



# MEMO

**To:** Tomasz, Wierzba Manager of Planning, Town of Midland  
**From:** Jamie Robinson, BES, MCIP, RPP and Lee Bull, BA, MCIP, RPP  
**Date:** January 14, 2026  
**File:** 16269A  
**Subject:** Bayport Block 18-20 Townhouses Zoning Compliance Matrix

This zoning compliance review considers the current design concept for the townhouses proposed for Blocks 18-20 for compliance with the Zoning By-law for the Town of Midland. The lands legally described as Part Lots 110 and 111, Concession I & II are subject to the Town of Midland's Zoning By-law including Amending Zoning By-law 2019-61.

The Townhouse development complies with both the Town of Midland Zoning By-law and the Amending Zoning By-law. Table 1 summarizes the areas of Zoning compliance.

Figure 1: Bayport Townhouse (Block 18-20) Zoning Compliance Matrix

Zoning By-law Residential Townhouse (RT)	Required	Proposed (Block 18-20)	Compliant?
<b>Parking Requirements</b>			
4.1.5	1.5 per dwelling unit of which 25% shall be for designated visitor parking.  <b>Total Required Spaces (Block 18-20):</b> <b>15 x 1.5 = 23 spaces</b> Visitor: 23 x .25 = 6 Tenants: 23 - 6 = 17 spaces	<b>Total Proposed Spaces:</b> <b>43 spaces</b> Visitor: 13 spaces Tenants: 30 spaces	✓

<b>Decks</b>			
3.14.1	Decks shall be permitted to encroach 3.05m into the required minimum rear yard setback, provided that they shall be located no closer than 1.22m from the rear property line.	3.4m to rear yard.	✓
<b>Lot Specifics</b>			
Minimum Lot Area*	110 m <sup>2</sup> /Dwelling Unit	143.4m <sup>2</sup> (smallest)	✓
Minimum Lot Frontage*	4.5m	5.48m (shortest)	✓
Maximum Lot Coverage*	75% + 4% (porch/deck)	73.42% (including porch/deck)	✓
<b>Minimum Yard Setbacks</b>			
(a) Front*	3.0m	5.3m	✓
(b) Rear*	3.0m	3.2m	✓
(c) Interior side*	1.5m	1.5m	✓
(i) Common Wall	0.0m	0.0m	✓
(d) Exterior side	4.5m	7.3m (north) 4.5m (south)	✓
<b>Height and Projections</b>			
Maximum Building Height	12.5 (11.0m + 1.5m for terrace access staircase)	11m	✓
Porch Projection	Porches may project no more than a distance of 1.5m into any minimum front or rear yard	Porch does not project into the front yard setback. The Porch is setback 3.26m from the front yard.	✓
Staircase	Staircases for access to a rooftop terrace may extend an additional 1.5 metres beyond the maximum permitted building height.	The proposed buildings are a maximum 11m.	✓

\* Site specific By-law 2019-61 (RT-25)

The information included in this review is based on the designs within the submission for the Bayport condominium townhouse site plan application.

We trust this zoning compliance review provides you with the necessary information for the proposed development. We look forward to discussing the contents of this correspondence with you.

Yours truly,

**MHBC**



Jamie Robinson, BES, MCIP, RPP  
Partner



Kristin Darling, BA, MA  
Intermediate Planner

*cc. Devon Daniell, Kaitlin Corporation  
Rodrick Sutherland, Kaitlin Corporation*