

SCHEDULE G

AGENCY COMMENTS

Grey County Planning & Development – May 25, 2022

Grey Sauble Conservation - May 26, 2022

Engineering Services Division Staff Report – May 27, 2022

Saugeen Ojibway Nation Environment Office – June 2, 2022

From: planning@grey.ca
To: [Briana Bloomfield](#); [Desiree van Dijk](#); [OS Planning](#)
Subject: County comments for ZBA 37 Van Dolder
Date: May 25, 2022 4:04:15 PM

County comments for ZBA 37 Van Dolder

Hello Owen Sound,

Please note that County Staff have reviewed Zoning application ZBA 37 - Peter Van Dolder.

The subject lands are located within an Intake Protection Zone and Events Based area, as shown in Appendix A of the County's Official Plan. Should larger volumes of chemicals or fuel be proposed to be stored on the premises, it is recommended that further comments be received by the local Risk Management Official.

The County has no further comments or concerns. We would request notice of any decision taken in relation to this application.

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

Let us know if you have any questions.

Best regards,

Becky Hillyer

From: [Jake Bousfield-Bastedo](#)
To: [OS Planning](#)
Cc: [Jamie Eckenswiller](#)
Subject: RE: Notice of Public Meeting for Zoning By-law Amendment No. 37 - 1665 18th Ave East
Date: May 26, 2022 3:09:07 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi there,

GSCA generally has no objections to the proposed amendment as it is not anticipated to impact any natural hazard or natural heritage features, or any areas regulated by O. Reg. 151/06.

Thanks,

Jake Bousfield-Bastedo
Watershed Planner

519.376.3076
237897 Inglis Falls Road
Owen Sound, ON N4K 5N6
www.greysauble.on.ca



Please note that due to the ongoing COVID-19 situation, GSCA staff will be continuing to work in a combination of in-office and remote situations and may not have access to office phones. Please utilize email as the most reliable way to reach our staff at this time. A full staff directory is available on our website. Rest assured that GSCA is committed to continuing to provide a high level of service and staff will be doing their best to ensure this. The GSCA Administrative Office is open to the public in a limited capacity. Most of GSCA's conservation areas continue to remain open. As this situation continues to evolve, please monitor our website at www.greysauble.on.ca for up-to-date information.

For after-hours non-911 emergencies please call 226-256-8702. Please do not use this number for planning related inquiries. For information regarding properties, visit our website at www.greysauble.on.ca.

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From: Jamie Eckenswiller <jeckenswiller@owensound.ca>
Sent: May 24, 2022 3:08 PM
To: Planning Act Prescribed Persons/Bodies <planningnotices@owensound.ca>
Cc: 'peter@andpetrealty.com' <peter@andpetrealty.com>; Development Team <developmentteam@owensound.ca>
Subject: Notice of Public Meeting for Zoning By-law Amendment No. 37 - 1665 18th Ave East

Good afternoon,

Please find attached a Notice of Public Meeting for ZBA No. 37.

Best,

Jamie Eckenswiller, AMP
Deputy City Clerk
City of Owen Sound
808 2nd Avenue East
OWEN SOUND ON N4K 2H4
519-376-4440 ext. 1235
jeckenswiller@owensound.ca

Staff Report

Engineering Services Division

DATE: 2022 May 27

ENG. FILE: 1665 18th Avenue East
4259 01000 622820

TO: Sabine Robart, Planner
Amy Cann, Manager of Planning and Heritage
Chris Webb, Manager of Engineering Services
Pam Coulter, Director of Community Services
Mike Crone, Director of Public Works & Engineering

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

SUBJECT: ZONING BY-LAW AMENDMENT APPLICATION FOR A LAUNDROMAT
ENGINEERING REVIEW

Applicant: Peter Van Dolder

PLANNING FILES: ZBA 37

LEGAL DESCRIPTION: PLAN 920 Pt Lot 7; Pt Rd Allow RP 16R-8941 Pts 3, 10, 11, 12

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

BACKGROUND:

The applicant has applied to amend the City's Zoning By-law 2010-078, as amended to permit a laundromat on the subject lands.

The effect of the application is to amend the site-specific zone provisions applying to the subject lands to add 'Laundromat' as a permitted use.

The existing zone category, being 'General Industrial' (M1) with Special Provision 14.88, will continue to apply to the subject lands.

ANALYSIS:

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

The following comments reflect the results of this review:

DETAILED REVIEW:

Documents reviewed in conjunction with this application are:

- *City of Owen Sound Site Development Engineering Standards (SDES), 1st Edition*
https://www.owensound.ca/en/city-hall/resources/Documents/Planning/Site-Plan-Eng-Standards_Full---2021-03-24-Rev.pdf
- *City of Owen Sound Official Plan 2021*
- *Stormwater Management Planning and Design Manual, March 2003; Province of Ontario Ministry of the Environment – published by: Queen’s Printer for Ontario*
<https://www.ontario.ca/document/stormwater-management-planning-and-design-manual-0>
- *Accessibility for Ontarians with Disabilities Act (AODA), 2005, S.O. 2005 c.11*
- *Planning Justification Report prepared by Ron Davidson Land Use Planning Consultant Inc., dated 2022 May 02*

STORMWATER MANAGEMENT (SWM):

There are no anticipated changes to the approved Stormwater Management Plan.

GRADING & DRAINAGE:

The existing grading and drainage conform to Section 2.2.2 of the City’s Property Standards By-law 1999-030, as amended.

SITE SERVICING:

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

There are no anticipated changes to the existing site servicing.

WASTEWATER SEWER: The existing building has a 150mm Ø PVC wastewater lateral connected to the 250mm Ø wastewater collector on 17th Street East.

WATER SERVICE: The existing building has a 50mm Ø PVC lateral connected to the 250mm Ø DI watermain on 17th Street East.

STORM SEWER: The existing stormwater collection system has a 250mm Ø PVC lateral connected to the 375mm Ø PVC storm sewer on 18th Avenue East.

PARKING, SITE ACCESS & ROADWAYS:

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

SITE ACCESS: The site access is provided by a main entrance to the development from 18th Avenue East.

No changes to the approved, existing site access is anticipated.

TRANSIT ACCESS: The City's transit system is accessible on 16th Street East. There is no requirement to provide transit service routes through the proposed development.

TRANSPORTATION PLAN: A Transportation Plan is not required.

ENVIRONMENTAL:

There are no known environmental issues relating to this property.

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



Reviewed By: Chris Webb, P.Eng.



Jamie Eckenswiller

From: Riel Warrilow <associate.ri@saugeenojibwaynation.ca>
Sent: June 2, 2022 9:31 AM
To: Jamie Eckenswiller
Subject: Re: Notice of Complete Application - ZBA 37

Hello and thank you for your email,

At this point, the Saugeen Ojibway Nation's Environment Office does not have the resources to engage in consultation on this project.

We have no further comments on this project. If at any point anything of archeological interest is revealed on site, please contact the SON Environment Office immediately.

You can learn more about the Saugeen Ojibway Nation and SON territory here:
<https://www.saugeenojibwaynation.ca/resources>

Please do not respond to this email unless you have specific follow up questions.

Miigwech,

Riel Warrilow
Resources & Infrastructure Associate
T: (519)534-5507 ex 111



Environment Office

**Saugeen Ojibway
Nation.**
10129 Hwy 6 Georgian Bluffs, ON
N0H 2T0
[saugeenojibwaynation.ca](https://www.saugeenojibwaynation.ca)

On Tue, May 17, 2022 at 2:42 PM Jamie Eckenswiller <jeckenswiller@owensound.ca> wrote:

Good afternoon,

Please find attached a Notice of Complete Application for Zoning By-law Amendment (ZBA) No. 37.