

SCHEDULE E

AGENCY COMMENTS

Historic Saugeen Metis – December 18, 2020

Fire Prevention Staff Report – December 21, 2020

Engineering Services Division Staff Report – December 22, 2020

Parks & Open Space Staff Report – December 31, 2020

Enbridge – January 4, 2021

Grey County Planning & Development – January 11, 2021

Grey Sauble Conservation – January 14, 2021

From: [Chris Hachey](#)
To: [OS Planning](#)
Subject: Request for Comments - Owen Sound (Sydenham Community School) - Proposed Zoning By-law Amendment & Site Plan Approval
Date: December 18, 2020 2:45:39 PM

Your File: ZBA-32
SP2020-014

Our File: Owen Sound Municipality

Ms. Robart,

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, zoning, land severance, Official plan and/or Zoning By-law Amendments.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation
Historic Saugeen Métis
email: hsmlrcc@bmts.com
phone: 519-483-4000
site: saugeenmetis.com
address: 204 High Street Southampton, ON

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Staff Report

Fire Prevention

DATE: December 21, 2020

TO: Sabine Robart, Community Planner

FROM: Doug Barfoot, Fire Chief

SUBJECT: PRE-APPLICATION FIRE PREVENTION REVIEW

PLANNING FILE: SP2020-014

MUNICIPAL ADDRESS: 1130 8th St E

APPLICANT: County of Grey - Sydenham Campus

BACKGROUND: The proponent has submitted a proposal for:

The applicant, the County of Grey, has submitted an application for Master Site Plan Approval to permit a research and development facility in addition to the uses permitted in the 'Institutional' (I) zone in a two phased approach within the existing building.

Phase I (labelled as Site Plan - Option A) of the development will encompass approximately 2,490 square meters within the existing building and use the existing parking lot layout as shown in Schedule D.

Phase II (labelled as Site Plan - Option B) will encompass the remaining 552 square meters in the existing building. Phase II of the development will be initiated when occupancy of the existing building increases to the point where the required parking space numbers surpasses the number of parking spaces provided in the current parking lot layout. Additional parking spaces will be added in the western parking area as per Schedule E.

Any future site development, including the construction of parking lot area beyond that shown in Phase II (Site Plan Option B) and/or the construction of additional buildings and structures, will require further Site Plan Approval.

ASSUMPTIONS: The recommendations below are based on the following assumptions:

- The comments are from the drawings submitted by MC Architects dated November 16, 2020.

DETAILED REVIEW: Documents reviewed in conjunction with this application are:

- Ontario Building Code
- City of Owen Sound Fire Route By-Law 2009-086
- Ontario Fire Code

REQUIREMENTS:

1) The following will be required in order to achieve compliance with the Ontario Building Code and other referenced documents:

- a. None.

RECOMMENDATIONS:

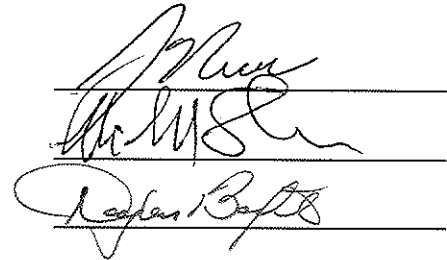
2) The following should be considered by the proponent as they finalize their plans to enhance the fire prevention at the site:

- a. None

Reviewed by: Greg Nicol, Fire Prevention Officer

Approved by: Michael Clark, Deputy Fire Chief

Submitted by: Doug Barfoot, Fire Chief

Three handwritten signatures are present on horizontal lines. The first signature is at the top, the second is in the middle, and the third is at the bottom. The signatures are written in dark ink and are somewhat stylized.

Staff Report

Engineering Services Division

DATE: 2020 December 22

ENG. FILE: 1130 8th Street East

4259 04002 715145

TO: Sabine Robart, Planner
Amy Cann, Manager of Planning and Heritage
Pam Coulter, Director of Community Services
Dennis Kefalas, Director of Public Works & Engineering

FROM: Dana Goetz, C.E.T., Engineering Technologist

SUBJECT: **ZONING BY-LAW AMENDMENT / SITE PLAN APPROVAL ENGINEERING REVIEW**

Applicant: The County of Grey

PLANNING FILES: ZBA 32 / ST2020-014

LEGAL DESCRIPTION: RANGE 4 EGR Pt Lot 3

RECOMMENDATIONS: Further to our review of the above noted application, the Public Works & Engineering Department has no objection to this application subject to the following conditions:

ZBA 32

The Public Works and Engineering Department has no objection to the Zoning By-law Amendment.

ST2020-014

1. provision of Site Plan, Servicing Plan, Grading Plan and Landscaping Plan drawings to the satisfaction of the Manager of Engineering Services and the Manager of Planning and Heritage;
2. verification of the disconnection of any building storm drainage systems from the wastewater sewer system;
3. payment of the Engineering Review fee of \$250.00

BACKGROUND:

The applications apply to 1130 8th Street East (former Sydenham Community School).

The applicant, the County of Grey, has submitted Zoning By-law Amendment and Site Plan Approval applications to re-purpose the existing building and lands into a municipally owned and operated innovation centre.

Zoning By-law Amendment No. 32

The purpose of the application is to amend the City of Owen Sound Zoning By-Law

2010-078, to permit a municipally managed research and development facility (innovation centre) in the former Sydenham School.

The effect of the Zoning By-Law Amendment is to establish site specific zone provisions that will:

1. Add and refine 'research and development facility' as a permitted use on the subject property,
2. Provide for a site specific off-street parking requirement that will apply to any mix or combination of users within the building that form the research and development facility use.

Site Plan Approval 2020-014

The applicant, the County of Grey, has submitted an application for Master Site Plan Approval to permit a research and development facility in addition to the uses permitted in the 'Institutional' (I) zone in a two phased approach within the existing building.

Phase I (labelled as Site Plan - Option A) of the development will encompass approximately 2,490 square meters within the existing building and use the existing parking lot layout as shown in Schedule D.

Phase II (labelled as Site Plan - Option B) will encompass the remaining 552 square meters in the existing building. Phase II of the development will be initiated when occupancy of the existing building increases to the point where the required parking space numbers surpasses the number of parking spaces provided in the current parking lot layout. Additional parking spaces will be added in the western parking area as per Schedule E.

Any future site development, including the construction of parking lot area beyond that shown in Phase II (Site Plan Option B) and/or the construction of additional buildings and structures, will require further Site Plan Approval.

ANALYSIS:

This document incorporates comments from all divisions of the Public Works & Engineering Department.

The following comments reflect the results of this review:

DETAILED REVIEW:

Documents reviewed in conjunction with this application are:

- *City of Owen Sound Site Development Engineering Standards, 1st Edition*
- *City of Owen Sound Official Plan adopted by City Council March 20, 2006*
- *Stormwater Management Planning and Design Manual, March 2003; Province of Ontario Ministry of the Environment – published by: Queen's Printer for Ontario*
- *MC Architects, Project No. 20019, Dwg. No. A101 "Site Plan – Option A" dated 2020-11-16; Dwg. No. A102 "Site Plan – Option B" dated 2020-11-16*
- *GM BluePlan Engineering, project No. 220162, Dwg. No. GP1 "Site Overview Plan" dated 2020-11-24; Dwg. No. GP2 "Grading & Drainage Plan" dated 2020-11-24*

- *GM BluePlan Engineering, Project 220162, Stormwater Management (SWM) Brief dated 2020-11-23*

STORMWATER MANAGEMENT (SWM): A SWM Report is not required for this site.

The on-site SWM system consists of a parking lot drainage system for both the east and west parking lots that discharge the runoff to the City storm sewer system. If the roof water collection system is connected to the wastewater sewer, it must be disconnected from the wastewater sewer and discharged overland to reduce the amount of surface water entering the wastewater sewer system.

The proposed site plan does not anticipate major changes to the parking lot other than those changes required to allow for expansion of the number of parking stalls in the west lot. As there is no change to the impervious area of the lot, a comprehensive SWM plan is unwarranted.

The existing water quality is provided by POET units installed in the existing parking lot catch basins. No changes will be required for either Phase I or Phase II of the proposed development.

However, future site plan approval applications involving further development of the site to expand the impervious areas will require a SWM design incorporating the City's current standards at the time of the application(s).

The City will not provide any maintenance or repair operations on any portion of the SWM system located on private property.

GRADING & DRAINAGE: The site grading conforms to Section 2.2.2 of the City's Property Standards By-law 1999-030 as amended.

Snow storage areas:

- must drain to the internal SWM system;
- cannot occupy parking areas required for zoning compliance;
- cannot be located on City-owned property.

SITE SERVICING: There are no anticipated changes to the municipal servicing to this property.

SERVICING FEASIBILITY STUDY (SFS): A Servicing Feasibility Study is not required for this development.

WATER: The existing building has a 150mm Ø service lateral connected to the existing watermain located on 8th Street East.

There are no anticipated changes to the water servicing for this property.

The City will not provide any maintenance or repair operations on any portion of the private service lateral.

WASTEWATER: The existing building has a service lateral connected to the existing wastewater sewer located on 8th Street East.

There are no anticipated changes to the wastewater servicing for this property.

The City will not provide any maintenance or repair operations on any portion of the private service lateral.

STORM: The on-site stormwater management system has four storm sewer laterals draining to 8th Street East:

- a 375mm Ø lateral from the west side of the property and the west parking lot;
- a 200mm Ø lateral connected to the building;
- a 250mm Ø lateral from the east parking lot;
- a 450mm Ø lateral from the east side of the property.

The City will not provide any maintenance or repair operations on any portion of the system located on private property.

Please note: The City of Owen Sound requires:

- i) back flow prevention for the water supply lateral to prevent contamination of the municipal water supply as detailed in City Policy O47;
- ii) adherence to Sewer Use Bylaw 2006-034 (as amended);
- iii) availability of adequate fire protection as required under the Ontario Building Code.

SITE ACCESS & TRAFFIC CIRCULATION:

TRAFFIC IMPACT STUDY (TIS): A traffic impact study is not required for this development as it does not meet the minimum requirements under Section 5.8 of the Site Development Engineering Standards and the impact on the adjacent street system will be negligible.

PEDESTRIAN ACCESS: Pedestrian walkways, sidewalks and connections to City streets are provided. There is no marked exterior path of travel to AODA standards shown. A marked path of travel must be provided to the main building entrance.

SITE ACCESS & TRAFFIC CIRCULATION: Vehicular access to the site is from 8th Street East. The existing entrance widths are acceptable.

PARKING: The on-site parking stalls are properly dimensioned. All parking stalls meet City requirements for size and accessibility as per AODA standards.

TRANSIT ACCESS: There are City transit stops along 8th Street East.

Transit access to this site is not required.

TRANSPORTATION PLAN: A Transportation Plan is not required.

ROAD WIDENING: A road widening across the 8th Street East frontage of this property is not required.

LANDSCAPING:

No landscaping features, signs or vegetation with a mature height greater than 0.6 metre are to be located within the 5.0 metres by 5.0 metres sight triangles required at the access points or street intersections.

ENVIRONMENTAL:

There are no known environmental concerns associated with this property.

SOURCE WATER PROTECTION (SWP): The Drinking Water Source Protection Plan, approved under Part IV of The Clean Water Act, 2006, indicates that this property is within Intake Protection Zone 2 (IPZ-2), an Events Based Threat Area concerned with fuel storage exceeding 25,000 litres.

A SWP Risk Management Plan is not required as fuel storage is not a component of this proposed development.

FEES AND CHARGES:

ZONING BY-LAW AMENDMENT AND CONSENT TO SEVER:

The Engineering Review Fee will be \$650.00

SITE PLAN APPROVAL:

The Engineering Review Fee will be \$500.00.

A Street Occupation Permit will be required prior to commencement of any work on City owned property. The permit is available from the Engineering Services Division for a fee of \$60.

A Special Services Application will be required together with the security deposit prior to commencement of any works constructed on City owned property. The permit is available from the Engineering Services Division for a fee of \$60.

Prepared By: Dana Goetz, C.E.T.

Reviewed By: F/ Chris Webb, P.Eng.



DEC 23, 2020

From: [Adam Parsons](#)
To: [Sabine Robart](#)
Subject: FW: Request for Comments - PC2019-017 Sydenham Campus
Date: February 11, 2021 1:54:25 PM

Hi Sabine,

Here are the comments I submitted for the Sydenham Campus.
Let me know if you are looking for more?

Adam

From: Parsons, Adam
Sent: December 31, 2019 10:20 AM
To: Robart, Sabine <srobart@owensound.ca>
Subject: RE: Request for Comments - PC2019-017 Sydenham Campus

Hi Sabine,

I have no comments for PC2019-017 Sydenham Campus at 1130 8th St E. The pre-consultation appears to be related to the building only. Should significant landscaping changes be proposed I will be looking for a detailed landscape plan to be included for comment at a later stage.

Adam

Adam Parsons
Manager of Parks and Open Space
aparsons@owensound.ca
519-376-1440 x 1221

From: Robart, Sabine
Sent: December 23, 2019 2:17 PM
To: Planning Pre-Consultation <preconsultation@owensound.ca>
Subject: Request for Comments - PC2019-017 Sydenham Campus

Good Afternoon

Attached please find a request for comments for Pre-Consultation 2019-017 – Sydenham Campus.

If you have any questions or concerns please do not hesitate to contact me.

Sabine Robart, MSc (Plan)
Intermediate Planner
City of Owen Sound
808 2nd Avenue East

Owen Sound, ON N4K 2H4

Telephone: 519-376-4440 ext. 1236

Email: srobart@owensound.ca

From: [ONTUGLLandsINQ](#)
To: [Robart, Sabine](#)
Subject: RE: Request for Comments - ZBA 32 & SP2020-014
Date: January 4, 2021 3:04:03 PM

Thank you for your correspondence with regard to the proposed Site Plan Application. Enbridge Gas Inc, operating as Union Gas, does have service lines running within the area which may or may not be affected by the proposed Site Plan.

Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the property owner.

If there is any work (i.e. underground infrastructure rebuild or grading changes...) at our easement and on/near any of our existing facilities, please contact us as early as possible (1 month in advance at least) so we can exercise engineering assessment of your work. The purpose is to ensure the integrity of our main is maintained and protected.

Confirmation of the location of our natural gas pipeline should be made through Ontario One Call 1-800-400-2255 for locates prior to any activity.

We trust the foregoing is satisfactory.

Kelly Buchanan

Analyst Land Services

—

ENBRIDGE GAS INC.

TEL: 519-436-4673 | FAX: 519-436-5353

50 Keil Dr N, Chatham ON N7M 5M1

enbridge.com

Safety. Integrity. Respect.

From: Robart, Sabine <srobart@owensound.ca>

Sent: Friday, December 18, 2020 1:54 PM

To: Barfoot, Doug <dbarfoot@owensound.ca>; Bell Aliant (Nicholas Kellar)

<nicholas.kellar@bell.ca>; Bloomfield, Briana <bbloomfield@owensound.ca>; Canada Post (Ryan

Sumler) <ryan.sumler@canadapost.ca>; Cann, Amy <acann@owensound.ca>; CESCO, Cassandra

<ccesco@owensound.ca>; Coulter, Pam <pcoulter@owensound.ca>; ONTUGLLandsINQ

<ONTUGLLandsINQ@enbridge.com>; Fluney, Jeff <jfluney@owensoundpolice.com>; Goetz, Dana

<dgoetz@owensound.ca>; Grey Bruce Health Unit (Jason Weppler)

<j.weppler@publichealthgreybruce.on.ca>; Grey County Planning <planning@grey.ca>; Grey Sauble

Conservation Authority <owen.sound@greysauble.on.ca>; Historic Saugeen Metis (Chris Hachey)

<HSMASSTLRCC@bmts.com>; Hydro One <landuseplanning@hydroone.com>; Iezzi, Jacklyn

<jiezzi@owensound.ca>; Kefalas, Dennis <dkefalas@owensound.ca>; Linthorne, Kevin J

<klinthorne@owensound.ca>; M Plewes <m.plewes@greysauble.on.ca>; Metis Nation of Ontario

<consultations@metisnation.org>; MMAH (Tyler Shantz) <tyler.shantz@ontario.ca>; NEC Owen

Sound <necowensound@ontario.ca>; Nicol, Greg <gnicol@owensound.ca>; Ontario Power Generation Inc. <executivevp.lawanddevelopment@opg.com>; Parsons, Adam <aparsons@owensound.ca>; Prentice, Matt <mprentice@owensound.ca>; Robart, Sabine <srobart@owensound.ca>; Rogers Communications Inc. <simcoecirculations@rci.rogers.com>; Simmonds, Tim <tsimmonds@owensound.ca>; SON (Doran Ritchie) <d.ritchie@saugeenonijibwaynation.ca>; Transport Canada Ontario Region Programs Branch <services@tc.gc.ca>; Weppler, Kim <kweppler@owensound.ca>

Subject: [External] Request for Comments - ZBA 32 & SP2020-014

EXTERNAL: PLEASE PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

Good Afternoon,

Attached please find a Request for Comments for Zoning By-law Amendment No. 32 and Site Plan Approval ST2020-014 for 1130 8th St E (Grey County Sydenham Campus). Please provide comments by **Friday, January 8, 2021** to osplanning@owensound.ca

If you have any question or concerns please do not hesitate to contact me

Sabine Robart, MSc (Plan)
Planner
City of Owen Sound
808 2nd Avenue East
Owen Sound, ON N4K 2H4
Telephone: 519-376-4440 ext. 1236
Email: srobart@owensound.ca



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

January 11th, 2021

Sabine Robart
City of Owen Sound
808 2nd Ave. E
Owen Sound, Ontario N4K 2H4
*Sent via E-mail

**RE: Zoning By-law Application 32 and Site Plan Application SP2020-014
1130 8th Street East – Sydenham Campus
City of Owen Sound
Applicant: County of Grey**

Dear Ms. Robart,

This correspondence is in response to the above noted applications. We have had an opportunity to review the applications in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP), Recolour Grey. We offer the following comments.

The purpose of the application is to amend the City of Owen Sound Zoning By-Law 2010-078, to permit to permit a municipally managed research and development facility (innovation centre) in the former Sydenham School. The effect of the Zoning By-Law Amendment is to establish site specific zone provisions that will:

1. Add and refine 'research and development facility' as a permitted use on the subject property,
2. Provide for a site specific off-street parking requirement that will apply to any mix or combination of users within the building that form the research and development facility use.

The applicant, the County of Grey, has applied for Master Site Plan Approval to permit a research and development facility in addition to the uses permitted in the 'Institutional' (I) zone in a two phased approach within the existing building. Phase I (labelled as Site Plan - Option A) of the development will encompass approximately 2,490 square meters within the existing building and use the existing parking lot layout as shown in Schedule D. Phase II (labelled as Site Plan - Option B) will encompass the remaining 552 square meters in the existing building. Phase II of the development will be initiated when occupancy of the existing building increases to the point where the required parking

space numbers surpasses the number of parking spaces provided in the current parking lot layout. Additional parking spaces will be added in the western parking area as per Schedule E. Any future site development, including the construction of parking lot area beyond that shown in Phase II (Site Plan Option B) and/or the construction of additional buildings and structures, will require further Site Plan Approval.

Schedule A of Recolour Grey designates the subject property as a 'Primary Settlement Area'. Section 3.5 states,

- 2) Land use policies and *development* standards in areas designated Primary *Settlement Areas* will be in accordance with local official plans and/or secondary plans
- 3) This Official Plan promotes the *development* of Primary Settlement Area *land use types* for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the *County*.

Further comments should be received from the City of Owen Sound.

Appendix A of Recolour Grey indicates that the subject property is within 'Intake Protection Zone – 2' (IPZ-2). IPZ's are areas of land and water, where run-off from streams or drainage systems, in conjunction with currents in lakes and rivers, could directly impact on the source water at the municipal drinking water intakes. Within the context of Grey County, vulnerability scores for IPZ's range from 4 to 7. IPZ-2 s policies shall not constrain the subject applications.

County Transportation Services reviewed the subject applications and have no concerns.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,



Hiba Hussain
Planner
(519) 372-0219 ext. 1233
hiba.hussain@grey.ca
www.grey.ca

January 14, 2021
GSCA File: P20013

City of Owen Sound
808 2nd Ave E
Owen Sound, ON
N4K 2H4

Attn: Sabine Robart
Planner
osplanning@owensound.ca

Dear Sabine Robart

Re: Applications for Zoning By-law Amendment ZBA 32 and Site plan Approval SP2020-014
Applicant: County of Grey (Sydenham Campus)
1130 8th Street E; Roll No. 42-59-040-027-151-45
City of Owen Sound

Grey Sauble Conservation Authority (GSCA) has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 151/06. GSCA has also provided comments as per our Memorandum of Agreement (MOA) with the City of Owen Sound representing their interests regarding natural heritage and water identified in Sections 2.1 and 2.2, respectively, of the Provincial Policy Statement. Finally, GSCA has provided advisory comments related to policy applicability and to assist with implementation of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan under the Clean Water Act.

GSCA staff have reviewed the proposed zoning by-law amendment to establish site specific zone provisions that will:

1. Add and refine 'research and development facility' as a permitted use on the subject property.
2. Provide for a site specific off-street parking requirement that will apply to any mix or combination of users within the building that form the research and development facility use.

The site plan approval application is to permit a research and development facility in addition to the uses permitted in the 'Institutional' (I) zone in a two phased approach within the existing building.

Phase I of the development will encompass approximately 2,490 square metres within the existing building and use the existing parking lot layout.

Member Municipalities

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

Phase II will encompass the remaining 552 square metres in the existing building. Phase II of the development will be initiated when occupancy of the existing building increases to the point where the required parking space numbers surpasses the number of parking spaces provided in the current parking lot layout. Additional parking spaces will be added in the western parking area.

It is noted, any future site development, including the construction of parking lot area beyond that shown in Phase II and/or the construction of additional buildings and structures, will require further Site Plan Approval.

We note, GSCA provided comments on the pre-circulation application (PC2019-017) dated January 31, 2020.

Documents Reviewed

- Planning Report, prepared by the County of Grey, dated November 24, 2020, received by GSCA staff December 18, 2020
- Stormwater Review Letter, prepared by GM BluePlan Engineering, dated November 23, 2020, received by GSCA staff December 18, 2020
- Site Overview Plan & Grading and Drainage Plan prepared by GM BluePlan Engineering, dated November 24, 2020, received by GSCA staff December 18, 2020

Site Characteristics

Existing mapping indicates that the subject property is:

- Not regulated under Ontario Regulation 151/06.
- Designated Institutional in the Owen Sound Official Plan;
- Zoned I – Institutional in the City of Owen Sound Comprehensive Zoning By-law;
- Located within an area that is subject to the policies contained in the Source Protection Plan;
- The southern portion of the property features the former Sydenham Public School with impervious parking and manicured areas. The northern portion of the property is primarily grass and maintained in a manicured state.

Delegated Responsibility and Statutory Comments

- 1. GSCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement.**

There were no natural hazards identified on the subject property.

- 2. GSCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 151/06. This regulation, made under Section 28 of the Conservation Authorities Act, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. GSCA also regulates the alteration to or interference in any way with a watercourse or wetland.**

The property is not regulated under Ontario Regulation 151/06.

Advisory Comments

- 3. GSCA has reviewed the application through our responsibilities as a service provider to the City of Owen Sound in that we provide comment on natural heritage features under Section 2.1 of the Provincial Policy Statement and on water under Section 2.2 of the Provincial Policy Statement through a MOA.**

2.1 Natural Heritage

There were no natural heritage features identified on the subject property.

2.2 Water

2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:

- i) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.*

GSCA Comment: Stormwater appears to be directed to a series of catch basins before being conveyed to the 8th Street East storm sewer with the spill route being directed to the 8th Street East right-of-way. The overall capacity from a quantity and quality perspective of the stormwater system is not known by GSCA at this time. However, we understand that very little is proposed overall for the parking area, particularly with phase I so it is anticipated that there are no changes or impacts to storm flows as a result. For phase II, the proposal will include converting a portion of an existing concrete walkway to parking to accommodate further needed capacity and other upgrades as needed. This may not impact quantity as the overall imperviousness is not expected to increase. However, this may impact quality with the potential for increased vehicle use and in general with the continued use of the site. As such, we recommend through the phase II site development, stormwater quality controls be implemented to bring the site up to present day standards if necessary (enhanced level of TSS removal).

- 4. GSCA has reviewed the application in terms of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the *Clean Water Act, 2006*. The Source Protection Plan came into effect on July 1st, 2016 and contains policies to protect sources of municipal drinking water from existing and future land use activities.**

The subject property is located within an area that is subject to the local Source Protection Plan.

Summary

Given the above comments, it is the opinion of the GSCA that:

1. The proposal is consistent with the Section 3.1 PPS policies.
2. Ontario Regulation 151/06 does not apply to the subject site.
3. The proposal is consistent with the Section 2.1 and 2.2 PPS policies.
4. The subject site is located within an area that is subject to the policies contained in the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan.

Recommendation

GSCA has no objections to the proposed zoning by-law amendment and site plan applications.

We recommend that stormwater quality controls be implemented at the phase II development stage to bring the site up to present day standards if necessary.

Please inform this office of any decision made by the City of Owen Sound with regard to the subject application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mac Plewes', with a stylized, flowing script.

Mac Plewes

Watershed Planner, Environmental Planning & Regulations

c.c. Scott Greig, GSCA Director, City of Owen Sound
Marion Koepke, GSCA Direct, City of Owen Sound
Planning Department, Grey County