

Staff Report

Engineering Services Division

DATE: 2021 July 15

ENG. FILE: 1745 23rd Street East

ROLL NO.: TBD

TO: Jacklyn Iezzi, 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: ST2021-006 **MUNICIPAL ADDRESS:** 1745 23rd Street East

LEGAL DESCRIPTION: Part 3, RP 16R-5091

APPLICANT: Owen Sound Fuels Inc.

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

1. Provision of revised Grading & Servicing Plan and Details & Notes Plan drawings to the satisfaction of the Manager of Engineering Services and the Manager of Planning & Heritage;
2. Payment of the Engineering Review fee;
3. 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;
4. 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, Owen Sound Fuels Inc., has submitted an application for site plan

approval to construct a 223 m² (2,400 sq. ft.) single-storey building for the purposes of indoor storage at 1745 23rd Street East. The subject lands are currently vacant.

The proposal also includes the establishment of a parking lot serving the indoor storage use, construction of a stormwater management pond, landscaping, and a new entrance from 23rd Street East. Site services (water and sewer) are not proposed.

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*
- *Accessibility for Ontarians with Disabilities Act (AODA), 2005, S.O. 2005 c.11*
- *Reference drawings: GM BluePlan Engineering, drawing No. 221068-1 “Site Plan”, dated 2021-05, Rev. 2021-06-09; drawing No. 221068-2 “Grading and Servicing Plan”, dated 2021-05, Rev. 2021-06-09; drawing No. 221068-3 “Details and Notes Plan”, dated 2021-05, Rev. 2021-06-09.*
- *GM BluePlan Engineers, Project No. 221068, Stormwater Management Report dated 2021-06; Floodline Review dated 2021-06-08.*

STORMWATER MANAGEMENT (SWM):

The submitted Stormwater Management Report demonstrates the following:

1. Stormwater quality treatment for storm runoff is provided by the SWM facility which is designed as a dry pond. The outlet of the SWM facility is in a small second basin of the facility which is separated from the main basin by a stone berm with geotextile fabric in it. The stone berm is meant to slow flow through the facility to encourage sediment to settle out, and to provide treatment during minor storm events by directing runoff through the clear stone and geotextile fabric prior to reaching the outlet;

2. The proposed stormwater detention facility has a storage volume of 217 m³. In addition to the 60% TSS removal provided by the pond capacity, each catch basin will have a goss trap installed to restrict oil and floatables from entering the on-site storm sewers and SWM pond and provide an extra layer of treatment;
3. Post-development peak flow rates to the off-site receiving drainage system for all storm events up to and including the 100-year design storm are less than the existing rates;
4. On-site quality control for the stormwater flow achieves an 80% long-term Total Suspended Solids (TSS) removal rate prior to release to the off-site receiving drainage system.

The outlet to the pond and the outlet to the ditch need to have geotextile and rip-rap installed to protect the outfall areas from erosion.

The details sheet needs to show construction details for the overflow weir and outlet protection.

Soil and gravel from the gravel areas may migrate into the SWM system. Maintenance vigilance will be required to maintain the functionality of the SWM system. The City will not provide any maintenance or repair operations on any portion of the private SWM system.

The SWM Report is acceptable.

GRADING & DRAINAGE:

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

SITE SERVICING: The Developer has provided service connections to the lot line from 23rd Street East. The Ontario Building Code will require connection of the services to the proposed building. Therefore, a revised Servicing Drawing will be required.

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

WATER: The property is serviced to the property line by a proposed 50mm Ø service lateral connected to the existing 300mm Ø watermain located on 23rd Street East. An appropriately sized potable water service to the proposed building is required.

WASTEWATER: The property is serviced to the property line by a proposed 150mm Ø service lateral with clean-out connected to the existing 250mm Ø wastewater sewer

located on 23rd Street East. An appropriately sized wastewater service to the proposed building is required.

STORM: The proposed stormwater management system discharges to the 23rd Street East roadside ditch.

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 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, sidewalks and connections to City streets are not provided.

SITE ACCESS & TRAFFIC CIRCULATION: Vehicular access to the site is from 23rd Street East.

PARKING: The standard parking stalls and aisle widths do not meet the requirements of Zoning By-law 2010-078, as amended and the City's Site Development Engineering Standards. The proposed barrier-free parking stalls must meet the requirements for design and signage as detailed in the City's Standard Drawings E1a, E1b, E4a, E4b, AODA and OBC requirements. A "Type A" barrier free parking stall with an upright sign in a bollard is required c/w designated path of travel to the main entrance to the building.

TRANSIT ACCESS: There are City transit stops along 16th Avenue East and 20th Street East.

ROAD ALLOWANCE WIDENING: The City's Official Plan classifies this portion of 23rd Street East as a proposed Collector road. A road allowance widening is not required along the frontage of the property.

LANDSCAPING:

No landscaping features, signage 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:

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 undertaking any work on City owned property. The permit is available at the Engineering Services Division counter 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.

The image shows two handwritten signatures. The top signature is in green ink and appears to be 'D. Goetz'. The bottom signature is in black ink and appears to be 'C. Webb'. Both signatures are written over horizontal lines.

Staff Report

Building Division

DATE: JULY 12, 2021

ROLL NO.:

TO: JACKLYN IEZZI, JUNIOR PLANNER

FROM: KEVIN LINTHORNE, CHIEF BUILDING OFFICIAL

SUBJECT: BUILDING DIVISION REVIEW

PLANNING FILE: ST2020-015

MUNICIPAL ADDRESS: 1745 23rd Street East

LEGAL DESCRIPTION: Part 3, RP 16R-5091

APPLICANT: Owen Sound Fuels Inc.

BACKGROUND: The applicant is proposing 223 m² single-storey Indoor Storage Facility.

RECOMMENDATION: As per section 3.7.4.1.(1) of the Ontario Building Code, the building is required to be provided with or have accessible to its occupants a plumbing system including a portable water supply, a sanitary drainage system and plumbing fixtures.

Further, one barrier-free entrance complying with section 3.8 of the OBC is required to access the facility. The bathroom referenced above is also to meet the requirements of section 3.8.

Submitted by: Kevin Linthorne



Staff Report

Fire Prevention

DATE: June 17, 2021

TO: Jacklyn Iezzi, Junior Planner

FROM: Doug Barfoot, Fire Chief

SUBJECT: PRE-APPLICATION FIRE PREVENTION REVIEW

PLANNING FILE: ST2021-006

MUNICIPAL ADDRESS: 1745 23rd St E

APPLICANT: Owen Sound Fuels

BACKGROUND: The proponent has submitted a proposal for:

The applicant, Owen Sound Fuels Inc., has submitted a pre-consultation application proposing to construct a 223 m² (2400 sq. ft.) single-storey building for the purposes of an Indoor Storage Facility at 1745 23rd St E.

The proposal also includes construction of a new entrance off of 23rd St E. The subject lands are currently vacant.

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

- The comments are from the documents in the email dated June 17/21 from Jacklyn Iezzi.

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:

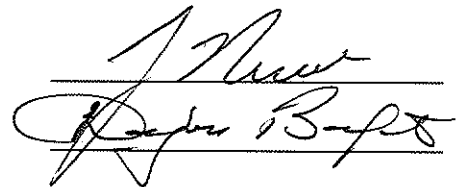
- a. None

RECOMMENDATIONS:

- 2) The following should be considered by the proponent as they finalize their plans to enhance the fire prevention at the site:
 - a. Install a fire department key box (Chubb Box) on the exterior for after hour emergency access.

Reviewed by: Greg Nicol, Fire Prevention Officer

Submitted by: Doug Barfoot, Fire Chief

The image shows two handwritten signatures in black ink. The top signature is for Greg Nicol, and the bottom signature is for Doug Barfoot. Both signatures are written over horizontal lines.

From: [Rick Chappell](#)
To: [OS Planning](#)
Subject: FW: Request for Comment - Site Plan Approval (ST2021-006) - 1745 23rd St E (Duncan)
Date: June 17, 2021 2:29:09 PM
Attachments: [Request for Comment - ST2021-006 - 1745 23rd St E \(Duncan\).pdf](#)
[Schedule D Site Plan Package.pdf](#)
[Schedule E SWM Report.pdf](#)
[Schedule F Floodline Review.pdf](#)

No comments

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: Jacklyn Iezzi <jiezzi@owensound.ca>
Sent: June 17, 2021 11:07 AM
To: Planning Act Prescribed Persons/Bodies <planningnotices@owensound.ca>; Carl Seider <c.seider@greysauble.on.ca>; SAROntario@ontario.ca
Subject: Request for Comment - Site Plan Approval (ST2021-006) - 1745 23rd St E (Duncan)

Good morning,

Attached please find a request for comment on a Site Plan Approval application (ST2021-006) proposing the construction of a 223 m² single-storey indoor storage building at 1745 23rd Street East.

Please provide comments on or before **Friday, July 2, 2021** to planning@owensound.ca

Thank you,

Jacklyn Iezzi, BES.
Junior Planner

City of Owen Sound
808 2nd Avenue East
Owen Sound, Ontario
519-376-4440, ext. 1250

Risk Management Office

237897 Inglis Falls Road

RR4 Owen Sound, ON N4K 5N6

Phone: 519-470-3000 Toll Free: 877-470-3001

rmo@greysauble.on.ca

Notice of Restricted Land Use *Clean Water Act – ss. 59(2)(a)*

TO/ATTN: Owen Sound Fuels Inc. _____

Location Address: 1745 23rd Street East, Owen Sound _____

Assessment Roll #: TBD by MPAC _____

Property Owner Name Owen Sound Fuels Inc. _____ and/or

Person engaged
in Activity _____
(where applicable)

Notice File No. RLU-4259-2021-002 _____ RMP File No. n/a _____

From the information noted in the application to build a storage facility on the subject property, it has been determined that policies may apply and that this office would require confirmation of the total volume of fuel stored to determine if a **Risk Management Plan** is required under **section 57 (Prohibited Activities)** or **section 58 (Regulated Activities)** on the above-noted property, pursuant to the *Clean Water Act, 2006*.

The policies that would apply to the activities identified in the application, fall under the approved Source Protection Plan for the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region (effective July 1, 2016). It is important to note that the above property is located within the Events-based Area for the Owen Sound Drinking Water System, whereby the storage of fuel greater than 15,000 litres is regulated. If fuel storage activities are planned for this property please contact this office.

If any activities or operations on this property change, please contact this office. If you have any questions, please contact this office (519-470-3000 or toll-free 1-877-470-3001) or via email at c.seider@greysauble.on.ca.

Signature of RMO:  _____ Date: June 21, 2021 _____

From: circulations@wsp.com
To: [OS Planning](#)
Subject: SPA: 1745 23rd St E - File No: ST2021-006
Date: June 22, 2021 6:05:15 PM

2021-06-22

Jacklyn Iezzi

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

Attention: Jacklyn Iezzi

Re: SPA: 1745 23rd St E - File No: ST2021-006; Your File No. ST2021-006

Our File No. 90708

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

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies. You are receiving this communication because you are listed as a current WSP contact. Should you have any questions regarding WSP's electronic communications policy, please consult our Anti-Spam Commitment at www.wsp.com/casl. For any concern or if you believe you should not be receiving this message, please forward this message to caslcompliance@wsp.com so that we can promptly address your request. Note that not all messages sent by WSP qualify as commercial electronic messages.

AVIS : Ce message, incluant tout fichier l'accompagnant (« le message »), peut contenir des renseignements ou de l'information privilégiés, confidentiels, propriétaires ou à divulgation restreinte en vertu de la loi. Ce message est destiné à l'usage exclusif du/des destinataire(s) voulu(s). Toute utilisation non permise, divulgation, lecture, reproduction, modification, diffusion ou distribution est interdite. Si vous avez reçu ce message par erreur, ou que vous n'êtes pas un destinataire autorisé ou voulu, veuillez en aviser l'expéditeur immédiatement et détruire le message et toute copie électronique ou imprimée. Vous recevez cette communication car vous faites partie des contacts de WSP. Si vous avez des questions concernant la politique de communications électroniques de WSP, veuillez consulter notre Engagement anti-pourriel au www.wsp.com/lcap. Pour toute question ou si vous croyez que vous ne devriez pas recevoir ce message, prière de le transférer au conformitelcap@wsp.com afin que nous puissions rapidement traiter votre demande. Notez que ce ne sont pas tous les messages transmis par WSP qui constituent des messages électroniques commerciaux.

-LAEmHhHzdJzBITWfa4Hgs7pbKI

From: [Dolly Shetty@HydroOne.com](mailto:Dolly.Shetty@HydroOne.com) on behalf of LandUsePlanning@HydroOne.com
To: [jacklyn.iezzi](mailto:jacklyn.iezzi@owensound.ca)
Subject: Owen Sound - 1745 23rd St E (Duncan) - (ST2021-006)
Date: June 25, 2021 9:52:54 AM
Attachments: [image007.png](#)

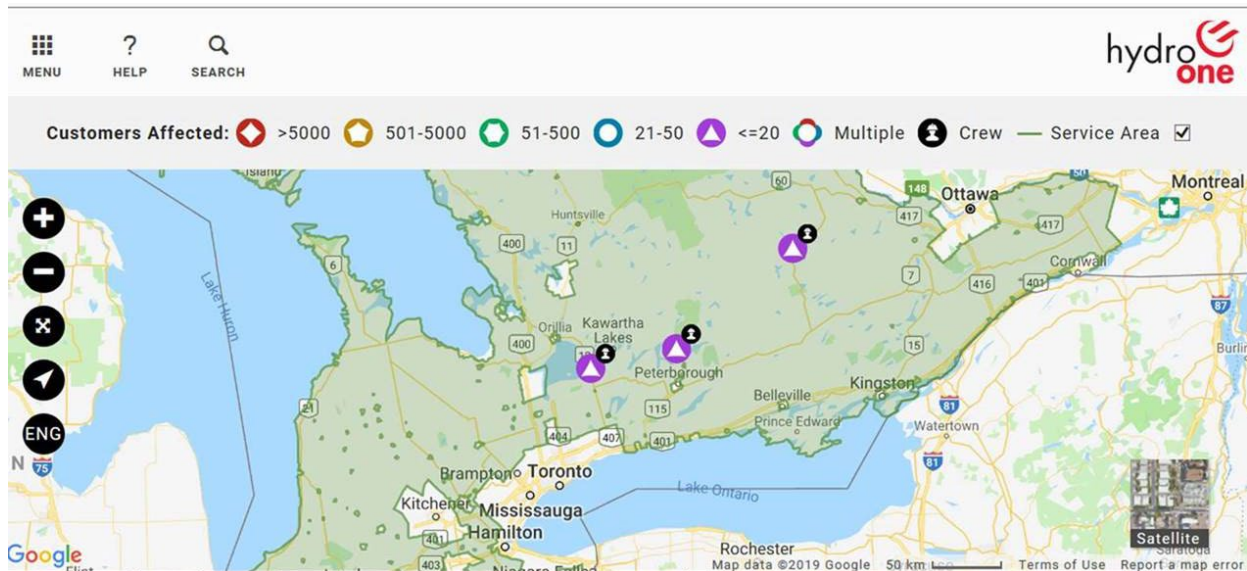
Hello,

We are in receipt of Application ST2021-006 dated June 17, 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



This email and any attached files are privileged and may contain confidential information intended only for the person or persons named above. Any other distribution, reproduction, copying, disclosure, or other dissemination is strictly prohibited. If you have received this email in error, please notify the sender immediately by reply email and delete the transmission received by you. This statement applies to the initial email as well as any and all copies (replies and/or forwards) of the initial email.

From: Jacklyn Iezzi <jiezzi@owensound.ca>
Sent: Thursday, June 17, 2021 11:07 AM
To: Planning Act Prescribed Persons/Bodies <planningnotices@owensound.ca>; Carl Seider <c.seider@greysauble.on.ca>; SAROntario@ontario.ca
Subject: Request for Comment - Site Plan Approval (ST2021-006) - 1745 23rd St E (Duncan)

***** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. *****

Good morning,

Attached please find a request for comment on a Site Plan Approval application (ST2021-006) proposing the construction of a 223 m2 single-storey indoor storage building at 1745 23rd Street East.

Please provide comments on or before **Friday, July 2, 2021** to planning@owensound.ca

Thank you,

Jacklyn Iezzi, BES.
Junior Planner

City of Owen Sound
808 2nd Avenue East
Owen Sound, Ontario
519-376-4440, ext. 1250

From: planning@grey.ca
To: [Briana Bloomfield](#); [Desiree van Dijk](#); [OS Planning](#)
Subject: County comments for ST2021-006 Owen Sound Fuels
Date: June 29, 2021 7:26:18 PM

County comments for ST2021-006 Owen Sound Fuels

Hello City of Owen Sound Staff,

County staff have reviewed Site Plan Approval application ST2021-006 Owen Sound Fuels Inc. County staff would defer to the detailed comments of City and Grey Sauble Conservation Authority staff for this site plan. County staff have no further comments at this time.

Let us know if you have any questions.

Best regards,

Planning & Development, Grey County, Owen Sound ON

From: [Chris Hachey](#)
To: [Jacklyn Iezzi](#)
Subject: Request for Comments-City of Owen Sound-Owen Sound Fuels Inc.-Site Plan Approval (ST2021-006)
Date: July 5, 2021 12:35:50 PM

Your File: ST2021-006 (Owen Sound Fuels, Inc.)
Our File: City of Owen Sound

Ms. Schellenberger,

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 (ST2021-006) as presented.

Regards,

Jenna McGuire

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

This message is intended for the addressees only. It may contain confidential or privileged information. No rights to privilege have been waived. Any copying, retransmittal, taking of action in reliance on, or other use of the information in this communication by persons other than the intended recipients(s) is prohibited. If you have received this message in error, please reply to the sender by e-mail and delete or destroy all copies of this message.

On Jun 17, 2021, at 11:06 AM, Jacklyn Iezzi <jiezzi@owensound.ca> wrote:

Good morning,

Attached please find a request for comment on a Site Plan Approval application (ST2021-006) proposing the construction of a 223 m² single-storey indoor storage building at 1745 23rd Street East.

Please provide comments on or before **Friday, July 2, 2021** to planning@owensound.ca

Thank you,

Jacklyn Iezzi, BES.

Junior Planner

City of Owen Sound
808 2nd Avenue East
Owen Sound, Ontario
519-376-4440, ext. 1250

<Request for Comment - ST2021-006 - 1745 23rd St E (Duncan).pdf><Schedule
D_Site Plan Package.pdf><Schedule E_SWM Report.pdf><Schedule
F_Floodline Review.pdf>

July 6, 2021

GSCA File: P21014

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

Attn: Jacklyn Iezzi
Junior Planner
planning@owensound.ca

Dear Jacklyn Iezzi

Re: Site Plan Approval ST2021-006
Applicant: Owen Sound Fuels Inc.
1745 23rd Street E
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 application to construct a 2400 sq ft single-storey building for the purposes of an indoor storage facility.

Documents Reviewed

- Site Plan Package, prepared by GM BluePlan Engineering, dated May 2021, issued for approval June 9, 2021
- Stormwater Management Report, prepared by GM BluePlan Engineering, dated June 2021
- Floodline Review, prepared by GM BluePlan Engineering, dated June 8, 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 Characteristics

Existing mapping indicates that the subject property is:

- Partially regulated under Ontario Regulation 151/06.
- Designated Employment in the City of Owen Sound Official Plan;
- Zoned M2 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 property is currently vacant and maintained in a grassed state. Grades appear to be historically altered due to previous fill placement and are highest in the south west portion of the property. Kenny Drain bounds the property to the east.

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.

Natural hazards are associated with the flood and erosion potential of Kenny Drain and possible unstable soil conditions.

3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

- b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards*
- c) hazardous sites*

GSCA Comments: A floodline review was undertaken by GM BluePlan as a result of historical modelling that identified the lands within the regional flood plain. The review determined the floodline to be approximately 2m lower than previously modelled and is reflected in the proposed site plans. As a result, the majority of development and site alteration is located outside of the regional floodline. A portion of the access is within the floodline, however, the noted depths do not exceed the safe access requirement.

Our office noted potentially 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.

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.

A portion of the property is regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. Administered by the GSCA. The regulated area is associated with the regulatory flood (Timmins Storm) of the Kenny Drain and extends

15 metres from the regional flood line noted on the site plan as “15.00m Setback from Regional Floodline”. A permit is required from our office for the portion of development within the regulated area.

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

2.1.1 Natural features and areas shall be protected for the long term.

GSCA Comment: Natural heritage features include fish habitat associated with the Kenny Drain.

2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal guidelines.

GSCA Comment: A review of GSCA’s records indicate fish observations at the 23rd Street E culvert within the Kenny Drain. No in-water works are anticipated with the subject proposal.

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

GSCA Comment: The proposal is within the adjacent lands to fish habitat associated with the Kenny Drain. GSCA initially recommended a 30-metre development setback to aid in the protection of fish habitat. Based on the site plan, development is proposed within this setback. However, it is noted all site drainage is proposed to be captured within the proposed stormwater system and treated to an enhanced level prior to being released from the site. As such, we are of the opinion the intent of the recommendation is achieved and the proposal is considered to be consistent with the Section 2.1 PPS policies.

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: The proposal will increase site imperviousness and therefore potentially impact stormwater flows and water quality within the Kenny Drain. A Stormwater Management Report has been prepared to address stormwater concerns. GSCA is satisfied with the proposed approach to stormwater management to be implemented through the site plan agreement with the City of Owen Sound. 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. Consistency with Section 3.1 of the PPS has been generally demonstrated;
2. Ontario Regulation 151/06 does apply to the subject site. A permit will be required from GSCA;
3. Consistency with Sections 2.1 and 2.2 PPS has been generally demonstrated.
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 is generally satisfied with the proposed development. As noted, a permit will be required from our office for the portion of the development within the On Reg. 151/06 area.

Should you have any questions, please contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mac Plewes', written in a cursive style.

Mac Plewes

Watershed Planner, Environmental Planning & Regulations

From: [Adam Parsons](#)
To: [OS Planning](#)
Subject: FW: Request for Comment - Site Plan Approval (ST2021-006) - 1745 23rd St E (Duncan)
Date: July 12, 2021 1:23:02 PM
Attachments: [Request for Comment - ST2021-006 - 1745 23rd St E \(Duncan\).pdf](#)
[Schedule D Site Plan Package.pdf](#)
[Schedule E SWM Report.pdf](#)
[Schedule F Floodline Review.pdf](#)

Good afternoon,

Parks and Open Space have no comment with respect to this application.

Adam

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

From: Jacklyn Iezzi <jiezzi@owensound.ca>
Sent: June 17, 2021 11:07 AM
To: Planning Act Prescribed Persons/Bodies <planningnotices@owensound.ca>; Carl Seider <c.seider@greysauble.on.ca>; SAROntario@ontario.ca
Subject: Request for Comment - Site Plan Approval (ST2021-006) - 1745 23rd St E (Duncan)

Good morning,

Attached please find a request for comment on a Site Plan Approval application (ST2021-006) proposing the construction of a 223 m² single-storey indoor storage building at 1745 23rd Street East.

Please provide comments on or before **Friday, July 2, 2021** to planning@owensound.ca

Thank you,

Jacklyn Iezzi, BES.
Junior Planner

City of Owen Sound
808 2nd Avenue East
Owen Sound, Ontario
519-376-4440, ext. 1250