



Zoning By-law Amendment Application Planning Justification Report

To:	Town of Midland
Attention:	Andy Warzin MCIP RPP, Senior Planner
From:	Victoria Lemieux, MCIP RPP
Date:	July 19, 2022 <i>Revised January 19, 2023</i>
Delivered:	Delivered by Hand and by Email
Subject Property:	311 Second Street, Midland

1.0 INTRODUCTION AND OVERVIEW OF APPLICATION

MORGAN Planning & Development Inc. (MP&D) has been retained by the owner of 311 Second Street within the Town of Midland, to review the planning policy environment which pertains to the subject property. Upon reviewing the applicable policies and determining that the conversion of the existing residential triplex (3-plex) building to a fourplex (4-plex) may be permitted subject to a site-specific Zoning By-law Amendment, MP&D was retained to facilitate the planning approval process.

The purpose of this Zoning By-law Amendment (ZBA) application is to rezone the subject property from the 'Residential Four (R4)' Zone to a site-specific 'Residential Four (R4-#(H)) Exception' Zone to permit the conversion of the existing three-unit dwelling (triplex) into a four-unit dwelling (fourplex) by utilizing the garage area. As set out by Official Plan Policy 8.8 & 3.1.5 e), a site plan has been submitted concurrently. The site plan illustrates that the subject property can suitably accommodate the proposed four-unit (fourplex) dwelling without changes to the physical footprint of the building or parking area.

1.1 Purpose of the Planning Justification Report

The purpose of this Planning Justification Report is to describe the subject property, to explain the purpose of the Zoning By-law Amendment, and to describe how the proposed four-unit (fourplex) dwelling can function compatibly with the adjacent properties and the surrounding neighbourhood.

2.0 LOCATION AND DESCRIPTION OF LAND

The subject property is located on the east side of Second Street, which is a low-density residential neighbourhood within the Downtown district of the Town of Midland.

The property is currently developed with a two-story three-unit residential dwelling. A garage is attached to the rear end of the dwelling and is proposed to be converted into a fourth residential unit. The existing garage does not provide parking spaces for tenants, as it has historically been used for storage and does not function for vehicles. One side of the garage was previously partially renovated to accommodate the new dwelling unit. However, the renovation will not be completed, nor will it be occupied until the appropriate zoning is in place and a building permit is obtained.

The property has 21.0 metres of frontage onto Second Street (refer to **Image 1**) and 30.3 metres of frontage onto Easy Street (refer to **Image 2**). The property has a total area of approximately 635.2 m² (0.064 hectares/ 0.157 acres).

Vehicular access and parking on the property is via an existing 9.8 metre wide parking area that extends into the rear yard along Easy Street. The parking area along Easy Street can suitably

accommodate three vehicles. As illustrated by **Image 1** below, the property is additionally developed with a 4.2 metre wide driveway fronting onto Second Street. The existing parking space located off Second Street has been in existence for over 20+ years, and acts as parking space and a pedestrian access for the unit entrance located on the north-west facing side of the building. However, given that approximately half of the length of the parking space is located beyond the extent of the subject property and within the municipal right of way, this parking space is unable to be considered in regards to the enclosed application. This use of a portion of the right of way for parking is consistent with other properties along Second Street.

Image 1 Street View of the subject property from Second Street



Image 2 Street View of the Subject Property from Easy Street



2.1 Surrounding Uses

The neighbourhood consists of a mixture of single detached dwellings, duplexes, small multi-unit buildings, and other typical downtown uses such as offices and other commercial uses.

Below is an itemized description of all uses adjacent to the subject property.

North: The property is bound to the north by low-density residential dwellings, an apartment complex and Knox Church that fronts onto Hugel Avenue.

East: The property is bound to the east by low-density residential uses and commercial uses such as a chiropractic clinic.

South: The property is bound to the south by low-density residential uses.

West: The property is bound to the west by low-density residential uses and various places of worship.

Figure 1 Location Map of 311 Second Street, Midland.



2.3 Overview of Proposed Development

The current three-unit dwelling is comprised of one entrance door on the front facing side of the building, a second entrance door on the northern facing side of the building, a third door entrance on the southern facing side of the building, and a fourth door on the interior-rear facing side of the building to the proposed fourth-unit. It is proposed that each the four existing entrance doors be maintained and that each provide private access to the four separate dwelling units. Although not depicted on the site plan, Siobhan Ducette, the owner of the subject property additionally indicated via email correspondence dated June 14, 2022 that there was a 5th exterior door entrance to the common laundry room space. Should the zoning by-law amendment be approved, the structure will be renovated to create one unit in the storage garage, resulting in a total of four units on the subject lands.

The proposed fourth unit is intended to not have a designated parking space within the extent of the subject property. The existing 3 parking spaces on the subject lands will remain.

It should be noted that the proposed conversion from the existing three-unit dwelling to a four-unit dwelling will not result in any expansion to the existing building footprint, rather the increased density will be realized via interior renovations. As requested by Town staff through the pre-consultation process, permanent planter boxes will be installed in front of the fourth unit area, to ensure that no parking occurs in this area to ensure appropriate sidewalk access for the public is maintained. These planter box locations have been identified on the enclosed Site Plan.

Note: Enclosed is a Site Plan that illustrates the existing building footprint, the proposed parking alignment, the parking space dimensions, and the existing driveway width provided by Ouellet & Associates Design Inc.

Note: Enclosed is an Elevation Plan provided by Ouellet & Associates Design Inc.

Note: Enclosed is hydraulic load information provided by Ouellet & Associates Design Inc. to illustrate the properties servicing capacity. Additionally, a report enclosed by Quantum Engineering confirms that there is appropriate capacity to service the proposed four-plex following the decommissioning of the bathtub in the third apartment. The owner, Siobhan Ducette, has confirmed that the decommissioning of the bathtub will commence in order to permit the fourth additional unit.

2.4 Summary of Pre-consultation Comments

It is important to note that a preliminary pre-consultation meeting occurred between the Town of Midland and the applicant prior to MP&D's retainment. M&D was retained to prepare this Planning Justification Report and assist with the ongoing pre-consultation process with the Town.

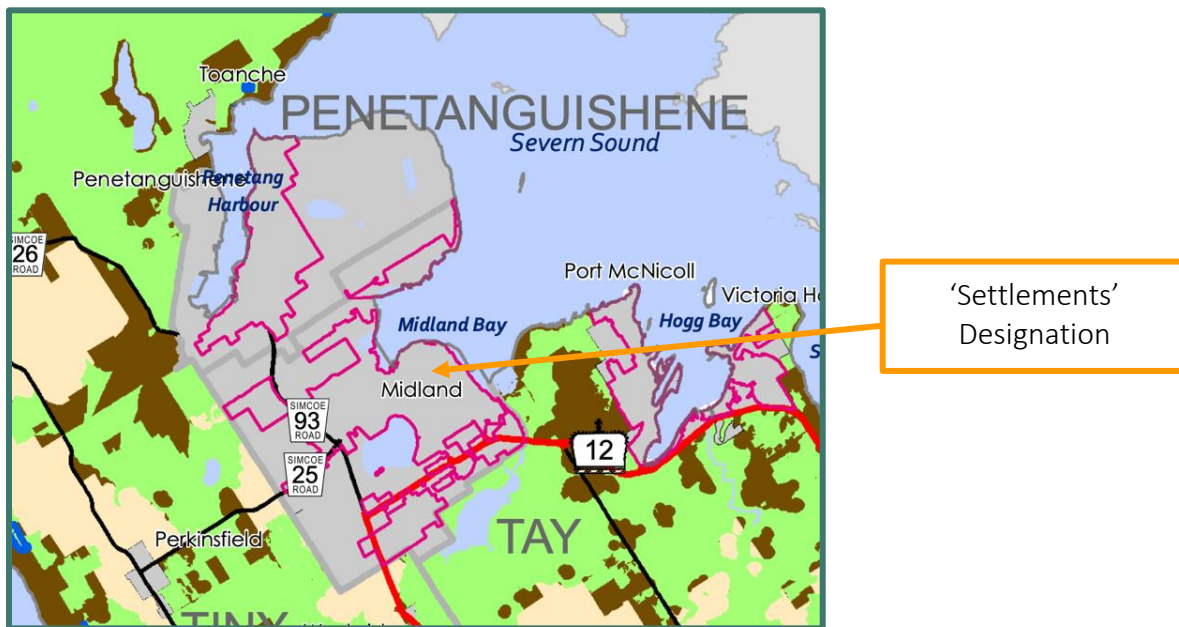
During the pre-consultation meeting Andy Warzin, MCIP, RPP, Mr. Warzin confirmed that a Zoning By-law Amendment (ZBA) application would be required to permit the proposed 4-unit dwelling. Mr. Warzin additionally highlighted in an email dated April 1, 2022 that the subject property is impacted by an appeal of the New Official Plan, thus the previous Official Plan must be referenced in conjunction with the updated 2021 Official Plan.

3.0 OFFICIAL PLAN AND ZONING BY-LAW

3.1 County of Simcoe Official Plan (OMB Approved Dec. 2016)

The subject property is located within the built-up area within the Midland *'Settlements'* designation by the County of Simcoe Official Plan Schedule 5.1-Land Use Designations.

Figure 2 County of Simcoe Official Plan (OMB Approved Dec. 2016), Schedule 5.1-Land Use Designations



Please refer to Section 5.3 of this report for the Planning Justification of the proposed development.

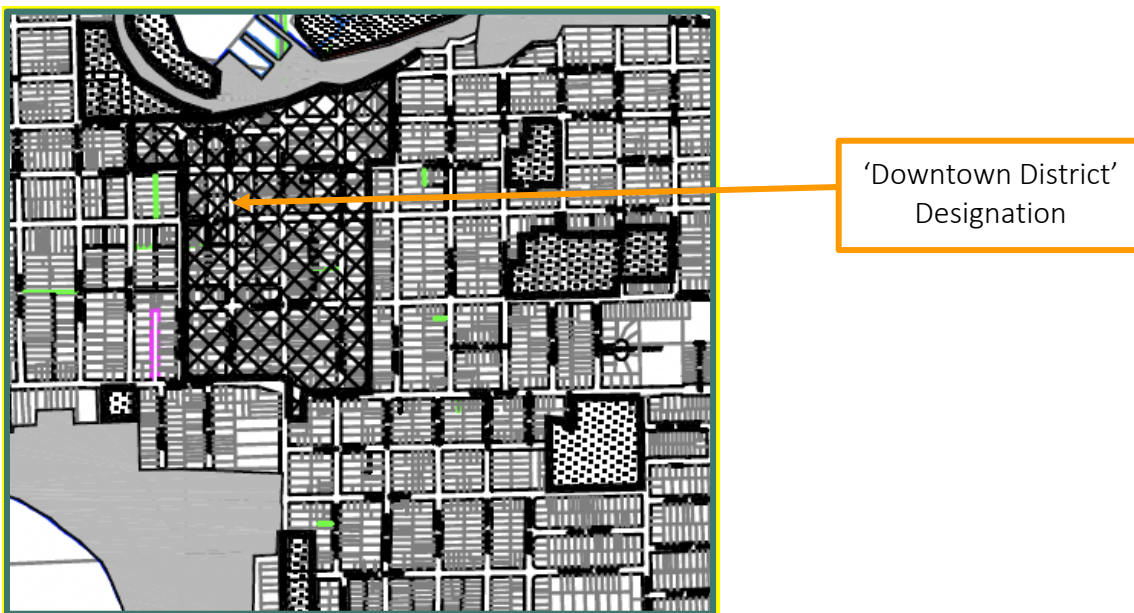
3.2 Previous Town of Midland Official Plan (2004)

The subject property is designated *'Downtown District'* by the previous Town of Midland Official Plan Land Use Schedule 'A'.

Figure 3 Town of Midland Official Plan Land Use Schedule 'A'(2005)



Figure 4 Town of Midland Official Plan Land Use Schedule 'A'(2004)

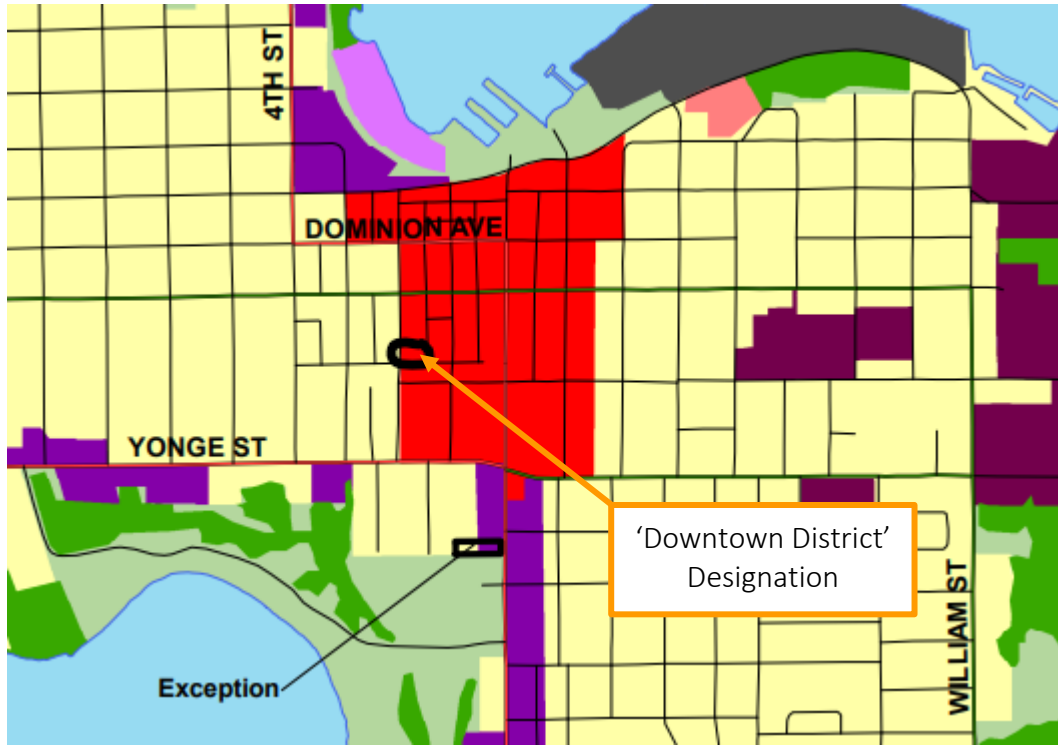


Please refer to Section 5.4 of this report for Planning Justification of the proposed development.

3.2 New Town of Midland Official Plan – Adopted November 2019 (In effect February 19, 2021)

The subject property is designated '*Downtown*' by the Town of Midland Official Plan Land Use Schedule 'C'.

Figure 5 Town of Midland New Official Plan Land Use Schedule 'C' (2021)



Please refer to Section 5.5 of this report for Planning Justification of the proposed development.

3.3 The Town of Midland Zoning By-law (2004-90)

The subject property is zoned *'Residential (R4)'* within the Town of Midland Zoning By-law (2004-90)

Figure 6 Town of Midland Zoning By-law (2004-90) Schedule



Three-unit dwellings are permitted in the R4 Zone. A four-unit dwelling (fourplex) is not a permitted use. Therefore, the Zoning By-law Amendment application submitted herein proposes the site to be placed within a site-specific Residential Exception (R4-#) Zone to permit a four-unit dwelling.

MP&D Comment: *Within Downtown Midland, there is similar Zone Exception that was previously approved. For example, a decision passed on October 2, 2019, rezoned the lands at 219 Queen Street from Residential (R2) Zone to a Residential R4-7 (H) Exception Zone to permit a ‘Fourplex Dwelling’ (Section 5.4.4.7).*

3.3.1 Zone Matrix

The following zone matrix illustrates the provisions of the existing R4 Zone for a Triplex, the Proposed R4-# Zone that permits a Fourth Dwelling Unit, and the condition of the site as it relates to each provision:

ZONE MATRIX – 311 Second Street		
	RESIDENTIAL R4 ZONE (ZBL 2004-90)	PROPOSED R4-#(H) ZONE
DWELLING UNITS (MAX) (Section 5.4.2)	Three-units (Triplex)	Four-units (Fourplex) <i>ZBA to Recognize</i>
LOT FRONTAGE (MIN)	18.0 m	21.0 m onto Second Street 30.3 m onto Easy Street
LOT AREA (MIN) (Section 5.4.3.1)	200 m ² /DU Existing: 211.75 m ² / DU	Proposed: 159.1 m ² / DU <i>ZBA to Recognize</i>
LOT COVERAGE (MAX)	33%	28.6% (181.8 m ² / 636.4 m ²)
FRONT YARD (MIN) (Section 5.4.3.4 (a))	5.5 m	2.84 m <i>(existing) ZBA to Recognize</i>
REAR YARD (MIN)	7.6 m	8.5 m
INTERIOR SIDE (MIN) (i) Common Wall (ii) Separated Units	___m i) N/A ii) N/A	N/A
EXTERIOR SIDE (MIN) (Section 5.4.3.4 (d))	4.5 m	.65 m <i>(existing) ZBA to Recognize</i>
BUILDING HEIGHT (MAX)	11.0 m	< 11.0 m (no change proposed from existing)

PARKING REQUIREMENTS (Section 4.1.5)	Triplex: 1 per dwelling unit Fourplex: For a Multiple Dwelling (>3 units) requires 1.5 spaces per dwelling of which 25% should be for designated visitor parking	3 Spaces / 0.75 space per unit <i>ZBA to Recognize</i>
SIZE OF PARKING SPACES	2.8 m x 5.8 m	2.8 m x 5.8 m
DRIVEWAY WIDTH (MAX)	50% of the lot frontage to a maximum of 8.5 m	8.36 m onto Easy Street 4.2 m onto Second Street
DRIVEWAY PER LOT (MAX) (Section 4.1.7.2)	1	2 Driveways (1 fronting Second Street & 1 fronting Easy Street) <i>(existing) ZBA to Recognize</i>

4.0 PROPOSED ZONING BY-LAW AMENDMENT

The purpose of the enclosed Zoning By-law Amendment (ZBA) application is to **rezone the property from the Residential Four (R4) Zone to a site-specific Residential Four (R4-#(H)) Exception Zone**. This site-specific exception will permit the conversion of an existing three-unit dwelling (triplex) into a four-unit dwelling (fourplex). In accordance with Official Plan Policy 8.8 & 3.1.5 e), a site plan has been submitted concurrently. The site plan illustrates that the subject property can suitably accommodate the proposed four-unit (fourplex) dwelling without changes to the physical footprint of the building.

The proposed R4-#(H) Zone would establish the following site-specific performance standards:

- That notwithstanding ZBL Section 5.4.2, an additional unit be permitted within the existing three-unit building, resulting in a maximum of four-units, whereas the ZBL permits a maximum of three-units.
- That notwithstanding of ZBL Section 5.4.3.1, a minimum lot area of 159.1 m² /DU be permitted, whereas the ZBL permits a minimum 200 m².
- That notwithstanding ZBL Section 5.4.3.4 (a), the Zoning By-law Amendment shall recognize the existing 2.84 m front yard, whereas the ZBL permits a minimum 5.5 m front yard.
- That notwithstanding ZBL Section 5.4.3.4 (d), the existing exterior side yard of 0.65 m shall be recognized by the ZBA, whereas the ZBL permits a minimum of 4.5 m.
 - *The addition of a fourth unit will not cause further non-compliance. Rather it will recognize the properties existing deficiencies.*
- That notwithstanding of ZBL Section 4.1.5 the Zoning By-law Amendment to permit 3 spaces or 0.75 space per unit as opposed to 1.5 spaces per dwelling unit plus 25% spaces for visitor parking.

- That notwithstanding of ZBL Section 4.1.7.2, the two existing driveways be recognized.

5.0 PLANNING POLICY FRAMEWORK

5.1 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides policy direction on matters related to land use planning and sets the policy foundation for regulating the development and use of all land in the province.

The most directly applicable policy areas affecting the proposed residential development are Section 1.1.3 (Settlement Areas) and Section 1.6.6 (Sewage, Water and Stormwater).

A review of those policies as they relate to the proposed development is as follows:

Section 1.1.3.1

Settlement areas shall be the focus of growth and development.

Section 1.1.3.3

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

MP&D Comment

The subject property is located within the recognized Downtown area of Midland and is within walking distance (approximately 500 m) from the Midland transit system. The proposal is transit-supportive and would increase the density of the site from three units to four units, which is supported by the intensification direction provided by the PPS.

Section 1.6.6.2

Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

MP&D Comment

The proposed 'three-unit dwelling' will be serviced by existing municipal sewage services and existing municipal water services. It has been determined by a qualified engineering professional that the proposed additional unit can be accommodated based on the existing servicing to the property (Quantum Engineering).

It is the opinion of the undersigned that the enclosed zoning by-law amendment application to permit a four-unit dwelling in a fully serviced built up area is consistent with the applicable provisions of the 2020 Provincial Policy Statement.

5.2 A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) was prepared under the Places to Grow Act, 2005 to guide decisions on a wide range of issues such as transportation; infrastructure planning; land-use planning; urban form; housing; natural heritage and resource protection. All planning decisions made within the Greater Golden Horseshoe must have regard for the Growth Plan, and the Growth Plan prevails where there is a conflict between it and the Provincial Policy Statement.

The most directly applicable policy areas affecting the proposed residential development are Section 2.2.2 (Delineated Built-up Areas), Section 2.2.6 (Housing) and Section 6.2 (Growth Forecasts).

It is the opinion of the undersigned that the proposed development conforms to the Growth Plan for the following reasons:

- The proposed additional residential unit will assist the Town and the County of Simcoe in meeting its intensification targets within built-up areas;
- The subject property is located within a recognized Downtown area and is in close proximity to a variety of Arterial Road's and a public transit route;
- The additional dwelling unit, that will not be provided a designated parking space, will benefit from being in close proximity to all necessary amenities and local services within walking distance and transit routes;
- Multiple public/ municipal parking lot opportunities are located less than a 2 minute walk from the subject property for any guests and visitors to the existing and future tenants;
- The property is serviced by municipal water and sanitary services;
- No expansions to municipal infrastructure are required to accommodate the proposed use following the decommissioning of the bathtub in apartment three;
- The proposed additional dwelling unit will assist the Town in developing a more complete community by adding more housing options and densities to its housing stock; and,
- The property is located within the Town of Midland Downtown and is within proximity to a variety of residential uses, commercial amenities, places of worship, municipal parkland, and public parking areas among others.

For these reasons, the proposed additional dwelling unit within a Downtown core is encouraged by the Growth Plan and it is the opinion of the undersigned that the proposed conversion to a four-unit dwelling in a fully serviced built up area is consistent with its vision and guiding principles.

5.3 County of Simcoe Official Plan (OMB Approved Dec. 2016)

The subject property is located within the built-up area within the Midland 'Settlements' designation by the County of Simcoe Official Plan, Schedule 5.1-Land Use Designations.

In accordance with Section 3.5.1, 'Settlements' are to be the focus of population and employment growth and development.

The County Official Plan directs that 'Settlements' are to develop a compact urban form that promotes the efficient use of land and services (3.5.2) and *promote development forms and patterns that minimize land consumption and servicing costs* (Section 3.5.4).

In accordance with Section 3.5.23 and Section 3.5.24, Midland must achieve the density and intensification targets set out by the County Official Plan.

MP&D Comment The proposed development promotes a compact urban form that efficiently uses and minimizes land consumption and servicing costs. The proposed development will not change the existing building footprint; rather, it will increase density within the Midland Settlement via interior renovations. Furthermore, the enclosed Servicing Report by Quantum Engineering illustrates how the property can continue to efficiently utilize municipal services under the condition that the bathtub in the third unit is decommissioned.

The proposed additional dwelling unit that will not rely on private parking on site will continue to promote the County of Simcoe's goal in providing more residential opportunities within these designated Settlement areas, that are both passive and active transit supportive.

The proposed development will aid Midland and the County of Simcoe in achieving the required density targets set out by the County Official Plan.

It is the opinion of the undersigned that the enclosed application conforms with the applicable policies of the County Official Plan.

5.4 Town of Midland Official Plan (2004)

The subject property is designated 'Downtown District' by the Town of Midland Official Plan Land Use Schedule 'A'. The most directly applicable policy areas affecting the proposed residential development are Section 3.2 (Downtown District) and Section 3.3 (Residential District). A review of those policies as they relate to the proposed development is as follows:

Section 3.2.3 i)

Residential uses are recognized and encouraged in the Downtown District. An increased residential presence will be supportive of business and cultural activities and reinforce the community focus of the area. High and medium density residential development and mixed commercial/ residential development are permitted in accordance with the policies of the Residential Section 3.3. [...] Residential development, although viewed as an important aspect within this designation, is not a primary use and may not enjoy the setbacks, separations, and buffering that might be expected elsewhere.

MP&D Comment: The proposed development will increase housing supply within the downtown district, which is encouraged by the Official Plan. As illustrated by the enclosed Site Plan and Elevations Plan, the site can suitably accommodate the proposed development. It is proposed that visitor parking can be accommodated in surrounding public/municipal parking lots that are located less than a two minute walk from the subject property.

In accordance with Section 3.3.1 c), a broad range of housing styles including affordable and rental housing types, and consider incentives which would foster such development are encouraged by the Town of Midland Official Plan.

In accordance with Section 3.3.6 a) & b) the proposed development is considered a four-plex, it will be connected to full municipal services, and will not exceed a density of 30 units per net hectare.

In accordance with Section 3.3.6 c) Medium Density Residential uses may be permitted, by amendment to the Zoning By-law, subject to the following:

Criteria		MP&D Comment
i)	Consideration must be given to the eventual community structure, desirability and fit of the proposed use. The potential impact of such development on adjacent residential uses and appropriate design features such as setbacks, height, buffering, landscaping, building style, treatment and layout, in harmony with the neighbourhood, will form important components in the approval process	It is the opinion of the undersigned that the proposed development is compatible with the surrounding neighbourhood and applies appropriate design features. The proposed four-plex will not result in any expansion or visual modification to the existing building footprint, rather the increased density will be realized via interior renovations. The proposal will not result in a reduction of existing parking.
ii)	The site should be well suited in terms of amenities such as schools, parks, recreational facilities,	The proposed fourplex is situated near several amenities within the downtown district including the public library, childcare facilities, local trails, a

	shopping, parking, public transportation, traffic circulation and surrounding transportation features.	variety of shopping activities, public transportation, places of worship and parkland etc.
iii)	The site should have direct access to arterial or collector roads or be located in the immediate vicinity of such roads	The proposed four-plex has access to a number of arterial and collector roads including First Street and Hugel Avenue.
iv)	Medium density development may be encouraged in and adjacent to the Downtown District	The proposed four-plex will be located within the Downtown District, a region within the Town of Midland that encourages medium and high density development.
v)	Medium density residential uses should be subject to site plan control as set out in Sections 8.8 and 3.1.5 e)	Enclosed herein is a site plan and elevations plan to illustrate the proposed development.

It is the professional opinion of the undersigned that the conversion of the existing triplex to a proposed four-unit dwelling is compatible with the Town of Midland Official Plan (2004) and reflects good land-use planning.

5.5 Updated Town of Midland Official Plan (2021)

As previously noted, the subject property is designated ‘*Downtown*’ within a ‘Mixed Use District’ by the updated Town of Midland Official Plan. The most directly applicable section of the Plan affecting the enclosed application are Section 4.4 and Subsection 4.4.2 (Mixed Use Districts – Downtown Designation) A review of those policies as they relate to the proposed additional fourth residential unit is as follows:

Section 4.4.1.c – Mixed Use Districts Objectives

- i) Promote the accommodation of substantial anticipated growth in medium and higher density built forms;*
- ii) Ensure a significant and diverse supply of designated lands that provide opportunities for a diversified economic base, taking into account the needs of existing and future residents and businesses;*
- iii) Ensure that the necessary infrastructure is available to support current and projected growth and development; and,*
- iv) Require that all development within the mixed use districts is transit supportive and incorporates high quality design to support active transportation and a strong public realm, including built form, architectural detail, landscaping and signage.*

MP&D Comment: The proposed development will increase housing supply within the Downtown area, which is encouraged by the Mixed Use District objectives. As illustrated by the enclosed Site Plan and Elevations Plan, the site can suitably accommodate the proposed development. It is proposed that visitor parking can be accommodated in surrounding public/municipal parking lots that are located less than a two minute walk from the subject property. The enclosed application is an example of an intensification opportunity that will inject an additional residential unit into the Downtown area that is intended to rely solely on local transportation system, as well as passive and active methods such as walking and cycling. This is supported by the goals and objectives of the Mixed Use District.

Subsection 4.4.2 outlines the policies related specifically to the Downtown designation. These policies clarify that the Downtown is intended to be the focus of residential and employment growth, and provide a broad range of housing types and tenures to allow residents to ‘live and routinely shop, dine, work, learn, play or are entertained.’ The enclosed application seeks to add an additional rental dwelling unit to the Downtown area, which will be accessible to all that Downtown and the surrounding Midland has to offer by way of public transportation and active/passive transportation means.

Mid and High-rise residential uses are permitted within the Downtown designation, which aligns with the proposed conversion to a four-plex residential building. Specifically, subsection 4.2.2.m outlines the policies for ‘Mid Rise Residential Development’, which is outlined in the following table with MP&D’s responses:

Criteria		MP&D Comment
i)	<i>Mid-rise residential development may consist of a mix of triplexes, fourplexes, townhouses, street townhouses, apartments and similar multiple dwellings, or a mix of the above;</i>	The proposed conversion of an existing triplex to a fourplex is consistent with these permitted uses.
ii)	<i>Mid-rise residential buildings shall not exceed a height of 6.0 storeys or 23.0 metres, whichever is less; and,</i>	The existing structure is two storeys in height, and does not exceed 23 metres.
iii)	<i>Mid-rise residential development shall be subject to Site Plan Control.</i>	The resulting number of residential units within the existing structure is four (4), and therefore Site Plan Control is no longer applicable based on the recent <i>Province of Ontario’s Bill 23: More Homes Built Faster Act, 2022.</i>

Subsections q)- u) speak to Parking policies within the Downtown designation. New development shall be required to provide parking in accordance with the policies of the Plan, as well as the Zoning By-law. However, subsection r) identifies that parking requirements may be waived or reduced by the Town, as well as cash-in-lieu opportunities may be considered by Council where appropriate.

The author of this report acknowledges that appropriate parking facilities are critical to the function of a successful downtown area to accommodate the visiting public and Town residents from outside of the downtown area. However, the enclosed application seeks to add an additional residential unit with one (1) bedroom located within the Downtown area itself. By its nature, a small one-bedroom unit in such close proximity to King Street and waterfront (4 minute walk, 8 minute walk) will be supported by local transportation, and its walkability to local services, amenities and facilities. The enclosed application provides the Town an opportunity for gentle intensification in an appropriate location, in which a reduced parking opportunity as outlined in the Official Plan is considered good land use planning.

It is the professional opinion of the undersigned that the conversion of the existing triplex to a proposed four-unit dwelling is compatible with the updated Town of Midland Official Plan (2021) and reflects good land-use planning within the Downtown designation.

5.0 Public Consultation Strategy

It is understood that a public meeting held in accordance with *The Planning Act* will be coordinated by the approval authorities and that notice of the meeting will be circulated to all property owners within 120 metres of the subject property.

Due to the Covid-19 pandemic, it is assumed that the statutory public meeting will be held via video conference.

6.0 CONCLUSION

The purpose of the enclosed Zoning By-law Amendment (ZBA) application is to rezone the property from the Residential Four (R4) Zone to a site-specific Residential Four Exception (R4-#(H)) Zone to permit the conversion of an existing three-unit dwelling (triplex) into a four-unit dwelling (fourplex).

It is the professional planning opinion of the undersigned that the application submitted herein represents good land-use planning for the following reasons:

- The application conforms to the intents and policies of both the County of Simcoe and Town of Midland Official Plans, the Provincial Policy Statement (2020), and A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2020);

- The subject property is located within a recognized Downtown area within a Settlement as defined by the Provincial Policy Statement. These areas are to be the focus of the highest residential density to service a community, and shall be the focus for new and innovative residential development opportunities that support public transit and active transportation;
- The neighbourhood consists of a mixture of single detached dwellings, duplexes, and small multiple-unit buildings. The proposed fourplex is compatible with the abutting uses and respects the residential nature of the neighbourhood;
- The exterior of the building will not change and therefore maintains consistency with the existing residential character of the neighbourhood;
- The Site Plan submitted herein confirms that the subject property can suitably accommodate a four-unit dwelling.

Respectfully submitted,
MORGAN Planning & Development Inc.



Victoria Lemieux, MCIP RPP
Senior Planner

Enclosures:

- One original Zoning By-law Amendment application and one duplicate;
- Four copies of the Site Plan prepared by Ouellet & Associates Design;
- One copy of the Elevation Plan prepared by Ouellet & Associates Design;
- One copy of the Floor Plans prepared by Ouellet & Associates Design;
- One copy of the hydraulic load information prepared by Ouellet & Associates Design;
- One copy of the Servicing report by Quantum Engineering;
- One copy of Servicing Report by Quantum Engineering;
- One cheque totalling \$7,475.00, representing the Zoning By-law Amendment application fee; and,
- Two copies of the Planning Justification Report prepared by MORGAN Planning & Development.