

## Staff Report

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**Report To:** City Council  
**Report From:** Jacklyn Iezzi, Junior Planner  
**Meeting Date:** July 19, 2021  
**Report Code:** CS-21-104  
**Subject:** Site Plan Approval (ST2021-006) – 1745 23rd Street East – Owen Sound Fuels Inc.

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### Recommendations:

THAT in consideration of Staff Report CS-21-104 respecting Site Plan Approval (ST2021-006) proposing the construction of a 223 m<sup>2</sup> single-storey indoor storage building at 1745 23<sup>rd</sup> Street East, City Council:

1. Approves the Site Plan by GM BluePlan Engineering Ltd. dated May 2021, subject to the conditions outlined in Schedule 'E'; and
2. Directs staff to bring forward a by-law to authorize the Mayor and Clerk to execute a Site Plan Agreement, Servicing Agreement, and any other items for implementing Site Plan Approval for 1745 23<sup>rd</sup> Street East.

### Highlights:

- A Site Plan Approval application has been received by Owen Sound Fuels Inc. for lands municipally known as 1745 23<sup>rd</sup> Street East.
- The subject lands are located within the City's Industrial Park and are currently vacant. The lands were previously owned by the City and were sold to the proponent in September of 2020, pursuant to the City's Land Sale By-law.
- The application is proposing to construct a 223 m<sup>2</sup> (2,400 sq. ft.) single-storey building for the purposes of open indoor storage.
- Staff recommend approval of the application, subject to conditions.

## **Strategic Plan Alignment:**

[Strategic Plan](#) Priority: A City that Grows - KR4 - 95% of site plan applications reviewed within 4 weeks

The subject application also represents a legislated review process.

## **Background & Proposal:**

A Site Plan Approval application (ST2021-006) has been submitted by Owen Sound Fuels Inc. for the construction of 223 m<sup>2</sup> (2,400 sq. ft.) single-storey building for the purposes of open indoor storage.

## **Property Description**

The subject lands are located within the City's Industrial Park. The lands are currently vacant with approximately 62 m of frontage on the south side of 23<sup>rd</sup> Street East.

Surrounding land uses include:

- North: light industrial (warehousing), vacant industrial lands, hazard lands, vacant residential lands
- East: light and heavy industrial (equipment rental, outdoor storage, animal shelter)
- South: heavy industrial (manufacturing, cannabis production)
- West: heavy industrial (truck depot), light and medium density residential

The subject lands were previously owned by the City but were declared surplus pursuant to the City's Land Sale By-law. The lands were sold to Owen Sound Fuels Inc. for \$30,000 in September of 2020 (see [Staff Report CS-20-099](#)).

The subject lands are designated 'Employment' in the City's Official Plan (2006) and are zoned 'Heavy Industrial' (M2) in the City's Zoning By-law (2010-078, as amended).

For locational context and surrounding land uses, please see the Orthophoto in Schedule 'A'. For the planning policy context, please see the Official Plan and Zoning Map in Schedule 'B'. The subject lands are fully described in Schedule 'C'.

## The Proposal

The subject application is proposing to construct a 223 m<sup>2</sup> (2,400 sq. ft.) single-storey building for the purposes of open indoor storage. The proposal also includes the establishment of a parking lot serving the indoor storage use, landscaping, a new entrance from 23<sup>rd</sup> Street East, and construction of a stormwater management pond. Site services (water and sewer) to the indoor storage building are not proposed; services are proposed to terminate at the property line.

As part of a complete application, the applicant has submitted the following materials for consideration:

Submission Item Title	Submission Item Detail
Site Plan (1)	Prepared by GM BluePlan Engineering Ltd., dated May 2021.
Servicing & Grading Plan (2)	Prepared by GM BluePlan Engineering Ltd., dated May 2021.
Details & Notes (3)	Prepared by GM BluePlan Engineering Ltd., dated May 2021.
Stormwater Management Report	Prepared by GM BluePlan Engineering Ltd., dated June 2021.
Floodline Review	Prepared by GM BluePlan Engineering Ltd., dated June 8, 2021.

The applicant engaged the City in the Pre-consultation process in February of 2021. Subsequently, the process relating to the formal application has proceeded as follows:

Date	Step
June 11, 2021	Submission of formal Site Plan Application and fees.
June 17, 2021	Circulation to commenting staff and agencies.
July 19, 2021	Recommendation Report to City Council.

## **Analysis:**

The proposal is required to meet all development standards and policies applicable to projects within the City of Owen Sound. The proposal is required to be consistent with the Provincial Policy Statement and in conformity with the City Official Plan and Zoning By-law.

The application is subject to review by the City Planning, Engineering, and Building staff as well as external commenting agencies. All applicable policies, standards, and comments received are reviewed below.

### **Provincial Policy Statement**

The Provincial Policy Statement (PPS), 2020 has been reviewed with regard to the subject proposal. The PPS promotes a mix of land uses within settlement areas that efficiently use land and resources, infrastructure, and public service facilities, and encourage intensification and redevelopment on lands with existing municipal services. Settlement areas shall be the focus for growth and development.

The proposal represents the development of a vacant infill lot within the City's Industrial Park that is compatible with the surrounding environment and supported by the policies of the PPS.

Section 1.6.6 of the PPS further requires that planning authorities, when planning for sewage and water services, shall accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing municipal sewage and water services and integrate servicing and land use considerations at all stages of the planning process.

Planning for sewage and water services shall be in accordance with the servicing hierarchy of the PPS, which states that municipal sewage and water service are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety.

All development applications must demonstrate that lands can be serviced with full municipal water and sanitary services and are designed with stormwater management best practices in accordance with Section 1.6.6 of the PPS.

The proposal includes full stormwater management design to current City standards. The submitted Servicing and Grading Plan demonstrates that

municipal services extend across the frontage of the property and are proposed to be capped at the property line.

To ensure efficient use and optimization of existing municipal sewage and water services in accordance with the policies of the PPS, conditions of approval have been included in Schedule 'E' which will ensure that the proposed indoor storage building is connected to full municipal services (water and sewer) and an indoor plumbing system including a potable water supply, sanitary drainage system, and plumbing fixtures are provided in accordance with Ontario Building Code requirements.

The proposal is consistent with the policy direction provided by the PPS, subject to the recommended conditions.

### **City of Owen Sound Official Plan**

The subject lands are designated 'Employment' in the City's 2006 Official Plan (OP). Predominant uses of the Employment designation shall be manufacturing, warehousing uses, and the storage of goods and materials. Permitted uses include a wide range of employment and business uses, commercial self-storage, warehousing, and contractor's yards (Sec. 4.8.1.1). The proposed development is an open indoor storage use.

The Employment designation is to be the focus for the retention of existing Employment uses and the attraction of a range of new employment and businesses (Sec. 4.8.2.1). The proposal is a new employment use on vacant lands in the City's Industrial Park.

Section 4.8.2.7 of the OP requires that Employment lands subject to intermittent flooding along natural drainage courses have appropriate drainage controls and facilitates to eliminate potential hazards. Drainage controls may include source stormwater retention and/or the control of water quality and quantity. The subject lands contain natural hazards associated with the flood and erosion potential of the Kenny Drain. In support of the policies of the OP, a stormwater management report and grading plan have been submitted for the development which demonstrate that all site drainage is proposed to be captured within the proposed stormwater system and treated to an enhanced level prior to be released on site. The stormwater management approach to the development is acceptable to the City's Engineering Services Division and the Grey Sauble Conservation Authority (GSCA).

Furthermore, the policies of the OP permit development in areas that can be adequately serviced by municipal water and sewer services. Policy 6.2.1.3, requires services to be installed, completed, and maintained in accordance with City Engineering Services and applicable legislation.

The submitted Servicing and Grading Plan proposes the extension of site services (water and sewer) from 23<sup>rd</sup> Street East to the property line. The proponent is not proposing to extend services from the lot line to the indoor storage building nor are any indoor washroom facilities or other plumbing fixtures proposed.

The provisions of the City's Zoning By-law and Sewer Use By-law generally require a property to be serviced by municipal water supply and sanitary sewage system. As noted above, the lands were subject to a City land sale in September of 2020 (see [Staff Report CS-20-099](#)). The conditions of the signed Agreement of Purchase and Sale state that it is the responsibility of the Buyer to extend servicing to the lot line and from the lot line to any building proposed.

The requirement for individual buildings to be connected is generally deferred to the Ontario Building Code (OBC) requirements for the need for fixtures associated with a use. Comments received from the City's Chief Building Official note that the proposed building is required to be provided with or have accessible to its occupants, a plumbing system including a potable water supply, a sanitary drainage system, and plumbing fixtures, in accordance with the OBC.

To demonstrate conformity with the policies of the OP and compliance with the OBC and the conditions of the Agreement of Purchase and Sale, a condition of approval has been included in Schedule 'E' requiring the provision of a revised Servicing and Grading Plan which demonstrates the extension of municipal services (water and sewer) to the proposed indoor storage building, to the satisfaction of the Manager of Engineering Services and the City's CBO. The municipal service connection to the building shall be constructed in accordance with City Engineering Standards and OBC requirements.

Lastly, Section 7.8 of the OP provides urban direction and supports well coordinated and designed streetscapes. The urban design policies of the OP generally encourage buildings on large industrial lots to be located close to the street with parking located within the rear and side yard (Sec. 7.8.6.5).

The proposed storage building has a front yard setback of 26 m, with parking areas located in the front yard. While it would be preferable for the building to be located closer to 23<sup>rd</sup> St E and address the street, the siting of the building as proposed is necessary to maintain the required setback from the regional flood line and fish habitat associated with the Kenny Drain, in consideration of comments received from the GSCA.

Section 7.8.7.4 states that pedestrian connections from parking areas and the City street to buildings should provide safe, well-lit, and comfortable access. The submitted Site Plan, attached as Schedule 'D', does not propose a pedestrian connection from the City street to the main entrance of the building. A condition of approval has been included in Schedule 'E' requiring that exterior site lighting and an AODA compliant pedestrian connection from 23<sup>rd</sup> St E be provided.

Section 7.8.11 further encourages the use of landscaping as a major visual element to unify the building, streetscape, and surrounding environment. The submitted Site Plan, attached as Schedule 'D', proposes the planting of one tree along 23<sup>rd</sup> St E. In the opinion of Planning Staff, there is a need to enhance tree planting in this area to create an attractive street edge and buffer the proposed parking area from the street, as required by the City's Zoning By-law. A condition of approval has been included in Schedule 'E' which requires that the final approved site plan show a landscape buffer strip along the entirety of the front (north) lot line consistent of a row of trees. A mix of deciduous and coniferous plantings are recommended.

The proposal conforms to the policies of the City's Official Plan, subject to the recommended conditions.

### **City of Owen Sound Zoning By-law**

The subject property is zoned 'Heavy Industrial' (M2) and 'Hazard Lands' (ZH) in the City's Zoning By-law (2010-078, as amended). Indoor Storage is among the uses permitted in the M2 Zone.

Staff have undertaken a thorough review of the Site Plan relative to the City's Zoning By-law. Based on this review, the following merits note:

<b>Zoning Matter</b>	<b>How is the Requirement Met?</b>
Standard Parking Stalls	<p>The provisions of the City's Zoning By-law require that five (5) off-street parking stalls be provided for Industrial uses, plus one space per 90 m<sup>2</sup> of gross floor area. Accordingly, eight (8) spaces are required to serve the proposed development.</p> <p>The submitted Site Plan, attached as Schedule 'D', proposes five (5) off-street parking stalls which does not meet the requirements. There is opportunity to provide three (3) additional stalls to the west of the site to satisfy the provisions of the Zoning By-law.</p> <p>A condition of approval has been included in Schedule 'E' which requires that the final approved site plan show eight off-street parking stalls.</p> <p>Additionally, the Zoning By-law requires standard parking stalls to be a minimum of 6.0 m long. The submitted Site Plan proposes a 5.5 m stall length which does not satisfy this requirement. A condition of approval has been included in Schedule 'E' which requires that the final approved site plan show the standard off-street parking stalls as having a minimum length of 6.0 m.</p>
Barrier-Free Parking Stalls	<p>Of the 8 required off-street parking stalls, one (1) stall is required to be a barrier-free, van accessible (Type 'A') stall in accordance with the requirements of the Accessibility for Ontarians with Disabilities Act (AODA) and the Zoning By-law.</p> <p>One (1) barrier-free stall is proposed adjacent to the front (north) entrance of the building. A condition of approval has been included in Schedule 'E' requiring that the final approved site plan show that the stall meets the design and signage requirements of the City's Standard Drawing E4a, the AODA and OBC requirements.</p>



<b>Zoning Matter</b>	<b>How is the Requirement Met?</b>
Loading Spaces	Loading spaces are not required for the proposed development.
Bicycle Parking Spaces	<p>The provisions of the Zoning By-law require that bicycle parking for industrial uses be provided at a rate of four percent (4%) of the required vehicle parking. Accordingly, a minimum of one (1) bicycle parking space is required for the proposed development.</p> <p>A condition of approval has been included in Schedule 'E' which requires that the final approved site plan show a bicycle parking area with a minimum of one stall.</p>
Setbacks	The setback requirements of the Zoning By-law are met or exceeded.
Lot Coverage	The lot coverage maximum is not exceeded.
Building Height	The building height maximum is not exceeded.
Landscape Buffer Strips	<p>The submitted Site Plan proposes the required parking area within the front yard therefore, a 1.5 m landscape buffer strip is required along the front (north) property line to buffer the parking area from the City street.</p> <p>A condition of approval has been included in Schedule 'E' which requires that the final approved Site Plan show a landscape buffer strip a minimum of 1.5 m wide and consisting of a row of trees along the entirety of the 23<sup>rd</sup> St E frontage.</p>
Landscape Open Space (LOS)	The provisions of the M2 Zone require that twenty-five percent (25%) of the lot area be utilized for LOS which may consist of grass, flowers, trees, shrubbery, natural vegetation and indigenous species and other landscaping features and includes any

Zoning Matter	How is the Requirement Met?
	<p>buffer strip and impervious areas such as surfaced walkways and patios.</p> <p>Based on a lot area of 4,341 m<sup>2</sup>, 1,086 m<sup>2</sup> of LOS must be provided on site. The submitted Site Plan does not indicate the percentage of LOS to be provided.</p> <p>A condition of approval has been included in Schedule 'E' which requires that the final approved site plan indicate a minimum LOS of 25% in accordance with the provisions of the City's Zoning By-law and that LOS be included in the site statistics.</p>

The proposal meets the requirements of the City's Zoning By-law, subject to the recommended conditions.

### **Details Respecting Accessibility:**

Section 41 of the *Planning Act*, which legislates Site Plan Control, stipulates that no development shall be undertaken unless the Council has approved plans showing the location of all buildings, facilities, and works forming part of the development, including facilities designed to have regard for accessibility for persons with disabilities.

A recommended condition of Site Plan approval is proposed to ensure that matters of accessibility are addressed and that the final approved site and construction plans reflect the requirements of the *Accessibility for Ontarians with Disabilities Act* and the Ontario Building Code respecting matters of accessibility.

### **Vehicular Access and Paths of Travel**

Vehicular access to the site is from 23<sup>rd</sup> Street East, which is classified as a Collector Roadway. In accordance with the policies of the City's OP, the function of collector roads is to carry moderate levels of traffic between points of origin and the arterial road system and to provide access to abutting properties.

As noted, one (1) barrier-free, van accessible (Type 'A') stall is required for the development and is proposed adjacent to the front (north) entrance of

the building. Conditions of approval included in Schedule 'E' will ensure that the design and signage of the barrier-free stall meets City standards, AODA, and OBC requirements.

### **Exterior Paths of Non-vehicular Travel**

The submitted Site Plan does not propose a pedestrian connection from the City street to the main entrance of the building. A condition of approval has been included in Schedule 'E' which requires that the final approved Site Plan show an AODA compliant pedestrian path of travel from 23<sup>rd</sup> St E to the front entrance of the building. The pedestrian connection will connect to a future multi-use pathway along 23<sup>rd</sup> St E to be constructed by the City.

Comments received from the City's CBO note that one-barrier free entrance into the building is required in accordance with Section 3.8 of the OBC. A condition of approval has been included in Schedule 'E' which requires that the final approved site plan show the installation of an accessible entrance, complete with accessible push buttons, at the front (north) of the building.

Conditions of approval included in Schedule 'E' will ensure that the site is adequately equipped with accessible parking that meets the requirements of the AODA, inclusive of a 1.5 m path of travel from the proposed parking area to the main entrance of the building.

### **Site Design & Functionality**

Overall site design as it relates to matters of accessibility is functional, subject to the recommended conditions.

### **Access to Transit & Amenities**

A stop for the City's Core transit route exists at the intersection of 20<sup>th</sup> St E and 16<sup>th</sup> Ave E, approximately 600 m south of the subject lands. The Core transit route stops at Heritage Place Mall and has excellent connectivity through the central City over the east and west sides.

Staff have reviewed the application relative to the City's approved Accessibility Checklist and find that the proposed development conform to the standards set out therein, subject to the recommended conditions.

## City Staff & Agency Comments

In response to the request for comment from the Planning & Heritage Division, the following comments have been submitted for review pertaining to the subject application. All comments can be found attached hereto as Schedule 'F'.

### City of Owen Sound Planning & Heritage Division

The Planning & Heritage Division has undertaken a full review of the application in consideration of the principles of good planning, which ensures a safe, functional, and attractive site layout. The following aspects of the site design merit note in addition to the planning policy analysis outlined above.

Design Aspect	Policy Context/Staff Comments
General Layout	The general layout of the site is safe and functional. Conditions of approval included in Schedule 'E' will ensure that adequate pedestrian pathways and site lighting are provided.
Parking Layout	The proposed parking area is located towards the front (north) of the proposed building. While it would be more preferable for the building to be located closer to 23 <sup>rd</sup> St E and address the street the orientation is necessary to maintain an adequate setback from the regional floodline and fish habitat associated with the Kenny Drain, in accordance with comments received from the GSCA.
Loading Location	Not applicable.
Pedestrian Access and Connectivity	Conditions of approval included in Schedule 'E' will ensure that an AODA compliant pedestrian pathway of travel is provided from 23 <sup>rd</sup> St E to the front entrance of the building.
Lighting	The submitted Site Plan does not propose any external lighting.  A condition of approval has been included in Schedule 'E' providing that the final site plan show

Design Aspect	Policy Context/Staff Comments
	<p>exterior lighting placed strategically along the façades of the proposed building to illuminate entryways in accordance with the OBC and a minimum of two (2) exterior light standards to illuminate the proposed parking area and pathway to the entrance of the building.</p> <p>The lighting shall be downward facing and dark-sky compliant. Standard provisions within the Site Plan Agreement require that on-site LED lighting shall be specified with a maximum colour temperature (CCT) of 3000K (warm white).</p>
Landscaping	<p>As noted above, the provisions of the M2 Zone require that 25% of the lot area be used for landscaped open space and that a 1.5 m landscape buffer strip be provided along the front (north) lot line consisting of a row of trees to buffer the proposed parking area from the City street. Conditions of approval included in Schedule 'E' will ensure that these zoning provisions are met.</p>
Garbage & Recycling	<p>Garbage and recycling areas are not indicated on the submitted Site Plan. A condition of approval has been included in Schedule 'E' requiring that confirmation be provided to the satisfaction of the Public Works and Engineering Services Department and Planning Division as to the approached for waste management and that the accepted approved be reflected in the Site Plan Agreement.</p> <p>If an outdoor garbage and recycling area is required, the final approved Site Plan must show the location and setbacks of the enclosure compliant with the City's Zoning By-law and Engineering Standards. Details of the garbage enclosure must also be provided.</p>

<b>Design Aspect</b>	<b>Policy Context/Staff Comments</b>
Snow Storage	Ample snow storage is provided to the east of the site. Standard provisions within the Site Plan Agreement require that snow storage areas drain to the internal stormwater management system and cannot be occupied on City-owned property or off-street parking areas required for zoning compliance.

The City's Planning & Heritage Division recommends approval of application ST2021-006, subject to the recommended conditions.

### **City of Owen Sound Engineering & Public Works Department**

Comment has been received from the City's Engineering & Public Works Department with no objection to the subject proposal.

<b>Engineering Detail</b>	<b>Staff Comments</b>
Stormwater Management (SWM)	<p>A SWM Report has been submitted in support of the proposed development which is acceptable to the City's Engineering Services Division subject to two (2) technical modifications included as conditions of approval in Schedule 'E'.</p> <p>Engineering Services note that soil and gravel from the unpaved areas on-site may migrate into the SWM system. Maintenance and vigilance will be required to maintain its functionality. The City will not provide any maintenance or repair operations on any portion of the private SWM system.</p>
Grading & Drainage	The site grading supports the SWM design, the Floodline review, and conforms to Section 2.2.2 of the City's Property Standards By-law.
Site Servicing	Service connections from 23 <sup>rd</sup> Street East to the property line are provided. A revised Servicing and Grading Plan is required in accordance with the conditions of the Agreement of Purchase and Sale

<b>Engineering Detail</b>	<b>Staff Comments</b>
	and OBC requirements and has been included as a condition of approval outlined in Schedule 'E'.
Parking, Site Access & Traffic Circulation	<p>Vehicular access to the site is from 23<sup>rd</sup> Street East.</p> <p>Conditions of approval have been included in Schedule 'E' which require that the proposed standard parking stalls, barrier-free parking stalls, and aisle widths be revised to conform to the requirements of the City's Zoning By-law and Site Development and Engineering Standards.</p>
Pedestrian Access	<p>Pedestrian walkways, sidewalks and connections to City streets are not provided. Conditions of approval included in Schedule 'E' will require an AODA compliant pedestrian pathway of travel from 23<sup>rd</sup> St E to the front entrance of the building.</p>
Landscaping	<p>No landscaping features, signage, or vegetation with a mature height greater than 0.6 m are to be located within the 5.0 m by 5.0 m sight triangles requires at the access points in accordance with the City's Zoning By-law.</p> <p>A condition of approval has been included in Schedule 'E' which requires that the final approved site plan show the required 5.0 m by 5.0 m unobstructed sight triangles.</p>
Environmental	<p>The Drinking Water Source Protection Plan 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.</p> <p>A condition of approval has been included in Schedule 'E' which requires that the owner confirm the total volume of fuel to be stored on site, if any, in consideration of comments received from the</p>

Engineering Detail	Staff Comments
	Risk Management Official (RMO) prior to the issuance of a Building Permit.
Fees	Payment of the Engineering Review Fee has been included as a condition of Site Plan Approval. A Street Occupation Permit and/or Special Services Application, which may include a Servicing Agreement, will be required prior to any work commencing on city-owned property.

The City's Engineering & Public Works Department recommends approval of application ST2021-006, subject to the recommended conditions.

### **City of Owen Sound Fire Prevention Services**

Comment has been received from the City's Fire Prevention Division with no objection to the subject proposal. Comments received recommend the installation of a fire department key box (Chubb Box) on the exterior for after hour emergency access.

### **City of Owen Sound Building Division**

Comment has been received from the City's Building Division with no objection to the subject proposal. Comments received indicate that the proposed building is required to be provided with or have accessible to its occupants a plumbing system including a potable water supply, a sanitary drainage system and plumbing fixtures. One barrier-free entrance is required and the washroom must satisfy the requirements of Section 3.8 of the OBC.

### **City of Owen Sound Environmental Services Division**

Comment has been received from the City's Environmental Services Division with no objection to the subject proposal.

### **City of Owen Sound Parks & Open Space Division**

Comment has been received from the City's Parks and Open Space Division with no objection to the subject proposal.



## **Grey Sauble Conservation Authority (GSCA)**

Comment has been received from the GSCA with no objection to the subject proposal.

<b>GSCA Detail</b>	<b>Comment</b>
Natural Hazards	<p>Natural hazards associated with the flood and erosion potential of the Kenny Drain and possible unstable soil conditions are present on the subject lands.</p> <p>A Floodline Review prepared by GM BluePlan Engineering Ltd. has been submitted in support of the proposed development which demonstrates the floodline to be approximately 2.0 m lower than previously modelled and is reflected in the proposed Site Plan.</p> <p>As a result, the majority of development and site alteration is located outside of the regional floodline with the exception of a portion of the site access.</p> <p>GSCA Staff note the potential for unstable soil conditions associated with historic fill placement. As this does not represent the native or natural soils, underlying soil conditions should be confirmed prior to pouring the foundation/footings to ensure suitable conditions are present.</p> <p>A condition of approval has been included in Schedule 'E' which requires confirmation from a qualified person (e.g., professional engineer) respecting the suitability of the underlying soil conditions in relation to the proposed development, prior to the issuance of a Building Permit, to the satisfaction of the GSCA and the City's Chief Building Official (CBO).</p>

<b>GSCA Detail</b>	<b>Comment</b>
Natural Heritage Features	<p>Natural heritage features associated with fish habitat within the Kenny Drain are present on the subject lands.</p> <p>GSCA comments provided at Pre-consultation recommended a 30-metre development setback to aid in the protection of fish habitat. Based on the submitted Site Plan, development is proposed within this setback however, it is noted that all site drainage is proposed to be captured within the proposed stormwater management system and treated to an enhanced level prior to being released from the site. Therefore, the intent of GSCA's initial recommendation is achieved and the proposal is considered consistent with Section 2.1 of the PPS.</p>
Stormwater Management (SWM)	<p>The proposed development will increase site imperviousness and therefore potentially impact stormwater flows and water quality within the Kenny Drain.</p> <p>A SWM Report has been submitted in support of the proposed development to address SWM concerns and is acceptable to the GSCA.</p>
Regulated Area	<p>A portion of the property is regulated by the GSCA. The regulated area is associated with the regulatory flood (Timmins Storm) of the Kenny Drain and extends 15 m from the regional flood line noted on the submitted Site Plan.</p> <p>A permit from the GSCA is required for the proposed development prior to the issuance of a Building Permit.</p>

## **Risk Management Official (RMO)**

Comment has been received from the RMO administered by the GSCA on behalf of the City. Comments received indicate that the subject lands are within an Events-based Area for the Owen Sound Drinking Water System, whereby the storage of fuel greater than 15,000 litres is regulated. A condition of approval has been included in Schedule 'E', which requires that prior to the issuance of a Building Permit, the owner confirm the total volume of fuel to be stored on site, if any. If fuel storage exceeds 15,000 litres, a Risk Management Plan is required pursuant to the *Clean Water Act*.

## **Historic Saugeen Metis (HSM)**

Comment has been received from the HSM with no objection to the subject proposal.

## **Grey County**

Comment has been received from the County of Grey with no objection to the subject proposal.

## **Hydro One**

Comments have been received from Hydro One with no objection to the subject proposal.

## **Bell Canada**

Comments have been received from Bell Canada with no objection to the subject proposal. Comments received indicate that should any conflict arise between the proposed development and existing Bell Canada facilities or easements, relocation will be at the cost and responsibility of the property owner.

## **Financial Implications:**

The City will require that securities in the amount of \$5,000 be provided under the Site Plan Agreement. The City's [Development Charges By-law \(2020-112\)](#) exempts new industrial development from the requirement to pay development charges upon the issuance of a Building Permit.

## **Communication/Consultation:**

The application was circulated to various City Departments and our commenting agencies as part of the consultation process. Planning staff have been in communication with the applicant throughout the process.

## **Attachments:**

Schedule 'A': Orthophoto  
Schedule 'B': Official Plan and Zoning Map  
Schedule 'C': Property Details  
Schedule 'D': Site Plan  
Schedule 'E': Conditions of Approval  
Schedule 'F': Agency Comments

## **Recommended by:**

Jacklyn Iezzi, BES, Junior Planner

## **Reviewed by:**

Amy Cann, M. PL. MCIP, RPP, Manager of Planning & Heritage

## **Reviewed by:**

Pam Coulter, BA, RPP, Director of Community Services

## **Submission approved by:**

Tim Simmonds, City Manager

For more information on this report, please contact Jacklyn Iezzi, Junior Planner at [planning@owensound.ca](mailto:planning@owensound.ca) or 519-376-4440 ext. 1250.