

SCHEDULE B

COMMENTS

Engineering Services Staff Report – June 9, 2022

Grey County Planning & Development – June 6, 2022

Owen Sound Building Division – June 3, 2022

Staff Report

Engineering Services Division

DATE: 2022 June 09

ENG. FILE: NA

TO: Jocelyn Wainwright, Planner
Amy Cann, Manager of Planning and Heritage
Pam Coulter, Director of Community Services
Mike Crone, Director of Public Works & Engineering

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

SUBJECT: HOUSEKEEPING AMENDMENT TO ZONING BY-LAW 2010-078

PLANNING FILE: CS-22-045 (ZBA 30)

BACKGROUND: Planning Staff have requested comments from the City's Development Team regarding the Technical Report: Housekeeping Amendment to Zoning By-law 2010-078.

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, 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*

Section 5.17.9 – Home Occupations:

- 5.17.9(b) - Indirect sales is an allowed home occupation. The definition should be expanded to clarify the use with the provision that the use should not require additional parking or increase foot or vehicular traffic to the property.
- 5.19.7 - "...subject to the following provisions:" should add 'subject to compliance with all applicable law.'

- 5.19.7(c) – “The home occupation shall not create or become a nuisance in regard to noise, odours, vibrations, traffic generated or parking.”

This should be clarified to ‘The home occupation shall not create or become a nuisance regarding odours, vibrations, traffic generated, or parking, or by producing noise in excess of 60dB at the property line or noise that disturbs the inhabitants in contravention of the Noise Control By-law’ where 60dB being commonly referred to as normal conversation, air conditioners or background music.

- 5.19.7(m) – Vehicles required for the home occupation are not to be parked on the boulevard or other City-owned property.

Section 5.23.X – Lighting & Landscaping of Parking & Loading Areas:

- A parking area consisting of 4 or more stalls in any zone must submit a Grading Plan and a Stormwater Management Report and design to the City for review.
- Lighting facilities are to meet minimum illumination standards of 6.2 lux, a maximum to minimum uniformity ratio of 3:1 and be dark sky compliant. Luminaires are to have a correlated colour temperature (CCT) of 3000°+/- and be LED type.

Section 5.XX – Garbage, Refuse & Storage:

- Should add responsibility for garbage, refuse & storage:
The City will not collect garbage and blue box materials from individual units in any residential development that has a total number of dwelling units that exceeds 6 units. The Developer must make arrangements with a private waste management contractor for the on-site deposition, collection, and disposal of these materials.

Section 5.XX – Model Homes:

- What happens if there are multiple model homes on a lot prior to draft plan registration and the company goes bust? Would this default to a Consent process for the completed homes or would they be demolished? Model home requirements must be clearly defined within any agreement pertaining to the construction of same.

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

Reviewed By: Chris Webb, P.Eng.



From: planning@grey.ca
Sent: June 6, 2022 8:37 AM
To: Briana Bloomfield; Desiree van Dijk; OS Planning
Subject: County comments for ZBA 30 - City of OS Housekeeping to amend 2010-078

County comments for ZBA 30 - City of OS Housekeeping to amend 2010-078



Hello Owen Sound,

Please note that County Staff have reviewed ZBA 30 - City of Owen Sound Housekeeping to amend Zoning By-Law 2010-078.

Grey County staff applaud the City for taking steps to update the Zoning By-Law to reflect some of the changes within the City's newly implemented Official Plan. In particular, staff are pleased to see the modification of policies that have the potential to increase the supply and type of a range of housing options - such as permitting accessory dwellings in the R1 zone; the removal of minimum GFA's; and removing provisions that previously restricted most basement apartments. On the latter policy, staff would note that Section 5.10: DWELLING UNITS BELOW GRADE appears to be "crossed-out" in red lettering within the Schedule B_Draft Amendments document, but it does not appear to be indicated in Schedule A_Summary of Amendments. City staff may wish to clarify whether the removal of this policy is intended to be part of this housekeeping amendment.

County staff acknowledge that the City is planning to move forward with a comprehensive update of the Zoning By-Law to fully reflect the extent of changes implemented within the new OP and to the Planning Act. County staff are on stand-by to provide any support, or policy conversations throughout this process, and once again applaud the City for driving this process forward to ensure efficient, progressive and accountable planning processes for all residents.

The proposed housekeeping amendment documents have been circulated to the County's Housing and Economic Development departments, and no further comments have been provided.

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

We kindly request notice of any decision taken in respect to this application.

Let us know if you have any questions.

Best regards,

Becky Hillyer

Planning & Development, Grey County, Owen Sound ON

Staff Report

Building Division

DATE: JUNE 3, 2022

TO: JOCELYN WAINWRIGHT, JUNIOR PLANNER

FROM: NIELS JENSEN, BUILDING OFFICIAL

SUBJECT: HOUSEKEEPING AMENDMENT TO ZONING BY-LAW 2010-078

PLANNING FILE: CS-22-045

BACKGROUND: Planning Staff have requested comments from the City's Development Team regarding the Technical Report: Housekeeping Amendment to Zoning By-law 2010-078.

ANALYSIS: This document incorporates comments from the Building Division of the Community Service Department.

The above noted technical report has been reviewed using the requirements from the Ontario Building Code and related City and County By-laws. The following comments reflect the results of the review:

- All construction to be in accordance with either the Ontario Building Code or successor legislation in place at the time of building permit application.

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

- *Ontario Building Code 2012*
- *City of Owen Sound Official Plan*
- 5.8(a) The height limit for a porch or deck excluded from lot coverage is listed as 0.75m, where as the Building Code requires a permit for decks over 0.6m in height and or greater than 10.2m². Can the by-law be unified by added the area to the by-law for zoning exemption and the adjusting the height for zoning exemption and setback requirements.

- 5.17.9.X (b) Indirect sales is allowed home occupation, can this be added to the definitions to clarify the use with provision as to not require additional parking or increase foot or road traffic.
- 5.19.7 Home Occupations "...subject to the following provisions;" can we add 'subject to compliance with all applicable law.'
- 5.16.7(c) Home Occupations – can "The home occupation shall not create or become a nuisance in regard to noise, odours, vibrations, traffic generated or parking;" be clarified to 'The home occupation shall not create or become a nuisance in regard to odours, vibrations, traffic generated or parking or, by producing noise in excess of 60dB at the property line or noise that disturbs the inhabitants in contravention of the Noise Control By-law' where 60dB being commonly referred to as normal conversation, air conditioners or background music.
- 5.16.7(d) Home Occupations – "The home occupation shall not create or become a fire, health or building hazard" can 'and shall meet the requirements of the Ontario Fire Code' be added.
- 5.22(a) Lighting – in addition to not arranging "lighting such that excessive light or glare is cast on to adjoining properties" can 'or night sky' be added as to maintain the Dark-Sky intent of the Official Plan 8.6.9.1
- 6.3 R# Zoning – Can "0.0m where there is a common party wall" be clarified to '0.0m to a lot line where there is a common party wall'

Submitted by: Niels Jensen



Reviewed by: Kevin Linthorne, CBO

