

SCHEDULE G

COMMENTS

Environmental Services Staff Report – May 17, 2021

Union Gas (Enbridge) – May 17, 2021

Fire Prevention Staff Report – May 17, 2021

Historic Saugeen Metis – May 18, 2021

Grey County Planning and Development – May 21, 2021

Hydro One – May 27, 2021

Parks and Open Space Staff Report – May 27, 2021

Bell Canada – May 31, 2021

Engineering Services Division Staff Report – June 01, 2021

Grey Sauble Conservation – June 7, 2021

From: [Rick Chappell](#)
To: [OS Planning](#)
Subject: FW: Request for Comments - ST2021-003 Marina View Heights
Date: May 17, 2021 8:38:39 AM
Attachments:

Must ensure adequate space is available for garbage and recycling collection.

Rick Chappell
(A)Supervisor of Environmental Services
City of Owen Sound, Engineering Services
808 2nd Ave E, Owen Sound, Ontario, N4K 2H4
Phone: (519) 376-4440 ext: 1226
Email: rchappell@owensound.ca
Web: www.owensound.ca

Please be advised that due to COVID-19 provincial measures I am currently working out of the office. Emails and phone calls are currently being monitored, and will be responded to based on priority.

Please visit the City's website (<https://www.owensound.ca/en/index.aspx>) for information on how to access City services.

From: Sabine Robart <srobart@owensound.ca>

Sent: May 14, 2021 2:11 PM

To: Adam Parsons <aparsons@owensound.ca>; Amy Cann <acann@owensound.ca>; Bell Aliant (Nicholas Kellar) <nicholas.kellar@bell.ca>; Bell Canada <circulations@wsp.com>; Bluewater District School Board (Jayme Bastarache) <jayme_bastarache@bwdsb.on.ca>; Briana Bloomfield <bbloomfield@owensound.ca>; Bruce Grey Catholic District School Board <bruce_grey@bgcdsb.org>; Bruce Telecom (Bryan Guest) <bryan.guest@brucetelecom.com>; Bruce Telecom (Jeff Richardson) <jeff.richardson@brucetelecom.com>; Cameron Watt <cwatt@owensound.ca>; Canada Post (Ryan Sumler) <ryan.sumler@canadapost.ca>; Canadian Tire (Norm Pratt) <npratt077@gmail.com>; Canadian Tire (Tony Ersser) <tonyersser@gmail.com>; Dana Goetz <dgoetz@owensound.ca>; Dennis Kefalas <dkefalas@owensound.ca>; Doug Barfoot <dbarfoot@owensound.ca>; Doug McEwen <dmcewen@owensound.ca>; Eastlink (Jonathan Bolton) <jonathan.bolton@corp_eastlink.ca>; Enbridge (Union Gas) <ontugllandsinq@uniongas.com>; Fluney, Jeff <jfluney@owensoundpolice.com>; Gail Wood <gailwood@rogers.com>; GBTel (David Gils) <david@gbtel.ca>; GBTel (Richard Gils) <richard_gils@gbtel.ca>; Georgian Bluffs (Luke Ryan) <lryan@georgianbluffs.on.ca>; Greg Nicol <gnicol@owensound.ca>; Grey County Planning <planning@grey.ca>; Grey Sauble Conservation Authority <owen.sound@greysauble.on.ca>; Historic Saugeen Metis (Chris Hachey) <HSMASSTLRCC@bmts.com>; Huron Bay Coop <hubaymil@wightman.ca>; Hydro One <landuseplanning@hydroone.com>; Infrastructure Ontario <noticereview@infrastructureontario.ca>; Jacklyn Iezzi <jiezzi@owensound.ca>; Kate Allan <kallan@owensound.ca>; Kevin J Linthorne <klinthorne@owensound.ca>; Matt Prentice <mprentice@owensound.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH

From: [ONTUGLLandsINQ](#)
To: [Sabine Robart](#)
Subject: RE: Request for Comments - ST2021-003 Marina View Heights
Date: May 17, 2021 7:42:44 AM

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.

Barbara M.J. Baranow
Analyst Land Support

Enbridge Gas Inc.
50 Keil Drive North, Chatham, ON N7M 5M1

Integrity. Safety. Respect.

From: Sabine Robart <srobart@owensound.ca>
Sent: Friday, May 14, 2021 2:11 PM
To: Adam Parsons <aparsons@owensound.ca>; Amy Cann <acann@owensound.ca>; Bell Aliant (Nicholas Kellar) <nicholas.kellar@bell.ca>; Bell Canada <circulations@wsp.com>; Bluewater District School Board (Jayme Bastarache) <jayme_bastarache@bwdsb.on.ca>; Briana Bloomfield <bbloomfield@owensound.ca>; Bruce Grey Catholic District School Board <bruce_grey@bgcdsb.org>; Bruce Telecom (Bryan Guest) <bryan.guest@brucetelecom.com>; Bruce Telecom (Jeff Richardson) <jeff.richardson@brucetelecom.com>; Cameron Watt <cwatt@owensound.ca>; Canada Post (Ryan Sumler) <ryan.sumler@canadapost.ca>; Canadian Tire (Norm Pratt) <npratt077@gmail.com>; Canadian Tire (Tony Ersser) <tonyersser@gmail.com>; Dana Goetz <dgoetz@owensound.ca>; Dennis Kefalas <dkefalas@owensound.ca>; Doug Barfoot <dbarfoot@owensound.ca>; Doug McEwen <dmcewen@owensound.ca>; Eastlink (Jonathan Bolton) <jonathan.bolton@corp_eastlink.ca>; ONTUGLLandsINQ <ONTUGLLandsINQ@enbridge.com>; Fluney, Jeff <jfluney@owensoundpolice.com>; Gail Wood <gailwood@rogers.com>; GBTel (David Gils) <david@gbtel.ca>; GBTel (Richard Gils) <richard_gils@gbtel.ca>; Georgian Bluffs (Luke Ryan)

Staff Report

Fire Prevention

DATE: May 17, 2021

TO: Sabine Robart, Planner

FROM: Doug Barfoot, Fire Chief

SUBJECT: PRE-APPLICATION FIRE PREVENTION REVIEW

PLANNING FILE: ST2021-003

MUNICIPAL ADDRESS: 2347 3rd Ave W

APPLICANT: Sound Lifestyle Ltd (co Richard Graham)

BACKGROUND: The proponent has submitted a proposal for:

The applicant, Sound Lifestyle Ltd (co Richard Graham), has submitted an application for Site Plan Approval for a six-unit, three storey multi-unit residential building with six (6) at grade, covered parking spaces and an additional seven (7) parking spaces located west and north of the building. The proposed site plan works also include the construction/installation of the required internal infrastructure, appurtenance, and landscaping.

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

- The comments are from the drawings submitted by Graham Construction, completed by GM Blue Plan dated May 3rd, 2021.

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:

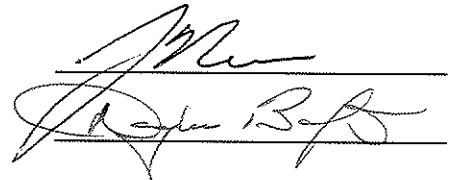
- 1) The following will be required in order to achieve compliance with the Ontario Building Code and other referenced documents:
 - a. The fire alarm panel/annunciator panel shall be located at the main entrance to be used by the responding crews as per Sentence 3.2.4.9. (1) of Div. B. of the OBC.

RECOMMENDATIONS:

- 2) The following should be considered by the proponent as they finalize their plans to enhance the fire prevention at the site:
 - a. Install a fire department key box (Chubb box) adjacent to the main entrance to the building.

Reviewed by: Greg Nicol, Fire Prevention Officer

Submitted by: Doug Barfoot, Fire Chief

The block contains two handwritten signatures. The top signature is for Greg Nicol, Fire Prevention Officer, and the bottom signature is for Doug Barfoot, Fire Chief. Both signatures are written in black ink and are positioned to the right of their respective names.

From: [Chris Hachey](#)
To: [OS Planning](#)
Subject: Request for Comments - Owen Sound (Sound Lifestyle Ltd.) - Proposed Site Plan Approval Application
Date: May 18, 2021 11:17:56 AM

Your File: ST2021-003
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 Site Plan Approval Application as presented.

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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Planning and Development

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

May 21st, 2021

Ms. Sabine Robart
City of Owen Sound
808 2nd Avenue East
Owen Sound, ON N4K 2H4
Sent via email to planning@owensound.ca

**RE: Site Plan Approval Application ST2021-003
2347 3rd Avenue West
City of Owen Sound**

Dear Ms. Robart,

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

The proposed site plan approval application would permit a six-unit three-storey multi-unit residential building. County staff were not clear on the tenure of the residential building i.e. rental, life-lease, condominium, etc.

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

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.

6) Intensification opportunities are strongly encouraged within Primary Settlement Areas. Municipalities must develop and adopt intensification strategies to ensure that the residential intensification targets identified in Section 3.4.1 of the Official Plan are met. Intensification strategies in Primary Settlement Areas shall enable:

- a) Brownfield redevelopment;*
- b) 'As-of-right' permissions in official plans and zoning by-laws for second units (see Section 4.2.5);*

- c) The development of vacant and/or underutilized lots within previously developed areas;*
- d) The expansion or conversion of existing buildings.*

New construction through intensification should occur in a manner that takes into account the existing built and physical environment and is compatible with the surrounding land uses.”

County Planning staff support the intensification of Primary Settlement Areas through proposed developments such as this.

Within Primary Settlement Areas, the County OP generally defers detailed development standards to the local OP and/or Secondary Plans.

Staff recommend a review of the County's *Healthy Community & Residential Subdivision Guidelines & Healthy Development Checklist*, accessible here: <https://www.grey.ca/planning-development/planning-application-forms>.

Of a general planning nature, recent amendments to the Development Charges By-law have encouraged purpose-built rental housing, of which this may qualify. To find out more about this program visit <https://www.grey.ca/development-charges>

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's are shown on Appendix A of this Plan and further information can be found in the local source protection plans. IPZ-2 policies shall not constrain the subject application.

The subject property is also within an 'Events-based Area'. These areas are predominantly concerned with fuel storage typically found in commercial/industrial operations. The proposed development is residential and provided there are no significant fuel storages being proposed on-site, it should not be an issue.

County Transportation Services have reviewed the subject application and provided the following comments:

“Grey County's Setback Policy is 75 feet from the centre of the road for all structures, or shall not exceed the setback of two existing structures neighbouring said lot within 66 feet or less, measured laterally. If this cannot be

achieved an Exemption will be required from the Director of Transportation Services.

Grey County's lot drainage policy is that post development flows shall be equal to or less than pre-development flows. Please provide evidence that this can be achieved along with a report that the County storm sewer will handle any flows directed its way.

Grey County will not accept increased overland flows directed to the road, whether an emergency or otherwise.

A Commercial Entrance Permit will also be required."

Provided the above-noted Transportation Services comments are addressed, County staff have no further concerns with respect to the proposed site plan.

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

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

Yours truly,

A handwritten signature in black ink, appearing to read "Scott Taylor", is positioned above a thin yellow horizontal line.

Scott Taylor, MCIP, RPP
Senior Planner
519-372-0219 ext. 1238
scott.taylor@grey.ca
www.grey.ca

From: [Dolly Shetty@HydroOne.com](mailto:Dolly.Shetty@HydroOne.com) on behalf of LandUsePlanning@HydroOne.com
To: [Sabine Robart](mailto:Sabine.Robart@owensound.ca)
Subject: Owen Sound - 2347 3rd Ave W - ST2021-003 Marina View Heights
Date: May 27, 2021 12:01:07 PM
Attachments: [image002.png](#)

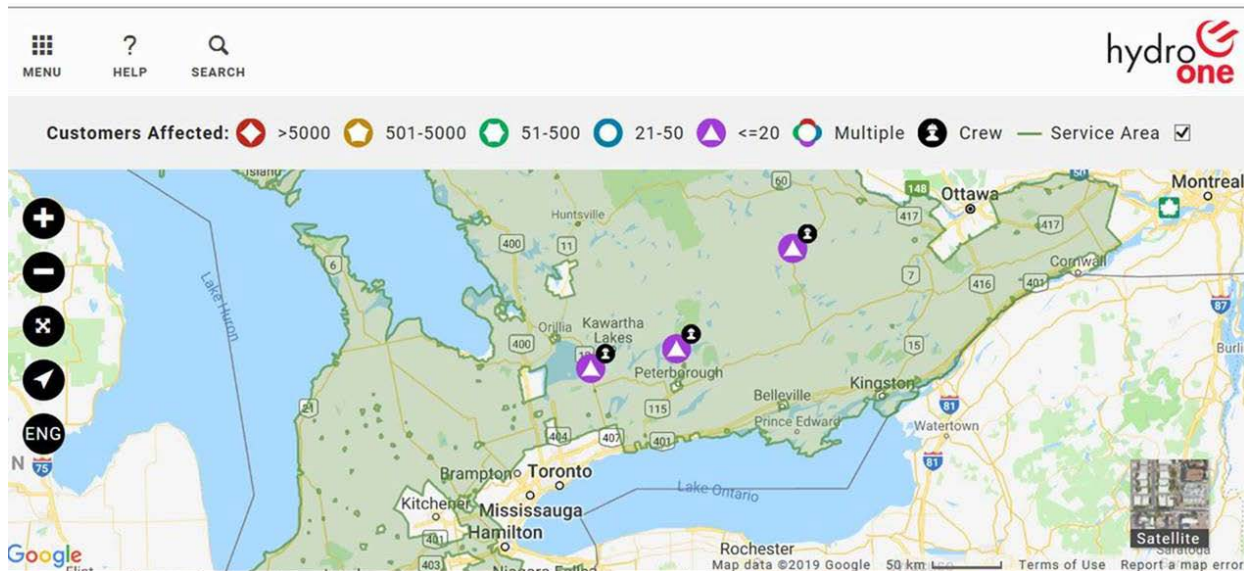
Hello,

We are in receipt of Application ST2021-003 dated May 14, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Best Wishes,

Dolly Shetty
Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.
185 Clegg Road (R32)
Markham, ON | L6G 1B7
Email: Dolly.Shetty@HydroOne.com



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From: Sabine Robart <srobart@owensound.ca>
Sent: Friday, May 14, 2021 2:11 PM
To: Adam Parsons <aparsons@owensound.ca>; Amy Cann <acann@owensound.ca>; Bell Aliant (Nicholas Kellar) <nicholas.kellar@bell.ca>; Bell Canada <circulations@wsp.com>; Bluewater District School Board (Jayme Bastarache) <jayme_bastarache@bwdsb.on.ca>; Briana Bloomfield <bbloomfield@owensound.ca>; Bruce Grey Catholic District School Board <bruce_grey@bgcdsb.org>; Bruce Telecom (Bryan Guest) <bryan.guest@brucetelecom.com>; Bruce Telecom (Jeff Richardson) <jeff.richardson@brucetelecom.com>; Cameron Watt <cwatt@owensound.ca>; Canada Post (Ryan Sumler) <ryan.sumler@canadapost.ca>; Canadian Tire (Norm Pratt) <npratt077@gmail.com>; Canadian Tire (Tony Ersser) <tonyerrsers@gmail.com>; Dana Goetz <dgoetz@owensound.ca>; Dennis Kefalas <dkefalas@owensound.ca>; Doug Barfoot <dbarfoot@owensound.ca>; Doug McEwen <dmcewen@owensound.ca>; Eastlink (Jonathan Bolton) <jonathan.bolton@corp_eastlink.ca>; Enbridge (Union Gas) <ontugllandsing@uniongas.com>; Fluney, Jeff <jfluney@owensoundpolice.com>; Gail Wood <gailwood@rogers.com>; GBTel (David Gils) <david@gbtel.ca>; GBTel (Richard Gils) <richard_gils@gbtel.ca>; Georgian Bluffs (Luke Ryan) <lryan@georgianbluffs.on.ca>; Greg Nicol <gnicol@owensound.ca>; Grey County Planning <planning@grey.ca>; Grey Sauble Conservation Authority <owen.sound@greysauble.on.ca>; Historic Saugeen Metis (Chris Hachey) <HSMASTRCC@bmts.com>; Huron Bay Coop <hubaymil@wightman.ca>; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>; Infrastructure Ontario <noticeofreview@infrastructureontario.ca>; Jacklyn Iezzi <jiezz@owensound.ca>; Kate Allan <kallan@owensound.ca>; Kevin J Linthorne <klinthorne@owensound.ca>; Matt Prentice <mprentice@owensound.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH (Taylor Shantz) <tyler.shantz@ontario.ca>; MPAC Planning <ipuconsents@mpac.ca>; MTO (Martin Leyten) <Martin.Leyten@ontario.ca>; NEC Owen Sound <ncowensound@ontario.ca>; Ontario Power Generation Inc. <executivevp.lawanddevelopment@opg.com>; Ontario Restaurant Hotel & Motel Association <info@orhma.com>; Packet-Tel <support@packetworks.net>; Pam Coulter <pcoulter@owensound.ca>; Rick Chappell <rchappell@owensound.ca>; Rogers Communications Inc. <simcoecirculations@rci.rogers.com>; Sabine Robart <srobart@owensound.ca>; Smith, Matt <msmith@meaford.ca>; SON (Doran Ritchie) <d.ritchie@saugeenonibwaynation.ca>; Staci Landry <slandry@owensound.ca>; Transport Canada Ontario Region Programs Branch <services@tc.gc.ca>; Wightman Telecom (Rob Figliuzzi) <rfigliuzzi@wightman.ca>; Wightman Telecom (Tom Sullivan) <tsullivan@wightman.ca>
Subject: Request for Comments - ST2021-003 Marina View Heights

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Good Afternoon,

Attached please find a Request for Comment for Site Plan Approval application ST2021-003 Marina View Heights at 2347 3rd Ave W.

From: [Adam Parsons](#)
To: [OS Planning](#)
Cc: [Sabine Robart](#)
Subject: FW: Request for Comments - ST2021-003 Marina View Heights
Date: May 27, 2021 1:49:31 PM
Attachments: [20210512_RequestComments_MarinaViewHeights.pdf](#)
[SchedD_SitePlanPackage.pdf](#)
[SchedE_ElevationsArchPlans.pdf](#)
[SchedF_ServicingFeasibilityStudy.pdf](#)
[SchedG_SWMDesign.pdf](#)

Hi Sabine,

Only one recommendation- replace the black cedar (non-native to our area) on the planting plan with Black spruce (native to our area).

Black spruce also has symbolic and traditional value for indigenous communities who used the Kelso Beach area historically.

Black spruce should also provide an equal level of green separation from the property to the south as black cedar would.

Adam

Adam Parsons
Manager of Parks and Open Space
519-376-1440 x 1221

From: Sabine Robart <srobart@owensound.ca>
Sent: May 14, 2021 2:11 PM
To: Adam Parsons <aparsons@owensound.ca>; Amy Cann <acann@owensound.ca>; Bell Aliant (Nicholas Kellar) <nicholas.kellar@bell.ca>; Bell Canada <circulations@wsp.com>; Bluewater District School Board (Jayme Bastarache) <jayme_bastarache@bwdsb.on.ca>; Briana Bloomfield <bbloomfield@owensound.ca>; Bruce Grey Catholic District School Board <bruce_grey@bgcdsb.org>; Bruce Telecom (Bryan Guest) <bryan.guest@brucetelecom.com>; Bruce Telecom (Jeff Richardson) <jeff.richardson@brucetelecom.com>; Cameron Watt <cwatt@owensound.ca>; Canada Post (Ryan Sumler) <ryan.sumler@canadapost.ca>; Canadian Tire (Norm Pratt) <npratt077@gmail.com>; Canadian Tire (Tony Ersser) <tonyersser@gmail.com>; Dana Goetz <dgoetz@owensound.ca>; Dennis Kefalas <dkefalas@owensound.ca>; Doug Barfoot <dbarfoot@owensound.ca>; Doug McEwen <dmcewen@owensound.ca>; Eastlink (Jonathan Bolton) <jonathan.bolton@corp_eastlink.ca>; Enbridge (Union Gas) <ontugllandsinq@uniongas.com>; Fluney, Jeff <jfluney@owensoundpolice.com>; Gail Wood <gailwood@rogers.com>; GBTel (David Gils) <david@gbtel.ca>; GBTel (Richard Gils) <richard_gils@gbtel.ca>; Georgian Bluffs (Luke Ryan) <lryan@georgianbluffs.on.ca>; Greg Nicol <gnicol@owensound.ca>; Grey County Planning <planning@grey.ca>; Grey Sauble Conservation Authority <owen.sound@greysauble.on.ca>; Historic Saugeen Metis (Chris Hachey) <HSMASSTLRCC@bmts.com>; Huron Bay Coop

From: circulations@wsp.com
To: [Sabine Robart](#)
Subject: SPA: 2347 3rd Ave W.- File No: ST2021-003.
Date: May 31, 2021 9:22:28 AM

2021-05-31

Sabine Robart

**Owen Sound
Owen Sound, ON, N4K 2H4**

Attention: Sabine Robart

Re: SPA: 2347 3rd Ave W.- File No: ST2021-003.; Your File No. ST2021-003

Our File No. 90494

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application and have no objections to the application as this time. However, we hereby advise the Owner to contact Bell Canada at planninganddevelopment@bell.ca during detailed design to confirm the provisioning of communication/telecommunication infrastructure needed to service the development. We would also ask that the following paragraph be included as a condition of approval:

“The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

It shall also be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

Please note that WSP operates Bell’s development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell’s behalf. WSP is not responsible for Bell’s responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca.

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

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Staff Report

Engineering Services Division

DATE: 2021 June 01

ENG. FILE: 2347 3rd Avenue West

ROLL NO.: 4259 02000 812900

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

FROM: Dana Goetz, Engineering Technologist

SUBJECT: SITE PLAN ENGINEERING REVIEW

PLANNING FILE: ST2021-003 **MUNICIPAL ADDRESS:** 2347 3rd Avenue West

LEGAL DESCRIPTION: TOWN PLOT BROOKE PT LOTS 79; 81 AND 83

APPLICANT: Richard James Orr

RECOMMENDATION: The Public Works & Engineering Department supports approval of this Site Plan Application subject to the following conditions:

1. Provision of revised Site Plan and Details and Notes drawings to the satisfaction of the Manager of Engineering Services and the Manager of Planning & Heritage;
2. The Developer shall construct the water system in accordance with the City approval of water works under its licensing authority granted by the Ministry of Environment, Conservation and Parks.
3. All materials used for this work are to be selected from the City's Approved Manufacturers' Product list for Water Distribution Systems.
4. The Developer shall construct water mains, service laterals and appurtenances in accordance to the Owen Sound Specifications for Water Main Construction document and the approved construction plan drawings and standards.
5. That the Owner provide a 1.5 metres wide road allowance widening to the City across the 3rd Avenue West frontage of the property required by the

City to be conveyed and registered in an acceptable manner, for which the City Clerk will require the following to be provided at the applicant's expense:

- a) A reference plan describing the lands subject to the road widening;**
 - b) An Acknowledgement and Direction form to be signed by the City respecting the registration of the transfer by the applicant's solicitor on the City's behalf;**
 - c) The proposed draft transfer document including a Land Transfer Tax Affidavit which must include the following "other" statement: *"The subject property is acquired by the municipality for the purpose of widening the highway abutting the property and the property forms part of that highway pursuant to section 31(6) of the Municipal Act, 2001"*;**
- 6. payment of a capital contribution of \$12,600.00 to provide a future sidewalk;**
 - 7. Payment of the Engineering Review fee;**
 - 8. That the Owner's contractor obtain a Street Occupation Permit prior to commencement of any work on City owned property. The permit is available from the Engineering Services Division for a fee of \$60;**
 - 9. That the Owner enter into a Servicing Agreement or obtain a Special Services Application together with the required security deposit prior to commencement of construction of any works on City owned property. The permit is available from the Engineering Services Division for a fee of \$60.**

BACKGROUND:

The applicant, Richard James Orr, has submitted a Site Plan Approval application to construct a multi-unit residential development containing nine units in three storeys. The property is a vacant lot and is approximately 2,341m² in lot area.

ANALYSIS:

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

The submitted documents have been reviewed for stormwater management, grading, drainage, site services, site access, traffic circulation and parking configuration. The following comments reflect the results of the 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*
- *Reference drawings: GM BluePlan Engineering, drawing No. 220231-1 "Site Plan", dated 2020.09.04, Rev. 2021.05.03; drawing No. 220231-2 "Existing Conditions and Removals Plan", dated 2020.09.04, Rev. 2021.05.03; drawing No. 220231-3 "Grading and Servicing Plan", dated 2020.09.04, Rev. 2021.05.03; drawing 220231-4 "Details and Notes", dated 2020.09.04, Rev. 2021.05.03; drawing No. 220231-5, "Tree Preservation and Landscaping", dated 2020.09.04, Rev. 2021.05.03*
- *GM BluePlan Engineers, Project No. 220231, Stormwater Management Report dated 2021.05.03;*
- *GM BluePlan Engineers, Project No. 220231, Servicing Feasibility Study dated 2021.05*

STORMWATER MANAGEMENT (SWM):

The submitted Stormwater Management Report demonstrates the following:

1. The existing drainage system discharges to a ditch along the east side of the property and ultimately into the Owen Sound Bay. The proposed drainage systems ultimately discharge to the existing storm sewer within 3rd Avenue West to the west of the site and the off-site ditch to the east of the site, both ultimately draining into the Owen Sound Bay. An emergency overland flow route is provided to allow runoff to spill from the proposed parking lot area to the 3rd Avenue West roadway.
2. Stormwater quantity control is not required due to the subject property's proximity to the 3rd Avenue West storm outlet to Owen Sound Bay;
3. All on-site storm sewers are sized to convey stormwater flows up to and including the 100-year storm event under the City of Owen Sound's IDF Engineering Standards.
4. An "Enhanced" level of water quality treatment (80% TSS Removal) is provided by an OGS Treatment Unit prior to discharging from the subject property. The treatment unit is designed to help prevent oil, debris and trash from draining to the 3rd Avenue West storm sewer. Acceptable Treatment

units include the CDS Model 2015-4 or the Hydro First Defense Model FD-4HC.

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

The SWM Report is acceptable.

GRADING & DRAINAGE:

The site grading supports the SWM design and conforms to Section 2.2.2 of the City's Property Standards By-law 1999-030.

SITE SERVICING:

SERVICING FEASIBILITY STUDY (SFS): The submitted Servicing Feasibility Study is acceptable.

WATER: The property is to be serviced by a proposed 50mm Ø Municipex service lateral connected to the existing 150mm Ø C.I. watermain located on 3rd Avenue West. The existing 20mm Ø copper water service lateral is to be decommissioned.

WASTEWATER: The property is to be serviced by a proposed 150mm Ø PVC service lateral connected to the existing 375mm Ø Clay sewer located on 3rd Avenue West. The existing wastewater sewer lateral is to be decommissioned.

STORM: The proposed stormwater management system is to connect by a proposed 300mm Ø PE service lateral to the 3rd Avenue West 900mm Ø CSP storm sewer.

FIRE PROTECTION: The fire protection is provided by a fire hydrant located on the corner of 24th Street West and 3rd Avenue West, approximately 75 metres from the front door of the proposed structure. The proposed building does not contain a sprinkler system.

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) a potable water meter be provided as detailed in City Policy FS18 at the property at the Owner's expense;
- iii) adherence to Sewer Use Bylaw 2006-034 (as amended);
- iv) availability of adequate fire protection as required under the Ontario Building Code.

PARKING, SITE ACCESS & TRAFFIC CIRCULATION:

TRANSPORTATION PLAN (TP)/TRAFFIC IMPACT STUDY (TIS): A Transportation Plan is not required.

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 and a connection to City streets are provided. The proposed sidewalk to the concrete patio does not meet AODA requirements. There is no dedicated path of travel from the north parking stalls to the building access or from the south parking stalls, including the barrier-free stall, to the pedestrian crossing. The drawings are to be revised to provide proper pedestrian access. The notes and drawings are to be revised to indicate that the Tactile Walking Surface Indicator plates are to be red in colour and made with cast iron.

SITE ACCESS & TRAFFIC CIRCULATION: Vehicular access to the site is from 3rd Avenue West (Grey Road 1). An entrance/driveway permit will be subject to County review and comments.

PARKING: The standard parking stalls and aisle widths meet the requirements of Zoning By-law 2010-078, as amended and the City's Site Development Engineering Standards. The proposed barrier-free parking stall must meet the requirements for design and signage as detailed in the City's Standard Drawings E1a, E1b, E4a, E4b, AODA and OBC requirements including an upright sign with bollard.

TRANSIT ACCESS: There are City transit stops along 3rd Avenue West.

Transit access is not required for this site.

ROAD ALLOWANCE WIDENING: The City's Official Plan classifies this portion of 3rd Avenue West as a County Road (Grey Road 1). To achieve the required road allowance width for this roadway, a road widening of 1.5 metres is required along the 3rd Avenue West frontage of the property.

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 as per Section 5.12.3 of Zoning By-law 2010-078, as amended.

ENVIRONMENTAL:

There are no known environmental issues associated with this property.

SOURCE WATER PROTECTION PLAN (SWPP): 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 15,000 litres.

A SWPP is not required as fuel storage is not proposed for this development.

FEES AND CHARGES:

A capital contribution of 60 metres x 1.5m x \$140.00/m² = \$12,600.00 for construction of a future concrete sidewalk will be required as a condition of Site Plan Approval.

The Engineering Review Fee will be \$500.00 plus 4% of the first \$100,000.00 of Total Development Cost plus 2% of the amount of TDC exceeding \$100,000.00. Total Development Cost includes: estimated construction value of on-site and off-site works (excluding buildings), plus 5% contingency costs, plus 7% for Engineering design, administration and inspection costs plus HST.

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 that may include a Servicing Agreement together with the security deposit for any works constructed on City lands will be required prior to any work commencing on City owned property. The permit is available at the Engineering Services Division counter for a fee of \$60.

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



Reviewed By: Chris Webb, P.Eng.



June 7, 2021

GSCA File: P20247

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

Attn: Sabine Robart
Planner
osplanning@owensound.ca

Dear Sabine Robart

Re: Site Plan Approval ST2021-003
Applicant: Sound Lifestyle Ltd
2347 3rd Ave W; Roll No. 42-59-020-008-129-00
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 site plan approval for a six-unit, three storey multi-residential building with six at grade, covered parking spaces and an additional seven parking spaces located west and north of the building.

GSCA provided pre-circulation comments related to the subject proposal dated September 3, 2020.

Documents Reviewed

- Stormwater Review Letter, prepared by GM BluePlan Engineering, dated May 3, 2021, received by GSCA staff May 14, 2021

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

- Site Plans prepared by GM BluePlan Engineering, dated September 14, 2020, received by GSCA staff May 14, 2021

Site Characteristics

Existing mapping indicates that the subject property is:

- Not regulated under Ontario Regulation 151/06.
- Designated Residential in the Owen Sound Official Plan;
- Zoned R5 – General Residential 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;
- Currently vacant with some deciduous tree cover and grassed areas.

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

Natural heritage features include fish habitat associated with the Owen Sound Harbour. The property is within the 120 metre adjacent lands width for consideration of negative impacts. A stormwater management plan was prepared in this regard. The plan demonstrates stormwater quality is treated to an enhanced level by utilizing an oil and grit separator system. As such, we are of the opinion the proposal is consistent with the Section 2.1 PPS policies.

1.2 Water

1.2.1 *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 quantity was determined to not be necessary given the proximity of the site to Georgian Bay. As noted, stormwater quality is treated to an enhanced level via an oil and grit separator. As such, we are of the opinion the proposal is consistent with the Section 2.2 PPS policies.

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:

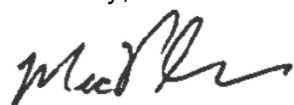
1. The proposal is consistent with the Section 3.1 PPS policies.
2. Ontario Regulation 151/06 does not apply to the subject site.
3. The proposal is consistent with the Section 2.1 and 2.2 PPS policies.
4. The subject site is located within an area that is subject to the policies contained in the Saugeen,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

Recommendation

GSCA has no objections to the proposed site plan control application as it does not impact any areas regulated under Ontario Regulation 151/06, natural hazards, and has addressed comments related to natural heritage and water.

Should you have any questions, please contact the undersigned.

Sincerely,



Mac Plewes
Manager of Environmental Planning

c.c. Scott Greig, GSCA Director, City of Owen Sound
Marion Koepke, GSCA Direct, City of Owen Sound