

November 12, 2021



Planning Department
Municipality of Lambton Shores
9575 Port Franks Road, RR#1
Thedford, ON
N0M 2N0

Attention: Will Nywening, Senior Planner

Our File #: 21-1200

Reference: MFL Properties Ltd.
Proposed Zoning By-law Amendment to Permit Residential Redevelopment & Infill
17 Pine Street, Grand Bend, Ontario

Monteith Brown Planning Consultants (“MBPC”), on behalf of our client, **MFL Properties Ltd.** (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 in Grand Bend (“the subject lands”), which are under our client’s ownership. **Planning fees will be submitted directly to the Municipality and the Ausable Bayfield Conservation Authority Review fee will be submitted directly to the Conservation Authority by MFL Properties Ltd.**

The subject lands are directly adjacent to the Grand Bend public beach and at the periphery of a low-density residential enclave to the north. The property has 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 presently located approximately 6.6 metres back from the street, with a two-storey cottage behind the building. Both are proposed to be removed as part of the proposed development.

The purpose of the application is to permit the construction of a three-unit, three-storey year-round residence in place of the currently existing dwelling and detached garage (to be demolished) for our client’s family. MFL Properties has commissioned **Skinner Architects** to design a residence that meets the needs of their family and fits within the lot dimensions, while respecting and preserving the privacy and views of nearby dwellings to the north. 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. Detailed renderings and elevation drawings prepared by Skinner Architects are enclosed with this application, which provide additional specifics on the proposed building.

MBPC, Skinner Architects, and MFL Properties met with Municipality of Lambton Shores staff virtually on April 20, 2021 to discuss the proposed development and the planning approvals required. At that time, our clients were interested in exploring the feasibility of a four-storey, four-unit building on the subject lands. The minutes from the Pre-Consultation Meeting are enclosed within Appendix 1 of the Planning Justification Report. Staff identified that a Planning Justification Report and Functional Servicing Report (to confirm sanitary capacity) would be required as part of a complete Zoning By-law Amendment Application. 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. Following the meeting, our client decided to pursue approvals for a three-storey, three-unit building, based on the feedback received from the Municipality.

It should be noted that our client retained Johnson Engineering Consultants (‘JEC’) to evaluate the servicing capacity of the proposed development, who contacted the Municipality of Lambton Shores Engineering Specialist on September 27, 2021 to request confirmation that the sanitary sewer system has capacity for two

additional units. On September 29, 2021, JEC received a response from the Municipality stating that capacity would be granted as part of the Site Plan Agreement, so it would be premature to comment at this time. This email has been submitted as part of this application, in lieu of a Functional Servicing Report.

Our client has also made considerable efforts to engage with neighbours about the proposed development, both in one-on-one conversations and through a privately-initiated virtual community meeting, held on June 24, 2021. Details about the community meeting are enclosed with this application.

For your review and consideration, please find enclosed the following:

- One (1) copy of a Zoning By-law Amendment application form;
- One (1) copy of a Zoning By-law Amendment sketch;
- One (1) copy of an Authorization as Agent form; and
- One (1) copy of a Planning Justification Report and Appendices (MBPC, 2021).

Once again, the client will be submitting the Zoning By-law Amendment fee in the amount of **\$1,200.00** and the County review fee in the amount of **\$400.00** directly to the Municipality. Our client will also be submitting the Ausable Bayfield Conservation Authority Review fee in the amount of **\$150.00** directly to the Conservation Authority.

We trust that the enclosed information is satisfactory to address the Municipality's submission requirements and look forward to working with staff towards timely approvals. 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



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copies: Kyle Ford and Chelsea Middleton (MFL Properties Ltd.)
Brad Skinner (Skinner Architects)