

Staff Report

Fire Prevention

DATE: December 24, 2021

TO: Jacklyn Iezzi, Junior Planner

FROM: Greg Nicol, Fire Prevention Officer

SUBJECT: PRE-APPLICATION FIRE PREVENTION REVIEW

PLANNING FILE: 42T-16501

MUNICIPAL ADDRESS: 3195 East Bayshore Rd

APPLICANT: GSP Group Inc. on behalf of Smithcorp Reality Inc.

BACKGROUND: The proponent has submitted a proposal for:

GSP Group Inc. has submitted a request on behalf of Smithcorp Reality Inc. for an extension to draft plan approval for Plan of Subdivision 42T-16501 applying to lands municipally known as 3195 East Bayshore Road.

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

- The comments are from the site drawings included in the email dated December 21, 2021 from Jacklyn Iezzi.

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

- Ontario Building Code (OBC)
- City of Owen Sound Fire Route By-Law 2009-086
- Ontario Fire Code (OFC)

REQUIREMENTS:

- 1) The following will be required in order to achieve compliance with the Ontario Building Code and other referenced documents:
 - a. This office has no objection to the extension of the draft plan approval. We do note that the draft plan does not show the locations of fire hydrants. Fire hydrants and fire routes requirements shall meet the requirements as per the Ontario Building Code and Fire Route By-Law on the site depending on the building size, height and use.

RECOMMENDATIONS

- 2) The following should be considered by the proponent as they finalize their plans to enhance the fire prevention at the site:
 - a. None.

Submitted by: Greg Nicol, Fire Prevention Officer



From: [Ontario Lands](#)
To: [Jacklyn Iezzi](#)
Subject: RE: Request for Comment - Request for Draft Plan Extension (Draft Plan 42T-16501) - 3195 East Bayshore Road - Former RCA Lands
Date: December 23, 2021 11:03:08 AM

Thank you for your correspondence with regards to draft plan of approval for the above noted project.

It is Enbridge Gas Inc.'s request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge.

Should you require any further information, please contact the undersigned.

Barbara M.J. Baranow
Analyst Land Support

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

Integrity. Safety. Respect.

From: Jacklyn Iezzi <jiezzi@owensound.ca>
Sent: Thursday, December 23, 2021 10:47 AM
To: Planning Pre-Consultation <preconsultation@owensound.ca>
Subject: [External] Request for Comment - Request for Draft Plan Extension (Draft Plan 42T-16501) - 3195 East Bayshore Road - Former RCA Lands

CAUTION: EXTERNAL EMAIL

This email originated from outside Enbridge and could be a phish. Criminals can pretend to be anyone. Do not interact with the email unless you are 100% certain it is legitimate. Report any suspicious emails.

Good Morning,

Attached please find a request for comment on an extension to draft plan approval for Draft Plan of Subdivision 42T-16501, applying to lands municipally known as 3195 East Bayshore Road. The subject lands received draft plan approval from City Council on April 24, 2017 (see [Staff Report CS-17-088](#)). In accordance with draft plan condition #39, the approval is scheduled to lapse on April 24, 2022 unless extended by the City.

Please provide comment on or before **Monday, January 10, 2022** to planning@owensound.ca

Sincerely,

Jacklyn Iezzi, BES.
Junior Planner

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

December 24, 2021

Jacklyn Iezzi, BES.
Junior Planner

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

Request for Comment - Request for Draft Plan Extension (Draft Plan 42T-16501) - 3195 East Bayshore Road - Former RCA Lands

Canada Post has reviewed the proposal for the above noted Development and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes. Our centralized delivery policy will apply for any buildings of 3 or more self-contained units with a common indoor area. For these units the owner/developer will be required to install a mail panel and provide access to Canada Post.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location

of all Canada Post Community Mailbox site locations, as approved by Canada Post and the city/town of Owen Sound, ON.

- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Canada Post further requests the owner/developer be notified of the following:

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- 3 There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 4 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 5 **The complete guide to Canada Post's Delivery Standards can be found at:**
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Regards,

Brad Biskaborn
Delivery Services Officer | Delivery Planning
Huron/Rideau Region
955 Highbury Ave N
London ON N5Y 1A3
(519) 495-5373
brad.biskaborn@canadapost.ca

From: planning@grey.ca
To: [Briana Bloomfield](#); [Desiree van Dijk](#); [OS Planning](#)
Subject: County comments for 42T-16501 3195 East Bayshore Rd
Date: January 5, 2022 5:59:05 AM

County comments for 42T-16501 3195 East Bayshore Rd

Hello Jacklyn,

County staff have reviewed the extension of draft approval request for application 42T-16501 at 3195 East Bayshore Road. Provided the draft plan conditions as they relate to the County Road, and the County Transportation Services department, are not changing, then County staff have no further comment or concern with respect to the extension of draft plan approval.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Thanks

Scott Taylor, MCIP, RPP

From: SHETTY, Dolly on behalf of LANDUSEPLANNING
To: Jacklyn Iezzi
Subject: Owen Sound - 3195 East Bayshore Road - Former RCA Lands - (Draft Plan 42T-16501)
Date: January 13, 2022 11:56:11 AM
Attachments: image002.png

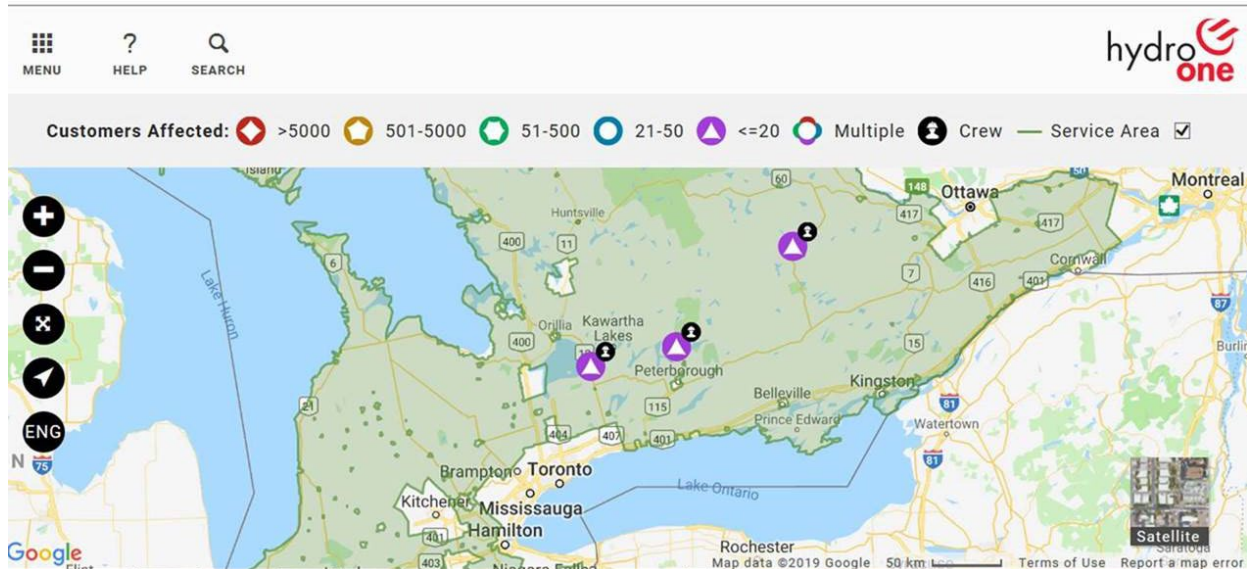
Hello,

We are in receipt of Application - Draft Plan 42T-16501 dated December 23, 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: Jacklyn Iezzi <jiezzi@owensound.ca>
Sent: Thursday, December 23, 2021 10:47 AM
To: Planning Pre-Consultation <preconsultation@owensound.ca>
Subject: Request for Comment - Request for Draft Plan Extension (Draft Plan 42T-16501) - 3195 East Bayshore Road - Former RCA Lands

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Please provide comment on or before **Monday, January 10, 2022** to planning@owensound.ca

Sincerely,

Jacklyn Iezzi, BES.
Junior Planner

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

From: [Dana Goetz](#)
To: [Jacklyn Iezzi](#)
Cc: [Amy Cann](#); [Chris Webb](#)
Subject: RE: Request for Comment - Request for Draft Plan Extension (Draft Plan 42T-16501) - 3195 East Bayshore Road - Former RCA Lands
Date: January 18, 2022 4:26:07 PM

Further to my previous e-mail on this matter.

There are no negative implications for service allocations which would impact extending the draft plan approval for this project.

Engineering services does not wish to change, add to, or amend any of the existing draft plan conditions.

Dana M. Goetz, C.E.T.

Engineering Technologist III
ENGINEERING SERVICES DIVISION
PUBLIC WORKS & ENGINEERING DEPARTMENT
CITY OF OWEN SOUND
808 2nd Avenue East, Owen Sound, ON N4K 2H4
Telephone: [519] 376-4440 ext. 3308 | Fax: [519] 372-1209

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From: Jacklyn Iezzi <jiezzi@owensound.ca>
Sent: January 17, 2022 9:54 AM
To: Dana Goetz <dgoetz@owensound.ca>
Subject: RE: Request for Comment - Request for Draft Plan Extension (Draft Plan 42T-16501) - 3195 East Bayshore Road - Former RCA Lands
Importance: High

Hi Dana,