment to updating the drawings to show Gary's new dwelling to the north and the relative location of the apartment condo, it would be better if we got that information put on, it would be more fulsome to show that relationship. We will get that done, so we won't circulate what's shown here tonight or tomorrow, Brad will go out and georeference everything to get an accurate idea of the existing dwellings and buildings.

Gary Gable: Thanks for doing this, I think it's great that you guys decided to do this ahead of time. It obviously helped us deal with any concerns we had, so it really reduced the chance that people will get frustrated, or for misinformation to be passed around. One thing I'd say is, it's very typical when you do move in when you build it, it's typical for all new developments to hold an elaborate wine and dinner reception with all the people in our condominium, there's only 34 units, so we'd welcome that!

Jay McGuffin: Again on behalf of everyone on the project team, I'd like to thank everyone for taking time out of their night, thank you all very much for your courteous decorum and thoughtful questions and input. Thank you for your comments Gary, we've been doing this for a great number of years and recognize how misinformation and fear of the unknown can spread throughout a community and put people at tremendous odds when in fact there is no reason to be at odds. We just wanted to articulate to the community how much care and thought have gone into the design element between Brad, Kyle, and Chelsea in terms of the placement of the building and the design of the building, material use, reduction in the height of the building. We started with four storeys, we got involved, we looked at the context of the community, so we think that's been a very valued process and we thank you all for contributing.

Appendix 5 Sanitary Servicing Information

JOHNSON

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September 27, 2021

JEC File #20210089

The Municipality of Lambton Shores
9575 Port Franks Road
R.R.#1,
Forest, ON
N0M 2N0

Dear Nick Verhoeven, P Eng., Engineering Specialist

Re: Renovations – 17 Pine St. Grand Bend ON Building Plumbing

The existing single family house at 17 Pine St, Grand Bend is being proposed to be demolished and a new three storey, three unit condominium is being proposed. Initial consultation with the Township raised a concern that the sanitary system might not have capacity for the proposed use.

Following are the fixture units for the proposed building (OBC Table 7.4.9.3):

Main Floor -	2 bathrooms, with water closet, sink, tub; clothes washer, 1 sink	15
Second Floor -	3 bathrooms, with water closet, sink, tub; clothes washer, 2 sinks	23.5
Third Floor -	3 bathrooms, with water closet, sink, tub; clothes washer, 2 sinks	23.5
	Total fixture units	62

The sewage flow rate for 62 fixture units would be approximately 564.2 according to OBC 7.4.10.5.

A proposed horizontal drain on the site will have to be one of the following sizes and slopes would all be acceptable (OBC Table 7.4.10.8.)

4" drain with a slope of 1 in 100 (1.0%)	is 180 fixture units
5" drain with a slope of 1 in 133 (0.75%)	is 380 fixture units
6" drain with a slope of 1 in 133 (0.75%)	is 600 fixture units
8" drain with a slope of 1 in 200 (0.5%)	is 1400 fixture units
10" drain with a slope of 1 in 200 (0.5%)	is 2500 fixture units
12" drain with a slope of 1 in 400 (0.25%)	is 2240 fixture units
14" drain with a slope of 1 in 400 (0.25%)	is 4800 fixture units

Alternatively, using a municipal Engineers Association approach, the proposed building would have an occupant load of $3 \times 2.4 = 7.2$ persons. If each person has a design daily flow rate of 545 L/capita/day, the design flow would be $3924 \text{ L/day} = 0.0454 \text{ L/s}$



A Member of The
Canadian Farm
Builders Association



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Ontario**

Authorized by the Association of Professional Engineers
of Ontario to offer professional engineering services.



A Member of The
Stratford & Area
Builders Association

As discussed on the phone on Monday, please review the above and confirm that the sanitary sewer system has capacity.

Sincerely,



Brian Johnson, P. Eng.

Hannah Surgenor

From: Nick Verhoeven <nverhoeven@lambtonshores.ca>
Sent: Wednesday, September 29, 2021 4:20 PM
To: Brian Johnson; Hannah Shirtliff
Cc: Stephen McAuley; Will Nywening
Subject: RE: 17 Pine St sanitary

Categories: Key File Info

Hi Brian-

Thanks for the letter. We didn't talk about this the other day but you are granted capacity as part of the site plan agreement so it would be premature to comment now. The project needs to go through the planning approvals first and then we would be in a position to review engineering details with a complete site plan application.

Thanks,

Nick

Nick Verhoeven, P.Eng.
Engineering Specialist

This message is directed in confidence solely to the person(s) named above and may contain privilege, confidential, or private information which is not to be disclosed. If you are not the addressee or an authorized representative thereof, please contact the undersigned and then destroy this message."

-----Original Message-----

From: Brian Johnson [mailto:bjohnson@johnson-engineering.ca]
Sent: September 29, 2021 12:30 PM
To: Nick Verhoeven <nverhoeven@lambtonshores.ca>; hshirtliff@mbpc.ca >> Hannah Shirtliff <hshirtliff@mbpc.ca>
Subject: 17 Pine St sanitary

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Brian Johnson, P. Eng.
Johnson Engineering Consultants
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