

## SCHEDULE E

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### PUBLIC COMMENTS

- 1) [Minutes of the Public Meeting](#) – February 14, 2022 (pg. 2-3)
- 2) Public Comments:
  - a. Mac Pinkney (Pearson Engineering) – March 23, 2022

### AGENCY COMMENTS

#### **First Submission**

Director of Corporate Services – October 15, 2021

Canada Post – October 18, 2021

Enbridge Gas – October 18, 2021

Fire Prevention Staff Report – October 19, 2021

Bell Canada – October 25, 2021

City Environmental Services – October 26, 2021

Hydro One – October 26, 2021

Grey Bruce Public Health Unit – November 4, 2021

Grey County Planning & Development – November 8, 2021

Parks and Open Space Division Staff Report – November 12, 2021

Grey Sauble Conservation – November 19, 2021

Grey County Planning & Development – December 1, 2021

Engineering Services Division Staff Report – December 20, 2021

Bluewater District School Board – January 18, 2022

Bell Canada – March 1, 2022

## **Second Submission**

Fire Prevention Staff Report – July 4, 2022

Engineering Services Division Staff Report – July 8, 2022

Bluewater District School Board – July 14, 2022

Parks & Open Space Staff Report – July 18, 2022

Grey Sauble Conservation – July 18, 2022

**From:** [Mac Pinkney](#)  
**To:** [Sabine Robart](#)  
**Cc:** [Gary Pearson](#)  
**Subject:** Future Flato Development Information  
**Date:** March 23, 2022 4:13:00 PM

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Good Afternoon Sabine,

On behalf of a client, we would like to be advised of future planning notices for the Flato Development's Greystone Village in Owen Sound. Also, in particular:

- Will 7<sup>th</sup> Street East be improved from 9<sup>th</sup> Avenue East (Highway 6) easterly to the Flato Development.
- We would like to obtain existing 7<sup>th</sup> Street East as-builts and future proposed works in this area.

Thanks,

Mac Pinkney, P. Eng.  
Project Engineer



**OWEN SOUND OFFICE**

345 8<sup>th</sup> Street East, Unit #209  
Owen Sound, ON, N4K 1L3  
P: 226-256-7957 ext. 231

[pearsoneng.com](http://pearsoneng.com)


<b>BARRIE</b>	<b>GTA</b>	<b>OTTAWA</b>
705-719-4785	905-597-5572	613-416-1232

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Please note that Pearson Engineering Limited will be blocking all emails containing attachments with a .zip or similar compression extension. When sending a compression file please rename the extension and include details in the body of the email on how to make the file useable again.

Portions of the proposed development may satisfy the definition of 'Rental Housing Development' as defined by the [City's Development Charge By-law \(2020-112\)](#) and the [County's Development Charge By-laws \(5103-21 & 5104-21\)](#). City and County development charges may be waived for the development, provided the Owner enters into an agreement with the City. A separate agreement may be required by the County.

**owen**  
**sound**  
where you want to live







CANADA POST  
2701 RIVERSIDE DRIVE SUITE N0820  
OTTAWA ON K1A 0B1

[CANADAPOST.CA](http://CANADAPOST.CA)

POSTES CANADA  
2701 PROM RIVERSIDE BUREAU N0820  
OTTAWA ON K1A 0B1

[POSTESCANADA.CA](http://POSTESCANADA.CA)

Oct 18, 2021

Sabine Robart, RPP  
Planner  
City of Owen Sound  
808 2<sup>nd</sup> Avenue East  
Owen Sound, ON N4K 2H4  
Telephone: 519-376-4440 ext. 1236  
Email: [srobart@owensound.ca](mailto:srobart@owensound.ca)

Re: **42T-20501 - Greystone Village (Flato) at 1415 8th Street East**

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the project adheres to the multi-unit policy and will be serviced by developer/owner installed Lock Box Assembly.

*Multi-unit buildings and complexes (residential and commercial) with a common lobby, common indoor or sheltered space, require a centralized lock box assembly which is to be provided by, installed by, and maintained by the developer/owner at the owner's expense. **Buildings with 100 units or more MUST have a rear loading Lock Box Assembly with dedicated secure mail room.***

Should the description of the project change, please provide an updated plan in order for us to assess the impact of the change on mail service.

Canada Post appreciates the opportunity to comment on the above noted application and looks forward to working with you in the future.

If you require any further information or have any questions or concerns, please contact the undersigned.

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](mailto:brad.biskaborn@canadapost.ca)

October 18, 2021

Sabine Robart, RPP  
Planner  
City of Owen Sound  
808 2<sup>nd</sup> Avenue East  
Owen Sound, ON N4K 2H4  
Telephone: 519-376-4440 ext. 1236  
Email: [srobart@owensound.ca](mailto:srobart@owensound.ca)

RE: 42T-20501 - Greystone Village (Flato) at 1415 8th Street East

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 of Owen Sound.

- ⇒ 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](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  




# Staff Report

## Fire Prevention

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**DATE:** October 19, 2021

**TO:** Sabine Robart, Planner

**FROM:** Greg Nicol, Fire Prevention Officer

**SUBJECT:** PRE-APPLICATION FIRE PREVENTION REVIEW

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**PLANNING FILE:** Draft Plan of Subdivision 42T-20501, OPA 11 & ZBA 34 & 35

**MUNICIPAL ADDRESS:** 1415 8<sup>th</sup> St E

**APPLICANT:** Flato Owen Sound Community Inc. c/o Bousfields Inc,

**BACKGROUND:** The proponent has submitted a proposal for:

The applicant, Flato Owen Sound Community Inc. c/o Bousfields Inc, has submitted applications for an Official Plan Amendment, Zoning By-law Amendments and Draft Plan of Subdivision to facilitate the development of a mixed-use subdivision at 1415 8th Street East.

The purpose of the applications is to facilitate the development of a Plan of Subdivision with approximately 830 dwelling units in a variety of residential types and tenures as well as three arterial commercial blocks. The proposal includes the extension of 16th Ave E, 6th St E and 7th St E, the construction of several local roads, three park blocks, a stormwater management system, and the realignment of an existing drainage channel.

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

- The comments are from the site drawings in the email from Sabine Robart dated October 15, 2021.

**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

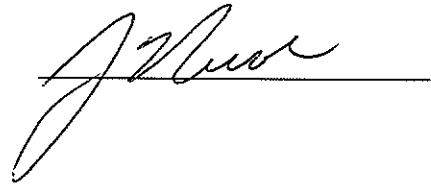
**REQUIREMENTS:**

- 1) The following will be required in order to achieve compliance with the Ontario Building Code and other referenced documents:
  - a. The drawings do not show any buildings or roads. Where required fire route as per Articles 3.2.5.4 to 3.2.5.6. 3.2.5.16. of Div. B of the OBC and City of Owen Sound Fire Route By-Law 2009-086 may be required..
  - b. The drawings do not show the locations of fire hydrants. This department would like to work with the applicant on the location of fire hydrants.

**RECOMMENDATIONS:**

- 2) The following should be considered by the proponent as they finalize their plans to enhance the fire prevention at the site:
  - a. Keep the streets and avenues proposed numbered the same as existing

**Submitted by:** Greg Nicol, Fire Prevention Officer

A handwritten signature in black ink, appearing to read 'G. Nicol', is written over a horizontal line.

**From:** [REDACTED]  
**To:** [Sabine Robart](#)  
**Subject:** Draft Plan of Subdivision Application (42T-20501), Official Plan Amendment (11), and Zoning By-law Amendment (34 & 35), 1415 8th St E, Owen Sound  
**Date:** October 25, 2021 8:18:55 AM

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**2021-10-25**

**Sabine Robart**

**Owen Sound**

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

Attention: Sabine Robart

Re: Draft Plan of Subdivision Application (42T-20501), Official Plan Amendment (11), and Zoning By-law Amendment (34 & 35), 1415 8th St E, Owen Sound; Your File No. 42T-20501, 42T-20501

Our File No. 91667

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](mailto: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](mailto: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](mailto:planninganddevelopment@bell.ca)

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-LAEmHhHzdJzBITWfa4Hgs7pbKl



**From:** [Rick Chappell](#)  
**To:** [OS Planning](#)  
**Subject:** FW: Request for Comments - Greystone Village  
**Date:** October 26, 2021 11:34:53 AM  
**Attachments:** [20211015\\_RequestComments\\_Flato\\_Submission1.pdf](#)

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Must ensure there is adequate clearance for a garbage and recycle collection vehicle to access dwellings for pick up. Must ensure there is garbage and recycle collection storage and pick up services available for apartment buildings.

**Rick Chappell**  
**(A)Supervisor of Environmental Services**  
City of Owen Sound, Engineering Services  
808 2<sup>nd</sup> Ave E, Owen Sound, Ontario, N4K 2H4  
Phone: (519) 376-4440 ext: 1226  
Email: [rchappell@owensound.ca](mailto:rchappell@owensound.ca)  
Web: [www.owensound.ca](http://www.owensound.ca)

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**From:** Sabine Robart <[srobart@owensound.ca](mailto:srobart@owensound.ca)>  
**Sent:** October 15, 2021 2:08 PM

[REDACTED]

**Hydro One Networks Inc.**  
**Facilities & Real Estate**  
P.O. Box 4300  
Markham, Ontario L3R 5Z5  
www.HydroOne.com

**Courier:**  
185 Clegg Road  
Markham, Ontario L6G 1B7



VIA E-MAIL ONLY TO [planning@owensound.ca](mailto:planning@owensound.ca)

October 26, 2021

Sabine Robart  
Planner  
Owen Sound

Attention: Sabine Robart

Dear Sabine Robart:

**Re: Draft Plan of Subdivision, Flato Owen Sound Community Inc., c/o Bousfields Inc.**  
**1415 8<sup>th</sup> Street East**  
**Owen Sound**  
**File: 42T-20501**

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Please be advised that Hydro One Networks Inc. ("HONI") has completed a preliminary review of the proposed plan of the above noted subdivision application. As the subject land is abutting and/or encroaching onto a HONI high voltage transmission corridor (the "transmission corridor"), HONI does not approve of the proposed subdivision **at this time**, pending review and approval of the required information.

Please be advised that the transmission corridor lands affected by the proposed development and identified as such herein are subject to a statutory right in favour of HONI pursuant to Section 114.5(1) of *The Electricity Act, 1998*, as amended. The owner of these lands is Her Majesty, The Queen In Right of Ontario, as represented by The Minister of Infrastructure ("MOI"). Ontario Infrastructure & Lands Corporation ("OILC") as agent for the Province, must review and approve all secondary land uses such as roads that are proposed on these lands. HONI is currently acting as a service provider to OILC and undertakes this review on their behalf.

The comments detailed herein do not constitute an endorsement of any element of the subdivision design or road layout, nor do they grant permission to access, use, proceed with works on, or in any way alter the transmission corridor lands, without the express written permission of HONI.

Should the developer require any use of and/or access to the transmission corridor at any time, the developer must contact **Lana Kegel, Sr. Real Estate Coordinator** at [Lana.Kegel@hydroone.com](mailto:Lana.Kegel@hydroone.com) in order to ensure all of HONI's technical requirements are met to its satisfaction and acquire any applicable agreements.

The following should be included as **Conditions of Draft Approval**:

1. Prior to HONI providing its final approval, the developer must make arrangements satisfactory to HONI for lot grading and drainage. Digital PDF copies of the lot grading and drainage plans (true scale), showing existing and proposed final grades, must be submitted to HONI for review and approval. The drawings must identify the transmission corridor, location of towers within the corridor and any proposed uses within the transmission corridor. Drainage must be controlled and directed away from the transmission corridor.
2. Any development in conjunction with the subdivision must not block vehicular access to any HONI facilities located on the transmission corridor. During construction, there must be no storage of materials or mounding of earth, snow or other debris on the transmission corridor.
3. At the developer's expense, temporary fencing must be placed along the transmission corridor prior to construction, and permanent fencing must be erected along the common property line after construction is completed.
4. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this subdivision will be borne by the developer. The developer will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon resulting from construction of the subdivision.
5. This letter and the conditions contained therein should in no way be construed as permission for or an endorsement of proposed location(s) for any road crossing(s) contemplated for the proposed development. This permission may be specifically granted by OILC under separate agreement(s). Proposals for any secondary land use including road crossings on the transmission corridor are processed through the Provincial Secondary Land Use Program (PSLUP). HONI, as OILC's service provider, will review detailed engineering plans for such proposals separately, in order to obtain final approval.

Should approval for a road crossing be granted, the developer shall then make arrangements satisfactory to OILC and HONI for the dedication and transfer of the proposed road allowance directly to the City of Owen Sound

Access to, and road construction on the transmission corridor is not to occur until the legal transfer(s) of lands or interests are completed.

In addition, HONI requires the following be conveyed to the developer as a precaution:

6. The transmission lines abutting the subject lands operate at either 500,000, 230,000 or 115,000 volts. Section 188 of Regulation 213/91 pursuant to the *Occupational Health and Safety Act*, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the developer's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the *Act*. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.

Our preliminary review only considers issues affecting HONI's transmission facilities and transmission corridor lands. For any proposals affecting distribution facilities (low voltage), the developer should consult the local distribution supplier.

If you have any questions, please contact me at [dennis.derango@hydroone.com](mailto:dennis.derango@hydroone.com) or at 905-946-6237.

November 4, 2021



Sabine Robart, Planner

File: Draft Plan of Subdivision 42T-20501, OPA 11 & ZBA 34 & 35

Subject: Greystone Village (Flato) at 1415 8th Street East

**Re: Request for Comment: Greystone Village Subdivision**

Dear Ms. Robart,

Please accept this correspondence in regard to the call for comments on the above mentioned application. The Grey Bruce Health Unit is mandated by the Ontario Public Health Standards to work with municipalities to create healthy built environments. This provincial direction allows health units to support the intentions of the Provincial Policy Statement, especially with regard to endorsement of land use planning principles that support healthy, liveable communities, protection of our natural heritage and resources, and bolstering public health and safety.

The Public Health goal for creating and supporting healthy communities is also in alignment with the strategic goals and objectives of the City of Owen Sound. We commend the proponent for adhering to the intent of the Official Plan, ensuring mixed use development, compact built form as well as a range and mix of housing types and tenures. The Grey Bruce Health Unit is pleased to share the [Healthy Development Checklist](#) for your reference. For additional considerations, please review the following:

Active Living and Injury Prevention:

Given the context of healthy community development, we hope the proponent for this plan of subdivision has given consideration to concepts that will support active modes of transportation. Many of the detailed elements of [complete street design](#), including sidewalks and streetscape, are an important element of active communities.

Reduced speed limits and traffic calming measures should be considered to help to improve pedestrian and cycling safety. For recreation and transportation purposes, consider opportunities to create connectivity within and beyond this residential development. For example, and as is outlined in the Secondary Plan for the Sydenham Heights Planning Area, consider potential links to the surrounding trail system, particularly the CP Rail Trail to the east of the development. Ample green space and natural play structures within the proposed development will also support physical activity and mental well-being. Natural shade areas in outdoor recreation spaces are recommended.

[Type here]

***Rationale:** Moderately intense physical activity such as walking and cycling has health benefits, including the potential to reduce cardiovascular disease by as much as 50 percent. Communities that are designed with active transportation infrastructure that prioritizes the pedestrian and cyclist while reducing automobile dependency support daily physical activity. Shade is one of the most effective strategies to reduce cancer-causing ultraviolet radiation exposure from the sun.*

#### Healthy Environments:

With the increase in impermeable surfaces that the development of Sydenham Heights will bring, potential impact of high ground water conditions and growing evidence of an increase in both severity and frequency of storm events, storm water management will be critical to the healthy development of the site. Flooding is widely recognized as an issue that can create multiple health hazards. The Functional Servicing and Preliminary Stormwater Management Report discusses mitigation of issues relating to quantity and quality of stormwater. The Grey Bruce Health Unit recommends that sufficient capacity be designed into the plans to account for potential increases in stormwater volume and frequency so that the public residing in Sydenham Heights, and downstream from the development are protected.

The identification of the Highly Vulnerable Aquifer (HVA) on the site is an important factor to consider due to the possibility of groundwater resource contamination. The Grey Bruce Health Unit recommends that suitable precautions be taken to ensure that groundwater contamination does not occur.

***Rationale:** Increased severe storm occurrence and more frequent precipitation are imminent, predictable impacts of climate change, and new development presents an opportunity for proactive mitigation. Groundwater contamination put stress on our environment, often require costly treatments to remove, and can be irreversible; protection of source water is therefore vital.*

#### Health Equity:

The Grey Bruce Health Unit recommends that the proponent make use of the [Health Equity Impact Assessment \(HEIA\) tool](#) to ensure health and health equity impacts are considered using a Public Health approach. Completion of this assessment will help determine if the proposed facility is the most appropriate course of action when considering the health needs of the Grey Bruce region, especially amongst our most vulnerable individuals. The findings of this assessment will be crucial in order to make an informed decision based on data, local context and community need.

Completion of a HEIA may reveal, for example, that a subset of Owen Sound residents who would benefit from this development's proximity to workplaces and commercial amenities, are not able to afford current market rents. A mitigation strategy thereto might include a commitment for some percentage of units in the rental development to be earmarked as attainable housing with rental rates set with due regard for the City's median household income.

*Rationale: HEIA is a flexible and practical assessment tool used to identify potential unintended health impacts (positive or negative) of a policy, program, or initiative on marginalized groups within the general population. Identifying those impacts, the user can then make adjustments to mitigate negative impacts and maximize positive impacts on the population groups identified. HEIA is most effective when conducted as early as possible in the development and planning stages in order to enable adjustments before implementation.*

The Grey Bruce Health Unit is pleased to be working in partnership with local municipalities to develop healthy communities. Should further questions arise, do not hesitate to reach out using the information provided below.

Sincerely,

A handwritten signature in dark ink, appearing to read 'A R Barton', followed by a long horizontal line extending to the right.

Andrew Barton  
Public Health Manager  
Grey Bruce Health Unit  
101 17th Street East,  
Owen Sound, ON, N4K 0A5  
519 376 9420 or 1 800 263 3456 ext. 1353



*Definitions:*

**Health in All Policies (HiAP):** an approach to public policies across sectors that systematically takes into account the health and health systems implications of decisions, seeks synergies and avoids harmful health impacts, in order to improve population health and health equity:

- Focuses on policy-making;
- Application of HiAP involves identifying policy developments across sectors with potential implications for health and health equity; assessing impacts; and advocating and negotiating for changes.

**Health equity:** means all people (individuals, groups and communities) have a fair chance to reach their full health potential and are not disadvantaged by social, economic and environmental conditions (National Collaborating Centre for Determinants of Health, 2021).



## Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

November 8<sup>th</sup>, 2021

Sabine Robart, Planner  
City of Owen Sound  
808 2<sup>nd</sup> Ave East  
Owen Sound ON N4K 2H4

**RE: Draft Plan of Subdivision 42T-20501, OPA 11 & ZBA 34 & 35  
Greystone Village (Flato) at 1415 8<sup>th</sup> Street East  
City of Owen Sound**

Dear Ms. Robart,

This correspondence is in response to the above noted application. We have had an opportunity to review the proposed application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The applicant, Flato Owen Sound Community Inc., c/o Bousfields Inc, has submitted applications for an Official Plan Amendment, Zoning By-law Amendments and Draft Plan of Subdivision to facilitate the development of a mixed-use subdivision at 1415 8<sup>th</sup> Street East.

The purpose of the applications is to facilitate the development of a Plan of Subdivision with approximately 830 dwelling units in a variety of residential types and tenures as well as three arterial commercial blocks. The proposal includes the extension of 16<sup>th</sup> Ave E, 6<sup>th</sup> St E and 7<sup>th</sup> St E, the construction of several local roads, three park blocks, a stormwater management system, and the realignment of an existing drainage channel.

Schedule A of the County OP designates the subject property as 'primary settlement area' with a portion of the lands as 'hazard lands'. Section 3.5(5) of the County OP states *for the City of Owen Sound, it is recommended that a minimum development density of 25 units per net hectare will be achieved*. The proposal would appear to meet this policy, with the development density being ~28 units per net hectare.

Section 3.4(14) further states, *it is a policy of this Plan that development of communities occur with a wide range of housing types, including detached, semi-detached, townhouse, and apartment units, be provided, along with a mix of affordable housing,*



*including second units and special needs housing, range of alternative locations, forms and densities of housing, and price ranges to meet a variety of housing needs.*

It would appear the proposal does capture a variety of housing types proposed. Generally, staff would encourage the developers to connect with Georgian College to further understand the housing needs of students in this area. There is limited purpose-built student housing for those attending Georgian College, and there may be an opportunity to collaborate and identify how best this development can help accommodate the needs of this local educational institution.

Staff would also encourage the developer connect with the adjacent industrial businesses located to the West of the subject lands. Through review of the MECP D-6 guidelines, there may be additional need for naturalized buffers (trees, shrubs, etc.) and other considerations to limit the effect of the proposed residential development on the existing industrial operations. Areas of consideration should be -noise, odour, lighting, hours of operation, etc. Prospective purchasers should be apprised of these existing industrial facilities prior to purchasing.

Grey County planning recently completed 'Grey County's Healthy Community and Residential Subdivision Guidelines' document to use as a reference manual for larger-scale developments. This can be accessed through the following link, 2<sup>nd</sup> from the bottom - <https://www.grey.ca/planning-development/planning-application-forms>. This document speaks to many different community building components, one being 'inclusive design' (pages 9 & 10). Staff recommend considering inclusive design elements, such as accessibility needs, utilizing landscaping to create a more welcoming space, ensure good lighting, and pedestrian safe zones. Design for sustainability can also be found on pages 11 – 13.

Section 4.3(1) states, *the County will require the provision of shade, either natural or constructed, to provide protection from sun exposure, mitigate urban heat island effects within our settlement areas, and reduce energy demands. We want to promote shade and UVR (Ultraviolet Radiation) protection within our communities.* Staff encourage the provision of shade to be considered throughout the entire development.

Section 4.3(1) also states – *support safe and accessible community design for all ages. Have consideration for CPTED (Crime Prevention through Environmental Design) and AODA (Accessibility for Ontarians Disability Act) principles.*

Section 4.1(7) speaks to sharing the County's *healthy development checklist*. This checklist was created in partnership with Grey Bruce Health Unit, developers, and lower-tier municipalities to address healthy community design including public health and safety needs embedded within residential intensification, redevelopment, and new

residential development. The checklist can be accessed here:  
<https://www.grey.ca/planning-development/planning-application-forms>.

Section 7.2(3) of the County Plan states,

*In the Hazard Lands land use type, buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structure may be permitted subject to the policies of section 7.*

County planning staff recommend comments are received from Grey Sauble Conservation Authority in this regard.

Grey County Transportation Services will require a 17-foot road widening to be dedicated to the County along the frontage of the entire property (8<sup>th</sup> Street East). A one-foot reserve will also be required where the property fronts 8<sup>th</sup> Street East to limit any future entranceways or access points to the proposed development. 50-foot daylight triangle corners are also required at the South side of 16<sup>th</sup> Avenue East where it intersects with 8<sup>th</sup> Street East. This is for sightline and any potential future County road infrastructure needs. Further details of these needs can be clarified with the County's contract and real estate coordinator – Lacey Thompson ([lacey.thompson@grey.ca](mailto:lacey.thompson@grey.ca) or 519-372-0219 ext. 1390).

An entrance permit will also be required from the County's Transportation Services department - <https://www.grey.ca/roads/permit-forms>.

Appendix A of the County OP identifies a portion of the lands within the 'Intake Protection Zone 3'. Section 8.11.2(1)(a) states, *Intake protection zones (IPZ's) are areas of land and water, where run-off from streams or drainage systems, in conjunction with currents in lakes and rivers, could directly impact on the source water at the municipal drinking water intakes.* These areas are typically concerned with commercial/industrial operations and the storage of fuel. This area appears to coincide with the proposed commercial zone on the subject site. Comments should be received from the local risk management official. Staff also wonder whether there may be proposed flexibility with the arterial commercial zone on the subject lands, to consider whether there may be sufficient commercial lands in proximity to the subject site to serve the commercial market.

Staff are also curious about the proposed road extension to 7<sup>th</sup> Street E to facilitate connection to the adjacent lands located east of the subject development. Staff are seeking clarity as to whether that road extension is required to serve the neighboring development. Limited access points from 8<sup>th</sup> Street East will be provided as per the

County's entrance policies. Access to residential lands shall be prioritized with local and internal roadways.

Staff are also wondering whether access has been considered to the County's rail trail, aside from 8<sup>th</sup> Street East. This section of the rail trail is highly utilized for recreational purposes and it would be ideal if the subject development could consider some form of path connection.

Planning staff have no further comments regarding the subject application.

If you wish to discuss this matter further, please contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "Stephanie" followed by a stylized surname.

Stephanie Lacey-Avon  
Planner  
(519) 372-0219 ext. 1296

[www.grey.ca](http://www.grey.ca)

## Information for Municipalities and Solicitors:

Local Municipality	Grey County Transportation Staff
Applicant/Surveyor/Applicant's Lawyer	Grey County Clerk's Staff
Grey County Planning Staff	

Local municipality submits a consent request for comments to Grey County Planning Department.
Grey County Planning staff prepares comments to local municipality including input from relevant departments including road widening and/or daylighting if necessary.
The local municipality prepares a Committee of Adjustment Decision: a provisional approval with conditions, such as road widening and/or daylighting.
Grey County Planning staff reviews Committee of Adjustment decision to ensure appropriate conditions are added.
The Applicant's lawyer or a surveyor sends a draft R-Plan with road widening barred at all lot lines/corners to Grey County (to Transportation or Clerk's staff.) Please complete two months before the lapse date.
Grey County Engineering staff reviews draft R-Plan. If discrepancy, engineering staff corresponds with applicant/applicant's lawyer/surveyor until the discrepancy is resolved.
Grey County Clerk's staff requests lawyer/surveyor to forward finalized registered plan, draft acknowledgement and direction and draft Transfer/Deed to Clerk's staff.
<p>The Applicant's lawyer sends registered R-Plan, draft Acknowledgement and Direction with attached draft Transfer/Deed copy of recent parcel register, mortgage discharge statement and Solicitors Undertaking regarding payout of the mortgage (if applicable) and providing the <a href="#">Certificate of Title</a>, (in the form attached) to Grey County (to <a href="mailto:lacey.thompson@grey.ca">lacey.thompson@grey.ca</a>)</p> <p><b>Deed to be engrossed as follows:</b></p> <p><b>Transferee Name:</b> The Corporation of the County of Grey</p> <p><b>Transferee Address for Service:</b> 595 9<sup>th</sup> Avenue East, Owen Sound, ON N4K 3E3</p> <p><b>Select Statement 4046</b> "The land is being acquired or disposed of by the Crown in Right of Ontario or the Crown in Right of Canada, including any Crown corporation, or any agency, board or commission of the Crown; or a municipal corporation."</p> <p><b>Insert in Statement 62:</b> Transfer to a Municipality for the purpose of widening a highway and the land acquired forms part of the adjoining highway pursuant to s.31 (6) of the Municipal Act, 2001.</p> <p><b>Insert in Explanation for nominal consideration:</b> g) Transfer to a municipality pursuant to subdivision or development agreement, condominium approval or other municipal purposes: highway widening</p> <p><b>Authorized signatories for the transfer document:</b> Selwyn Hicks, Warden and Heather Morrison, Clerk</p>
Engineering Staff reviews draft Transfer/Deed and adds comment to SRM - either a) Approved for signature or b) identifies discrepancies and liaises with applicant/applicant's lawyer to resolve.
Clerk's staff has Acknowledgement and Direction signed by Warden and Clerk/Deputy Clerk in duplicate and

emails/couriers same with cover letter to applicant's lawyer.

Applicant's lawyer arranges and pays for registering the transfer documents and forwards the registered transfer with a clear execution certificate for the Transferor's and Certificate of Title to Clerk's staff.

[lacey.thompson@grey.ca](mailto:lacey.thompson@grey.ca)

Clerk's staff sends **final letter to lawyer with carbon copy to local municipality that conditions of severance have been met. This is the final approval that the municipality needs from Grey County in order to stamp the Severing Deed.**

The local municipality grants the severance (stamps the Deed).

The Applicant's lawyer finalizes the severance.

The Applicant's lawyer sends confirmation of discharge of Charge/Mortgage to the County, if applicable to

[lacey.thompson@grey.ca](mailto:lacey.thompson@grey.ca)

### CERTIFICATE OF TITLE

TO: The Corporation of The County of Grey (the "County")

FROM: \_\_\_\_\_  
Name of Solicitor/Firm

RE: \_\_\_\_\_ (the "Property")  
Brief legal description of property conveyed to the County

Severance Application Number: \_\_\_\_\_

In consideration of the sum of TWO DOLLARS (\$2.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged,

I, \_\_\_\_\_, solicitor certify that:  
(insert name)

1. The Corporation of The County of Grey is the registered owner in fee simple with a good and marketable title to the Property by Transfer/Deed registered in the Land Registry Office for the Land Titles Division of Grey (No. 16)  
on \_\_\_\_\_ as Instrument No. \_\_\_\_\_;  
(insert date)
2. There are no mortgages, liens, easements or other restrictions or encumbrances affecting the Property;
3. There are no writs of execution filed with the Sheriff for the County of Grey against the Transferor;
4. I am a member in good standing of the Law Society of Upper Canada.

Dated at \_\_\_\_\_, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

Signature

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Print Name

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Print Address

# Staff Report

## Parks and Open Space Division



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**DATE:** 2021.11.12

**TO:** Sabine Robart, Planner

**FROM:** Adam Parsons, Manager of Parks and Open Space

**FILE:** Draft Plan of Subdivision 42T-20501, OPA 11 & ZBA 34 & 35

**MUNICIPAL ADDRESS:** 1409 and 1415 8th Street East

**APPLICANT:** Flato Owen Sound Community Inc.

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**RECOMMENDATION:** The following will be required as part of a revised Draft Plan of Subdivision Application submission for the subject lands:

1. The owner shall convey land as parkland and/or cash in lieu at the rates detailed in the report.
2. That prior to final approval, a detailed Landscape Plan for the parkland development of neighborhood park lots 96, 97, 98 and 99 be prepared to the satisfaction of the City's Parks and Open Space Division. The detailed plan is to be implemented through the Subdivision Agreement as a schedule satisfactory to the City.
3. That the detailed Landscape Design include provisions for the construction of accessible trails aligned with the outer margins of the stormwater management areas on Block 100 and the drainage channel on Block 105 that include connectivity to the lands to the east and west to establish recreation trail connectivity linking the CP Rail Trail through the Sydenham Heights Planning Area to 6th Ave. East and Harrison Park;
4. That prior to final approval a Tree Preservation & Planting Plan be prepared to the satisfaction of the City's Parks and Open Space Division. The detailed plan is to be implemented through the Subdivision Agreement as a schedule satisfactory to the City.

## **BACKGROUND:**

The applicant, Flato Owen Sound Community Inc. c/o Bousfields Inc, has submitted applications for an Official Plan Amendment, Zoning By-law Amendments and Draft Plan of Subdivision to facilitate the development of a mixed-use subdivision at 1415 8th Street East.

## **ANALYSIS:**

This document incorporates comments from the Parks and Open Space Division.

The above noted Draft Plan of Subdivision has been reviewed for tree preservation, hoarding and replacement, parks, open space and recreational uses. The following comments reflect the results of the review:

## **DETAILED REVIEW:**

Documents reviewed in conjunction with this application are:

- City of Owen Sound Official Plan adopted by City Council March 20, 2006
- City of Owen Sound Recreation, Parks and Facilities Master Plan: 2018-2028
- Residential Tree Preservation Policy CS69
- Owen Sound Recreation Trails Master Plan

## **Official Plan- Provision of Parkland**

Section 5.2.3 of the Official Plan provides policies on parkland for the Sydenham Heights Planning Area.

Section 5.2.3.2 of the Official Plan allows the City to require the completion of a Landscape Plan for any park area and that the City may enter into an agreement for the construction of a park.

The Draft Plan identifies Blocks 96, 97, 98 and 99 as parkland. The City's Official Plan and Provincial Planning Policy permit the conveyance of lands for park uses at rates of:

- 5% of land proposed for development for residential and institutional purposes or an alternate rate of 1 hectare for each 300 dwelling units proposed.



- 2% for commercial and industrial development.

For the purpose of this application, see Owen Sound Planning Division comments noting the total area and/or cash in lieu of parkland dedication required.

## **Recreation Parks and Facilities Master Plan**

With respect to the Sydenham Heights Planning Area, the City's Recreation Parks and Facilities Master Plan addresses the need for additional parkland to service new development:

"In addition to the three neighbourhood park areas proposed on Schedule A2, two new parks should be designed and developed. One should be in close proximity to the area proposed for medium and high density residential, north of the Escarpment Rural lands. The other park should be located west of Telfer Creek in the Phase 1 lands. These proposed parks can be seen in the attached Figure 7 (Schedule A2). Final locations would be determined through planning applications."

The Draft Plan of Subdivision includes blocks 96, 97, 98 and 99 designated as parkland. Parks and Opens Space Division requests a detailed park design for each proposed park block showing a playground and associated amenities including interior park walkways, benches, trees and landscaping.

Detailed design for parkland shall include:

- A composite play structure suitable for users ages 2yrs to 12yrs, compliant with CAN/CSA-Z614-14 Children's Playspaces and Equipment standard (the standard), including consideration of annex H of the standard for accessibility guidelines.
- Seating situated to provide viewing of the play area from outside of the play surface zone as defined in the standard.
- Accessible walkways connecting to the sidewalk at 2 locations.

Detailed landscape design consistent with the provision of a neighborhood park as defined by the Owen Sound Recreation Parks and facilities Master Plan:

- Neighbourhood Parks are generally a small open space area serving a local neighbourhood area of 2,000 to 3,000 people, and containing recreation facilities and complementary services

primarily for younger children and their parents. Examples include Ed Taylor Park and Ryerson Park.

### **Trails Master Plan**

The potential for trail connectivity and walkability present with the development of the subject lands cannot be overstated.

The inclusion of trails connecting to adjacent developments and the 6th St East extension shown on the Draft Plan of Subdivision creates an opportunity for connectivity from the CP rail trail to 8th St E, through the Redhawk lands to the east, across Blocks 100 and 105 and ultimately connecting to the sidewalk at 6<sup>th</sup> St E. From 6<sup>th</sup> St E pedestrians can enter Harrison Park via to 5th Ave E connecting to the Harrison Park fitness trail.

Using 8th St E as a connecting link to the CP Rail Trail east of the proposed subdivision establishes an opportunity for residents and trail users to travel north to the Tom Thompson Trail, looping back to the City's Waterfront Trail, or south to the Bruce Trail and more challenging natural recreation on the palisades and Garafraxa Trails.

The City's Recreation Trails Master Plan prioritizes securing new trail corridors, stating:

"The City should maximize opportunities to acquire trail corridors. Holding City trails in its ownership or formal management will ensure proper ongoing maintenance and will help avoid misuse. Partnerships with private land owners become a valid alternative to secure lands. The City currently works to acquire hazard lands in accordance with the City's Official Plan and Zoning By-law. This practice may also be used to acquire trail corridors where appropriate. Tools for acquisition may include: Donation or conveyance; through the Planning Act at time of development or creation; purchase or trade; expropriation; easements; and parkland dedication. Policies exist in the City's Official Plan that supports this direction."

### **Tree Survey:**

The purpose of a Tree Survey Plan is to identify the existing vegetation on site and determine what can be preserved on the lands subject to a development proposal. The subject lands include a grouping of mature trees. A tree survey is required within the land subject to the Draft Plan of Subdivision application identifying:

- Individual Trees:
  - location of each tree exceeding 100 mm: 100 – 200 mm measured 300 mm from the ground and greater than 200 mm measured 1.4 m from the ground
  - existing grade at base of trunk
  - species of specimen
  - limit of canopy
  - state of health of tree

Any future development application would be required to indicate trees that are to be retained or removed (including reasons for removing if tree is to be removed).

Trees over 100mm diameter would be required to be replaced at a ratio of 2 new trees meeting the criteria below for each existing tree that is removed.

### **Hoarding**

The applicant is responsible for ensuring that tree protection hoarding is maintained throughout all phases of demolition and construction in the location and condition approved. No materials (building material, soil etc.) should be stockpiled in the area of hoarding

### **Landscaping:**

The required Landscape Plan shall include:

- All plans will be to scale and have the location of the site with a north arrow.
- No landscaping features, signs or vegetation with a mature height greater than 0.6 meter are to be located within the 5.0 meters by 5.0 meters sight triangles required at the access points.
- Planting detail including installation and support will be illustrated on landscape plan.
- The landscape plan must conform to the site plan.
- All landscape plans must be prepared by a member of the Ontario Association of Landscape Architects (OALA) or a landscaping professional satisfactory to the Community Services Department.

- Landscape plans must take into account adjacent lands and topography.
- The landscaping plan will achieve the goals of this policy and be consistent with the City's policy regarding planting Native species in the boulevard area.
- A plant list clearly labeled with a key system with the following information: botanical and common name, species and or variety, size, quantity, spacing, planting detail and specifications etc.
- Existing trees to be retained or removed in accordance with tree preservation plan must be identified.
- All plant material must conform to the Canadian Nursery Trades Association specifications and standards.
- Where existing trees on a City (or County) road allowance are removed the trees must be replaced to the satisfaction of the City of Owen Sound.
- Coniferous trees will be centered at 4-8 meters depending on desired effect.
- Where landscaped planting areas are abutting public roads, a minimum buffer width in accordance with the Zoning Bylaw must be maintained from inside the property line.
- All berming and finished grades should be at a maximum slope of 3:1 for maintenance and erosion purposes.
- Landscape areas (not including grass areas) should be designed to be maintained free from snow storage.

Submitted by: Adam Parsons \_\_\_\_\_

November 19, 2021  
**GSCA File: P20-370**

City of Owen Sound  
808 2<sup>nd</sup> Ave E  
Owen Sound, ON  
N4K 2H4

Attn: Sabine Robart  
Planner  
[planning@owensound.ca](mailto:planning@owensound.ca)

Dear Sabine Robart

**Re: Plan of Subdivision 42T-20501, OPA 11 & ZBA 34 & 35**  
**Greystone Village Subdivision**  
**Applicant: Flato Management Inc.**  
**Roll No. 42-59-040-075-060-00**  
**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 above noted applications to facilitate the development of a Plan of Subdivision with approximately 830 dwelling units in a variety of residential types and tenues as well as three arterial commercial blocks. The proposal includes the extension of 16<sup>th</sup> Ave E, 6<sup>th</sup> St E and 7<sup>th</sup> St E, the construction of several local roads, three park blocks, a stormwater management system, and the realignment of an existing drainage channel.

#### **Documents Reviewed**

- Functional Servicing and Preliminary Stormwater Management Report, prepared Crozier Consulting Engineers, dated August 2021, received by GSCA staff October 15, 2021

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#### **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

- Environmental Impact Stud, prepared by SLR Consulting Ltd., dated September 2021, received by GSCA staff October 15, 2021
- Geotechnical Investigation, prepared by Soil Engineers Ltd., dated May 2021, received by GSCA staff October 15, 2021
- Planning Report, prepared by Bousfields Inc., dated August 2021, received by GSCA Staff October 15, 2021
- Preliminary Hydrogeological Investigation, prepared by SLR Consulting Ltd., dated June 22, 2021, received by GSCA staff October 15, 2021
- Site Plan Package, prepared by GM BluePlan Engineering, dated August 2021
- Phase One Environmental Site Assessment, prepared by Soil Engineers Ltd, dated July 15, 2020, received by GSCA staff October 15, 2021
- Phase Two Environmental Site Assessment, prepared by Soil Engineers Ltd., dated August 27, 2021, received by GSCA staff October 15, 2021

Please note, GSCA provided pre-circulation comments on the proposal dated December 2, 2020.

### **Site Characteristics**

Existing mapping indicates that the subject property is:

- Partially regulated under Ontario Regulation 151/06.
- Designated Primary Settlement Area in the County of Grey Official Plan;
- Designated Arterial Commercial, Residential – Medium Density, Residential Medium/High Density;
- Zoned Medium Density Residential Holding subject to Special Provision R4 (h) 14.24, Multiple Residential Holding subject to Special Provision MR (h) 14.24, Arterial Commercial Holding subject to Special Provision C4 (h) 14.62, Rural (RUR) and Hazard Lands (ZH) 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 is primarily utilized for agricultural purposes. A channelized watercourse originates in the southwest corner of the property and flows east to the Redhawk property where it outlets into a tributary of Bothwell's Creek. The property grades are highest in the northwest and generally decline to the watercourse.

### **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 identified on the property are associated with the flood and erosion potential of the unnamed watercourse. The watercourse and a 15 metre allowance extending on either side of the watercourse is intended to be zoned Hazard in the City of Owen Sound Comprehensive Zoning By-law.

The proposal would relocate the watercourse to the southern limits within a 30-metre-wide corridor before connecting with the proposed re-aligned watercourse on the Redhawk property to the east. The subject zoning amendment and official plan amendment should include Blocks 104 and 105 as hazard. The approach taken on the Redhawk property to address the existing hazard associated with the current location of the watercourse should be taken. In that case, GSCA had recommended a holding provision apply until the restoration works have been completed. Alternatively, the Subdivision Agreement may

also be considered to implement appropriate restrictions in this regard. Our office also recommends a geotechnical soil analysis occur within the existing location of the watercourse prior to construction of any structures and verification from an engineer that the site is safely restored prior to development commencing.

- 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.**

The property is partially regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses as administered by the GSCA. The regulated area is associated with a channelized watercourse originating in the southwest corner of the property and flows in an easterly direction. The limits of the regulated area include the wetland boundary as identified in the Environmental Impact Study and a meander belt allowance for the onsite watercourse. As the wetland is under 2 hectares in area, no area of interference is applied under the regulation. However, the proposal will result in a buffer for protection of the wetland implemented through the design of the subdivision. The meander belt allowance includes a 60-metre corridor from the watercourse.

With the re-alignment of the watercourse, the extent of the regulated area will increase on neighbouring properties. Agreements are required from the neighbouring property owners to accept the regulated area. As the proposed subdivision layout largely relies on the channel re-alignment, these agreements should be formalized and made to be legally binding for the property and any future owner as the adjacent properties may change ownership prior to the re-alignment occurring. There is concern that any new owners may no longer wish to accept the regulated area. These agreements should be in place prior to draft approval. Also, the re-alignment of the watercourse on the subject property requires the re—alignment of the watercourse on the Redhawk property to occur first. However, this should be completed as one project amongst both landowners.

We have enclosed a map indicating the existing regulated limits and proposed regulated limits upon completion of the channel realignment. Permits are required for the re-alignment of the watercourse and any development within the regulated area. Based on the proposed re-alignment, we anticipate this to include the development in Blocks 22-30, Block 96 (Park), Lot 15 in Block 19, a portion of the stormwater management pond on Block 100 and the extension of 6<sup>th</sup> Street E.

### **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**

GSCA noted during pre-consultation that there was no existing mapping or records that identified any natural heritage features on the subject property. However, an EIS was necessary to further study the existing natural features on the property as there may be site-specific features not identified in the broader mapping. GSCA's comments noted the potential for significant wildlife habitat, fish habitat and habitat of endangered species and threatened species, as these are typically the more challenging features to identify broadly given the potential seasonal nature of their presence and complexity in habitat requirements.

The Environmental Impact Study prepared by SLR Consulting (Canada) Ltd. identified natural heritage features and functions related to significant wildlife habitat, fish habitat, and potential for endangered species and threatened species. There are several different categories of significant wildlife and in this case, the significant wildlife habitat identified is in the form of habitat of species of conservation concern. The noted species include terrestrial crayfish within the southwestern wetland feature and monarch butterfly as an incidental observation. Protection of the wetland feature is recommended to prevent impacts to this feature and restoration plantings are recommended with the proposed channel re-alignment.

We note, ELC mapping (EIS Figure 4) indicates the wetland feature as identified as a Green Ash Mineral Deciduous Swamp (SWD2-2). The Draft Plan of Subdivision and Engineer's plans also identify a wetland in this area with a different boundary when compared to the ELC boundary. The wetland identified in the ELC mapping will be utilized for GSCA purposes in identifying a wetland boundary. In any case, the feature appears to be appropriately contained within Block 105 of the plans.

The EIS noted the potential for Species at Risk (SAR) in the form of bats and potential insects, although does not confirm presence. This is likely due to the year-to-year presence/absence that can occur. In any case, SAR species are protected under the Endangered Species Act if encountered on the site in the future. The EIS recommends that crews stop working should any SAR species be encountered. We do question how crews working onsite can identify and take appropriate steps in this scenario.

The EIS notes breeding bird surveys were completed for the property and provides a list of documented species. However, the EIS should provide more detail on how the breeding bird surveys were carried out including point count details and locations.

The watercourse on the property is noted as seasonal in nature and historically altered. No direct fish habitat was confirmed; however the watercourse is considered to support downstream fish habitat seasonally. As such, recommendations have been made with regards to the realignment of the watercourse to feature natural channel design elements, construction timing and phasing, sediment control measures, and planting plans. We are in general agreement with this approach and detailed design will be needed for GSCA's permit and included in the Subdivision Agreement with the City.

EIS Section 10.0 identifies recommendations and strategies for the protection of the natural heritage features. Our office is accepting of the recommendations detailed in this section and their implementation through the subdivision agreement. However, there are a couple of points to correct/clarify through further submission:

- references to NVCA should be changed to GSCA.
- References to MNRF should be revised to MNDMNR.
- Recommendation #3 – this recommendation refers to buffers. This should be clarified if Blocks 104 & 105 provide for adequate buffers and if recommended fencing should therefore be installed along the block boundaries.



- Recommendation #9 – this recommendation should include a statement that if vegetation/tree removal is within avoidance timing window, a biologist/ecologist attends the property to ensure there is no presence of candidate species prior to work commencing. This may satisfy the concern related to onsite crews ability to identify any SAR species.

## 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: Our office has reviewed the Functional Servicing & Stormwater Management Plan prepared for the proposed development. The plan is essentially a preliminary plan that establishes the requirements and proposed strategy to address stormwater management. The plan proposes an end-of-pipe solution (wet pond) to address quantity and quality issues and notes thermal mitigation practices. More details are needed with regard to the proposed treatment train approach noted for reducing thermal impacts and we encourage additional LID measures be included within the detailed design where feasible to further aid stormwater management.

The parameters for the sizing of the watercourse alignment are noted on Page 13 of the report. The largest storm event identified through the modelling is the 100-year SCS storm. This is expected given the smaller size of the watershed the supply of surface flows to the watercourse.

We note, the report identifies the onsite watercourse as a tributary of Telfer Creek. To clarify, the onsite watercourse connects to an unnamed tributary of Bothwell's Creek. Telfer Creek is identified further to the east of Bothwell's Creek.

In general, we are of the opinion that the proposed approach is consistent with the Section 2.2 PPS policies. A final detailed stormwater management plan is needed along with detailed grading and drainage plans and sediment and erosion controls plans.

**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 1<sup>st</sup>, 2016 and contains policies to protect sources of municipal drinking water from existing and future land use activities.**

The subject property is not 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. The proposal is generally consistent with the Section 3.1 PPS policies.
2. Ontario Regulation 151/06 does apply to the subject site. A permit will be required from GSCA.
3. The proposal is generally consistent with Sections 2.1 and 2.2 of the PPS.
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**

Based on our review of the applications and first submission we provide the following recommendations:

1. Blocks 104 & 105 be designed Hazard in the City of Owen Sound Official Plan and zoned ZH hazard in the City of Owen Sound Comprehensive Zoning By-law.
2. A holding provision or similar restrictive tool is utilized through the subdivision agreement to restrict development within the existing ZH zone until the site is satisfactorily rehabilitated.
3. Agreements are made between the landowner and neighbouring landowners to accept the increase in area regulated under Ontario Regulation 151/06 associated with the watercourse re-alignment. These agreements should be binding to any future landowners and demonstrated prior to obtaining draft approval.
4. A detailed watercourse re-alignment plan is to be completed by a qualified engineer and ecologist/biologist and include natural channel design elements and restoration/rehabilitation plans. The plans are to be implemented through the subdivision agreement in wording satisfactory to the GSCA.
5. Upon completion of the watercourse re-alignment and restoration certification be received from a qualified engineer that the restored lands are suitable prior to development commencing. A monitoring period should be recommended to ensure works are appropriately maintained.
6. Upon completion of the watercourse re-alignment and as a condition of final approval or through the subdivision agreement process, the lands designated and zoned Hazard (Blocks 104 & 105) be deeded to the City of Owen Sound.
7. A final detailed stormwater management is prepared by a qualified professional engineer licensed in the Province of Ontario to the satisfaction of the GSCA. The final detailed plan should be implemented through the subdivision agreement in wording satisfactory to the GSCA.
8. Detailed grading and drainage plans and sediment and erosion control plans are to be completed by a qualified professional engineer licensed in the Province of Ontario. The detailed design plans are to be implemented through the subdivision agreement in wording satisfactory to the GSCA.
9. The mitigation measures identified in the Environmental Impact Study, prepared by SLR Consulting (Canada) Ltd., be implemented through the subdivision agreement to the satisfaction of the GSCA and the City Owen Sound.

Should you have any questions, please contact the undersigned.

Sincerely,

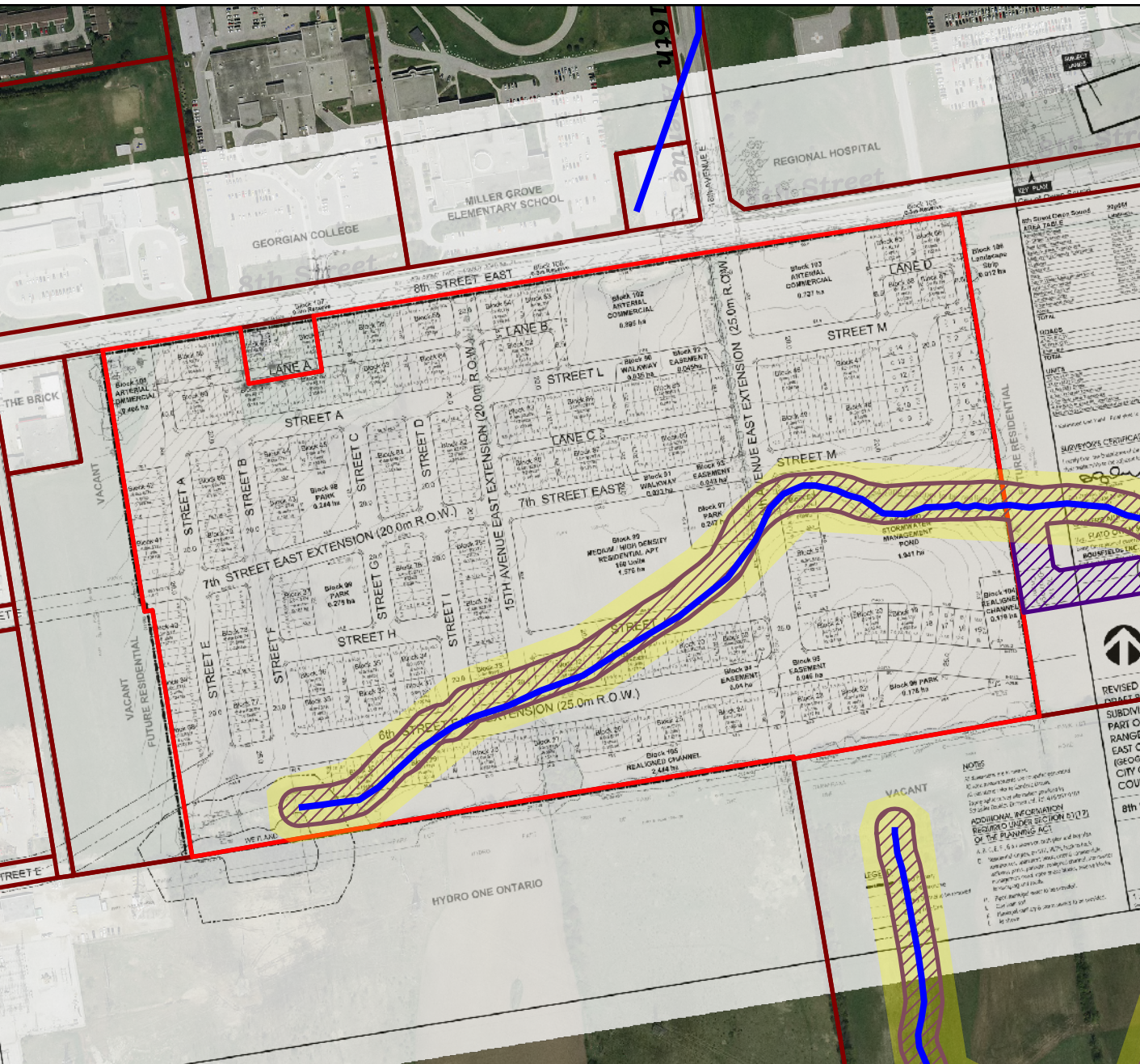


Mac Plewes  
Manager of Environmental Planning

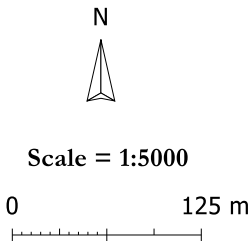
Encl. Ontario Reg 151/06 Map

cc Scott Greig, GSCA Director, City of Owen Sound  
Marion Koepke, GSCA Director, City of Owen Sound

# GSCA: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses (Ontario Regulation 151/06)



- Parcels (Approx.)
- Subject Property (Approx.)
- ON Regulation 151/06 (Approx.)
- Stream
- ZH Zone



EXISTING  
Greystone Village  
Roll No. 42-59-040-075-060-00  
City of Owen Sound  
Friday, November 19, 2021

The included mapping has been compiled from various sources and is for information purposes only. Grey Sauble Conservation is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map. Regulation lines were created by Grey Sauble Conservation (GSC) using 1 metre contours interpolated from the Provincial (30 metre) Digital Elevation Model Versions 1 & 2 & 1:10000 scale mapping.

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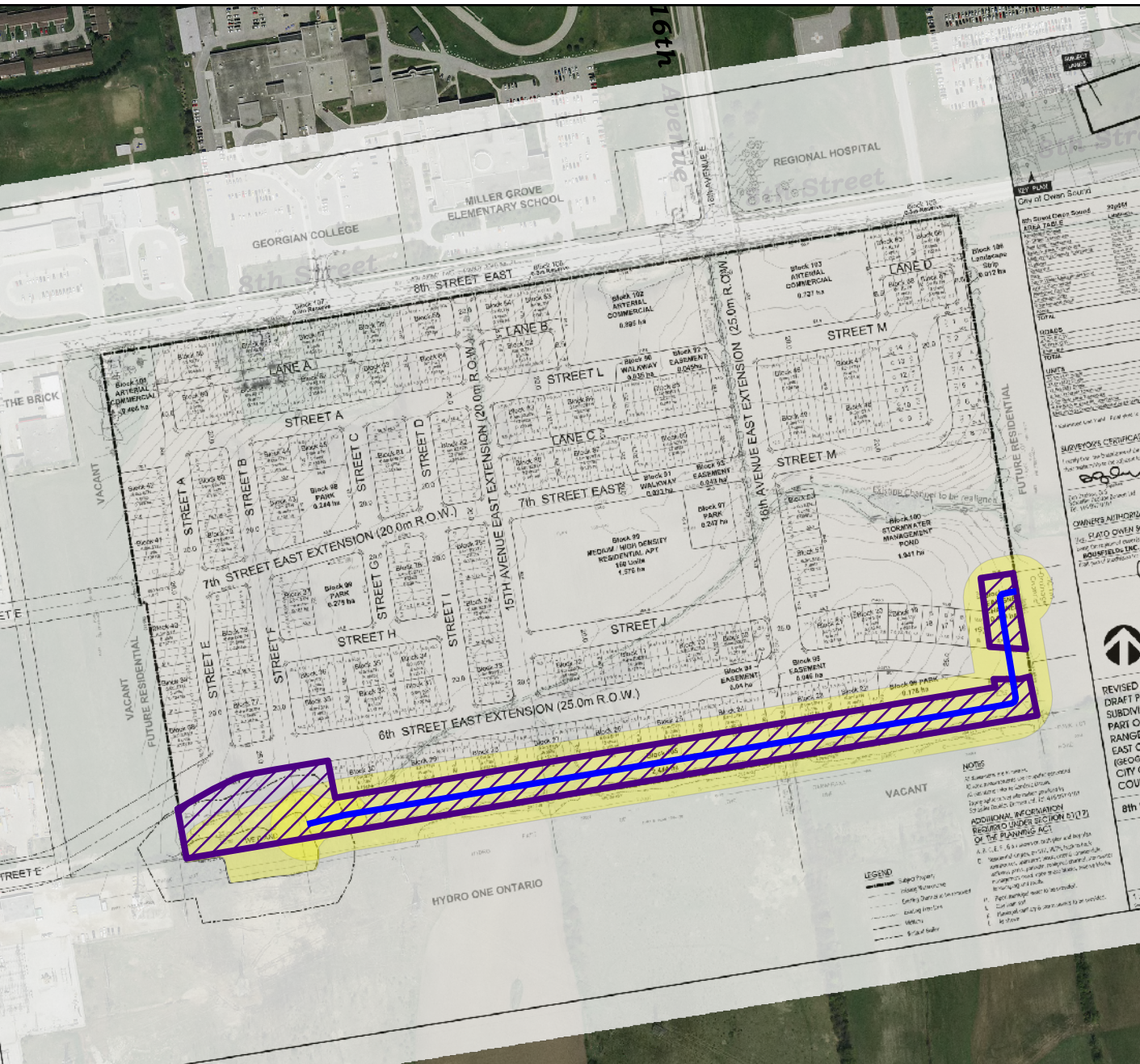
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# GSCA: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses (Ontario Regulation 151/06)



Parcels (Approx.)

Subject Property (Approx.)

ON Regulation 151/06 (Approx.)

Stream

ZH Zone

N

Scale = 1:5000

0125 m

PROPOSED

Greystone Village

Roll No. 42-59-040-075-060-00

City of Owen Sound

Friday, November 19, 2021

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# Staff Report

Engineering Services Division

**DATE:** 2021 November 19

**ENG. FILE:** 42T-20501

**ROLL NO.:** 4259 04007 506000  
4259 04007 506100

**TO:** Sabine Robart, Planner  
Amy Cann, Manager of Planning & Heritage  
Pamela Coulter, Director of Community Services  
Dennis Kefalas, Director of Public Works & Engineering

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

**SUBJECT:** FLATO GREYSTONE VILLAGE DRAFT PLAN OF SUBDIVISION ENGINEERING REVIEW

**PLANNING FILE:** 42T-20501

**MUNICIPAL ADDRESS:** 1305 & 1415 8<sup>th</sup> Street East

**LEGAL DESCRIPTION:** Part of Park Lots 3,4,5,6, Range 3 EGR

**APPLICANT:** Flato Owen Sound Community Inc.

## **RECOMMENDATIONS:**

The Public Works & Engineering Department will require the following to support draft plan approval of this development:

1. Development of this property will require the Applicant to create a Draft Plan of Subdivision and enter into a Subdivision Agreement with the City.
2. That road allowances included in this Plan be to the satisfaction of the Director of Public Works & Engineering and dedicated as public highways.
3. That before any blocks, roads, walkways, trails, service corridors, sight triangles, and 0.3 metre reserves identified on the Plan are conveyed to the City of Owen Sound, they shall be free and clear of encumbrances.
4. That pedestrian and maintenance access links, cul-de-sacs and sidewalks be provided to the satisfaction of the Community Services Department, Planning Division and the Public Works & Engineering Department, Engineering Services Division.
5. That the street(s) shall be named to the satisfaction of the City of Owen

**Sound.**

- 6. All required intersections and dedicated sight triangles with 8<sup>th</sup> Street East (Grey Road 5) will be to the satisfaction of the County of Grey and the City of Owen Sound.**
- 7. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Owen Sound concerning provision of roads and service corridors, installation of services and drainage.**
- 8. That such easements as may be required for utilities, drainage or snow storage purposes shall be granted to the appropriate authority.**
- 9. That prior to final approval of the Plan, the owner demonstrates to the satisfaction of the City that there is an adequate supply of potable water to service this development.**
- 10. That prior to final approval of the Plan, the owner demonstrates to the satisfaction of the Ministry of the Environment, Conservation and Parks (MECP) that there is adequate wastewater and storm sewer capacity to service this development.**
- 11. That the Subdivision Agreement between the owner and the City of Owen Sound contain the following provisions with wording acceptable to the Public Works & Engineering Department, wherein the owner agrees:**
  - a) to have prepared detailed reports, drawings and site plans acceptable to the City of Owen Sound showing the location of all buildings and structures to be erected on the site, all final grades and vegetation. The means whereby storm drainage will be accommodated, and the means whereby erosion and silt transport will be contained and minimized, both during and after the construction period prior to commencing any grading or construction on any lot.**
  - b) to provide for the construction of roads, services and common stormwater management facilities and, furthermore, shall provide for the City to assume ownership and operation of the roads, services and common stormwater management facilities.**
  - c) to erect snow fencing or other suitable barriers prior to initiating any grading or construction on the site to prevent the unauthorized dumping of fill and to keep these barriers in place until all grading and construction on abutting lots and roadways has been completed to the satisfaction of the City of Owen Sound.**
  - d) to develop a tree preservation plan in accordance with the City of Owen**

**Sound Residential Tree Preservation Policy.**

- e) to provide demarcation of the common lot line between the subject lands and the abutting properties to the south, east and west, which may include a fence, in a manner acceptable to the City.
  - f) that the Subdivision Agreement between the owner and the City of Owen Sound be registered against the lands to which it applies once the Plan of Subdivision has been registered.
  - g) to develop a planting plan using native non-invasive species for the SWM pond.
  - h) that this subdivision shall not be developed except in accordance with the approved plan.
  - i) to provide for the installation of a water supply system subject to the approval of the City and, furthermore, shall provide for the City to assume ownership and operation of the system upon completion of the maintenance period.
  - j) to provide for the installation of a wastewater sewer subject to the approval of the City and the MECP, and furthermore, shall provide for the City to assume ownership and operation of the system upon completion of the maintenance period.
  - k) to incorporate the recommendations contained in the Geotechnical Investigation into the final design and construction specifications for the subdivision.
  - l) to incorporate the recommendations contained in the Traffic Impact Study and Transportation Plan into the final design and construction specifications for the subdivision.
  - m) to provide for the construction of the common stormwater management facilities subject to the approval of the City, MECP and the GSCA, and furthermore, shall provide for the City to assume ownership and operation of the system upon completion of the maintenance period.
  - n) to implement the surface water management plan, tree preservation plan, and individual lot requirements.
12. That prior to final approval of the Plan, the City is to be advised in writing by the Grey Sauble Conservation Authority that conditions of approval have been satisfied.
13. That prior to final approval of the Plan, the City is to be advised in writing



by the Developer's consulting engineer that the MECP has issued Environmental Certificates of Approval (ECA) for the wastewater and storm sewer systems.

14. That the Owner provide a 5.18 metres wide road allowance widening to the City across the 8<sup>th</sup> Street East frontage of the property together with 10.0 metres by 10.0 metres sight triangles at the proposed intersections with 8<sup>th</sup> Street East required by the City to be conveyed and registered in an acceptable manner, for which the City Clerk will require the following to be provided at the applicant's expense:
- a) A reference plan describing the lands subject to the road widening
  - b) An Acknowledgement and Direction form to be signed by the City respecting the registration of the transfer by the applicant's solicitor on the City's behalf
  - c) The proposed draft transfer document including a Land Transfer Tax Affidavit which must include the following "other" statement: *"The subject property is acquired by the municipality for the purpose of widening the highway abutting the property and the property forms part of that highway pursuant to section 31(6) of the Municipal Act, 2001"*

#### **BACKGROUND:**

The applicant, Flato Owen Sound Community Inc., has submitted an application proposing the development of 28.58 ha of vacant land located on the south side of 8<sup>th</sup> Street East in the Sydenham Heights Planning Area (Phase I). The proposed development includes:

- 2.55 ha arterial commercial lands with frontage on 8<sup>th</sup> St E,
- 5.85 ha medium-high density residential lands (51-100 units/ha)
- 11.78 ha medium density residential lands (26-50 units/ha)
- 0.9 ha low density residential lands (less than 25 units/ha)
- A network of roads which will include the extension of 16<sup>th</sup> Ave E, 6<sup>th</sup> St E, 7<sup>th</sup> St E, and 15<sup>th</sup> Ave E.
- 2.4 ha stormwater management pond

Realignment of an existing drainage channel to connect with the realigned drainage channel on the proposed Redhawk subdivision.

#### **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, 1<sup>st</sup> 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*
- *Bousfields Inc. drawing no. 20p651-7dp “Revised Draft Plan of Subdivision” dated 2021-07-29*
- *C.F. Crozier & Associates Inc. Project No. 1060-5703, drawing no. Figure 3 “Preliminary Grading Plan” dated 2021-06-08; drawing no. Figure 4 Preliminary Sanitary & Water Servicing Plan” dated 2021-06-08; drawing no. Figure 5 “Pre-Development Grading Plan” dated 2021-06-08; drawing no. Figure 6 “Post Development Grading Plan” dated 2021-06-08; drawing no. Figure 7 “Preliminary Storm Servicing Plan” dated 2021-06-08; drawing no. Figure 8 “Preliminary SWM Pond Grading Plan” dated 2021-06-08*
- *Functional Servicing and Preliminary Stormwater Management Report prepared by C.F. Crozier & Associates Inc. dated 2021-08*
- *Traffic Impact Study and Transportation Plan prepared by C.F. Crozier & Associates Inc. dated 2021-08*
- *Geotechnical Investigation prepared by Soil Engineers Ltd. dated May 2021*
- *Preliminary Hydrogeological Investigation prepared by SLR Consulting (Canada) Ltd. dated June 22, 2021*

#### **PHASING:**

Phasing of this development has not been confirmed by the owner at this time. The public roads, hard services and stormwater management facilities must be completed before building permits can be issued for any of the proposed lots or blocks.

#### **STORMWATER MANAGEMENT (SWM):**

The submitted Stormwater Management Report demonstrates the following:

1. The SWM design is a dual drainage system. The minor storm events will be conveyed within a storm sewer system which follows the alignment of the internal roadways. The major system will be conveyed overland within the internal road network. Both systems discharge to the SWM pond facility for quantity control and quality treatment prior to release.
2. A wet pond SWM facility is proposed to meet the stormwater quality and quantity control criteria along with erosion control objectives. The SWM facility will discharge to the drainage channel on the Redhawk lands.

3. The existing field drainage channel will be realigned along the south boundary of the property to maintain the existing wetland and accommodate existing drainage from surrounding properties.
4. Post-development peak flow levels to the receiving drainage system will be less than pre-development levels for all storm events up to the 100 year and regional design storms.
5. Water quality control to an “enhanced” level of protection will be provided via the SWM pond facility along with a 24-hour extended detention of the 25-year event runoff volume.

The Developer is to be aware that the implementation of a wet pond SWM design will require implementation of design elements to control mosquito breeding.

#### **GRADING & DRAINAGE:**

The overall Grading Plan supports the SWM design.

#### **GEOTECHNICAL:**

The geotechnical report contains specific recommendations regarding construction requirements for structures, roads and utilities. The Developer is to incorporate the recommendations contained in the report in the final design specifications for the subdivision.

#### **SITE SERVICING:**

SERVICING FEASIBILITY STUDY (SFS): A Servicing Feasibility Study has been submitted in support of this development and demonstrates that the existing service capacity will support the proposed subdivision.

WASTEWATER SEWER: The wastewater collection system will be a gravity connection to the proposed 6<sup>th</sup> Street East stub located on the Redhawk development abutting the east property boundary.

The City will not provide any maintenance or repair operations on any portion of the private collection systems located within any rental, condominium or life lease portions of the development.

WATER SERVICE: The potable water system for this development will be supplied from the existing 300mm Ø 8<sup>th</sup> Street East watermain and will follow the alignment of the internal road network complete with all valving, fire hydrants and appurtenances required to meet City of Owen Sound standards. The pipe system will also connect to the proposed 6<sup>th</sup> Street East watermain stub on the Redhawk lands to complete the loop.

Any condominium or life lease portions of the site will require single water meters for each portion to monitor all flow into the private developments.

The City will not provide any maintenance or repair operations on any portion of the private water distribution systems located within any condominium or life lease portions of the development.

The City will not require a portion of this property for a future water storage facility.

#### **SITE ACCESS & ROADWAYS:**

TRANSPORTATION PLAN (TP)/TRAFFIC IMPACT STUDY (TIS): A Transportation Plan has been submitted for this development as a component of the TIS. The TP must demonstrate regard for the goals and intent of the City's Official Plan, Transportation Master Plan, Accessibility for Ontarians with Disabilities Act and the Trails Master Plan to ensure pedestrian access and compatibility with transit routes, bicycle routes, park facilities and multi-use trails.

The Transportation Demand Management Plan (TP), submitted with the TIS, has addressed pedestrian, cycling and transit opportunities as alternate forms of transportation. However, access to recreation (parks, trails, etc.) and how the proposed subdivision links to these amenities have not been discussed.

The submitted Traffic Impact Study incorporates the following:

1. Collected data from the previous TIS prepared for the Telfer Creek Estates subdivision was analyzed for this report.
2. Background growth rates and analysis of future background traffic operations included trip generation by several other planned developments: Redhawk Subdivision, Villarboit Residential, Smart REIT Residential, Swartz Residential, Telfer Creek Estates Subdivision, East Court Residences Subdivision and the Southbridge LTC facility.
3. In order to review 2021 "existing" conditions without the pandemic, new counts were conducted at the entire boundary road network. A multiplier factor was calculated and applied to the new counts to estimate "existing" conditions without the pandemic.
4. The previously approved Telfer Creek Estates TIS assumed a higher population density level of the Flato Sydenham Heights Subdivision than is proposed. This validates the previous Telfer Creek Estates total results which may be considered conservative.
5. As confirmed in the Terms of Reference for this study, a 1% compounded annual background growth rate and the horizon years of 2026 and 2031 were analyzed.

6. 2021 existing conditions analysis indicates that the boundary road network is currently operating at level of service (LOS) 'C' or better during the weekday a.m. and p.m. peak periods.
7. The proposed development is anticipated to generate approximately 403 and 582 primary two-way trips during the weekday a.m. and p.m. peak hour respectively and approximately 159 pass-by trips during the weekday p.m. peak hour.
8. Analysis of the 2031 future background operations indicate that the boundary road network is anticipated to operate at LOS 'D' or better during the weekday a.m. and p.m. peak hours.
9. Analysis of 2031 future total operations indicate that the boundary road network is anticipated to operate at LOS 'E' or better during the weekday a.m. and p.m. peak hours.
10. Under optimised signal timing plans the signalized intersections are expected to operate at an improved LOS 'D' or better. The unsignalized intersections are expected to continue to operate at LOS 'E'.
11. The future total analysis can be considered conservative due to the comprehensive background developments included in the study in addition to growth rates applied through the entire 10-year horizon.
12. Based on OTM Book 12 signal justifications 1-7, traffic signals are not required at the proposed site access at 8<sup>th</sup> Street East and 15<sup>th</sup> Avenue East. Nevertheless, the City and County should consider signalization of this intersection in the long term to provide pedestrian crossing opportunities to Georgian College and East Ridge Community School.
13. Auxiliary Lane Warrant Analysis was also reviewed. Based on MTO Geometric Design Standards for Ontario Highways, a 15 metres long left turn auxiliary lane is warranted under existing conditions for the southbound left turn movement at the intersection of 7<sup>th</sup> Street East and 9<sup>th</sup> Avenue East/Hwy. 6. However, the 20 metres wide road allowance will prevent implementation of a turn lane within the four-lane cross-section without property expropriation.
14. A 15 metres long left-turn auxiliary lane is also warranted for the westbound left-turn movement at the intersection of 8<sup>th</sup> Street East and the proposed 15<sup>th</sup> Avenue East by 2026. Despite the warrants, the intersections are operating acceptably through 2031.
15. The Development Application can be supported from a traffic operations and safety perspective with the implementation of the noted recommendations.

**SITE ACCESS:** The main access points for this subdivision are proposed to be via a southward extension of 16<sup>th</sup> Avenue East from its existing termination point at 8<sup>th</sup> Street East to an intersection with the 6<sup>th</sup> Street East extension from the Redhawk lands to the east and a proposed 15<sup>th</sup> Avenue East portion south from 8<sup>th</sup> Street East, connecting to extensions of 6<sup>th</sup> Street East and 7<sup>th</sup> Street East.

The west portions of the 6<sup>th</sup> Street East and 7<sup>th</sup> Street East extensions are proposed to ultimately connect to the existing easterly terminus of those streets through an abutting property.

The internal road network connects to 8<sup>th</sup> Street East via a proposed intersection with the future 15<sup>th</sup> Avenue East, subject to County approval, offset approximately 112m east of the existing main entrance to Georgian College and approximately 90m west of the existing entrance to East Ridge Community School on 8<sup>th</sup> Street East. This may also function as a secondary entrance to the development prior to the planned connections to 20<sup>th</sup> Avenue East, to the east, 6<sup>th</sup> Street East and 7<sup>th</sup> Street East, to the west, through adjoining properties.

Engineering Services requires the intersection of the proposed 15<sup>th</sup> Avenue East align with the entrance to Georgian College on the north side of 8<sup>th</sup> Street East. 8<sup>th</sup> Street East (Grey Road 5) is a designated arterial/County road and offset intersections in close proximity are not permitted. This intersection should be signalized with pedestrian signals upon construction of the proposed 15<sup>th</sup> Street East intersection to ensure pedestrian safety.

All required intersections and dedicated sight triangles with 8<sup>th</sup> Street East will be to the satisfaction of the County of Grey and the City of Owen Sound.

**PEDESTRIAN ACCESS:** Pedestrian walkways, sidewalks and connections to City streets are required and are to conform to City and AODA standards.

**COMMUNITY MAIL BOXES (CMB):** Community mail box locations, when required, must be shown on the Draft Plan. The locations must be approved by Canada Post Corporation (CPC) and the CMBs' installed with respect to the guidelines and specifications of CPC. In addition, the City requires the following:

1. CMBs' must be located on a designated pedestrian path of travel.
2. CMBs' must not be located within the sight triangle of any intersection, in close proximity to SWM facilities or in areas designated for snow storage.
3. CMBs' must be properly illuminated.

**TRANSIT ACCESS:** The City's transit system is accessible on 8<sup>th</sup> Street East, 16<sup>th</sup> Avenue East and 16<sup>th</sup> Street East. A future review of the City's transit system may propose routing through this development.

The current Transit Study indicates future consideration for an additional transit route or transit hub but not at the present terminal.

**ROAD WIDENING:** The City's Official Plan classifies this portion of 8<sup>th</sup> Street East (Grey Road 5) as an arterial/County road. To achieve the minimum road allowance width for

this roadway, a road widening of 5.18 metres is required along the 8<sup>th</sup> Street East frontage of the property along with 10.0 metres by 10.0 metres sight triangles at the proposed intersections with 8<sup>th</sup> Street East (Grey Road 5).

**ENVIRONMENTAL:**

There are no known environmental issues associated with this property.

**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.

The CIC and other applicable Engineering fees will be listed in Schedule 'G' of the Subdivision Agreement and are payable upon execution of the agreement.

**OTHER:**

A Subdivision Agreement between the City and the Developer will be required for the development of these lands.

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

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**Reviewed By:** Chris Webb, P.Eng.

---



## Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

December 1<sup>st</sup>, 2021

Sabine Robart, Planner  
City of Owen Sound  
808 2<sup>nd</sup> Ave East  
Owen Sound ON N4K 2H4

**RE: Draft Plan of Subdivision 42T-20501, OPA 11 & ZBA 34 & 35  
Greystone Village (Flato) at 1415 8<sup>th</sup> Street East  
City of Owen Sound**

Dear Ms. Robart,

This correspondence is in response to the above noted application. We have had an opportunity to review the proposed application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

County staff initially shared comments November 8<sup>th</sup>, 2021 and are offering the following additional, supplemental comments.

The applicant, Flato Owen Sound Community Inc., c/o Bousfields Inc, has submitted applications for an Official Plan Amendment, Zoning By-law Amendments and Draft Plan of Subdivision to facilitate the development of a mixed-use subdivision at 1415 8<sup>th</sup> Street East.

The purpose of the applications is to facilitate the development of a Plan of Subdivision with approximately 830 dwelling units in a variety of residential types and tenures as well as three arterial commercial blocks. The proposal includes the extension of 16<sup>th</sup> Ave E, 6<sup>th</sup> St E and 7<sup>th</sup> St E, the construction of several local roads, three park blocks, a stormwater management system, and the realignment of an existing drainage channel.

Schedule A of the County OP designates the subject property as 'primary settlement area' with a portion of the lands as 'hazard lands'. Section 3.5(5) of the County OP states *for the City of Owen Sound, it is recommended that a minimum development density of 25 units per net hectare will be achieved*. The proposal would appear to meet this policy, with the development density being ~28 units per net hectare.



Section 3.4(14) further states, *it is a policy of this Plan that development of communities occur with a wide range of housing types, including detached, semi-detached, townhouse, and apartment units, be provided, along with a mix of affordable housing, including second units and special needs housing, range of alternative locations, forms and densities of housing, and price ranges to meet a variety of housing needs.*

It would appear the proposal does capture a variety of housing types proposed. Generally, staff would encourage the developers to connect with Georgian College to further understand the housing needs of students in this area. There is limited purpose-built student housing for those attending Georgian College, and there may be an opportunity to collaborate and identify how best this development can help accommodate the needs of this local educational institution.

Staff have had the opportunity to review the environmental noise assessment completed for the subject application. Staff would encourage the consultant to review the noise contours from the Maclean Engineering site (1000 6<sup>th</sup> Street East) such that it factors in any future potential expansion of this business to the east as permitted by the City's zoning by-law (closer to the proposed development site). This may have the effect of recommending mitigation measures along the west side of the development to limit any future potential complaints and/or concerns from residents.

From a County Transportation Services perspective, the County will require a 17-foot road widening to be dedicated to the County along the frontage of the entire property (8<sup>th</sup> Street East). Ownership of this widening has been under review by the City's solicitor and the County's contract and real estate coordinator. Further review with Teraview is currently being completed by County staff to confirm details of the mapping provided, as it appears the road widening legal description does not align with the Teraview maps. Further follow-up will be shared with City staff upon receipt of confirmation of this detail. A one-foot reserve will also be required where the property fronts 8<sup>th</sup> Street East to limit any future entranceways or access points to the proposed development.

10 m daylight (sightline triangles) will be required to be transferred to the County at intersections: 15<sup>th</sup> Avenue East and 8<sup>th</sup> Street East and 16<sup>th</sup> Avenue East and 8<sup>th</sup> Street East. These sightlines are for any potential future County road infrastructure needs.

Furthermore, 15<sup>th</sup> Avenue East is required to align with the main Georgian College entranceway.

Following review of the TIS, staff have additional comments and questions with respect to the summary of required and recommended improvements (as per Table 20, page 33). Generally, County staff are concerned about pedestrian safety for those looking to

cross 8<sup>th</sup> street east. As per the TIS, a signalized intersection is anticipated to be required by 2031 but there will be significant pedestrian access and crossing interest prior to this date provided the development proceeds with build-out at a fairly timely pace. Staff are looking for further details from both the developer and the City with respect to pedestrian safety in this area and how best to accommodate pedestrian needs in the short/medium term timeframe.

As per the County's DC charges by-law, intersection upgrades are proposed for 16<sup>th</sup> Avenue East in 2027. Depending on the phasing of this proposed development, the developer may be required to complete these intersection upgrades with the County reimbursing for the works. It was also noted in the TIS that a westbound, left-turn auxiliary lane will be required by 2026 at the future 8<sup>th</sup> Street East and 15<sup>th</sup> Avenue East intersection. This upgrade will be a requirement for the developer to accommodate, and further review will need to take place to assess whether there is enough land to support the left-turn lane.

An entrance permit will also be required from the County's Transportation Services department - <https://www.grey.ca/roads/permit-forms>.

Grey County planning recently completed 'Grey County's Healthy Community and Residential Subdivision Guidelines' document to use as a reference manual for larger-scale developments. This can be accessed through the following link, 2<sup>nd</sup> from the bottom - <https://www.grey.ca/planning-development/planning-application-forms>. This document speaks to many different community building components, one being 'inclusive design' (pages 9 & 10). Staff recommend considering inclusive design elements, such as accessibility needs, utilizing landscaping to create a more welcoming space, ensure good lighting, and pedestrian safe zones. Design for sustainability can also be found on pages 11 – 13.

Section 4.3(1) states, *the County will require the provision of shade, either natural or constructed, to provide protection from sun exposure, mitigate urban heat island effects within our settlement areas, and reduce energy demands. We want to promote shade and UVR (Ultraviolet Radiation) protection within our communities.* Staff encourage the provision of shade to be considered throughout the entire development.

Section 4.3(1) also states – *support safe and accessible community design for all ages. Have consideration for CPTED (Crime Prevention through Environmental Design) and AODA (Accessibility for Ontarians Disability Act) principles.*

Section 4.1(7) speaks to sharing the County's *healthy development checklist*. This checklist was created in partnership with Grey Bruce Health Unit, developers, and lower-tier municipalities to address healthy community design including public health

and safety needs embedded within residential intensification, redevelopment, and new residential development. The checklist can be accessed here:

<https://www.grey.ca/planning-development/planning-application-forms>.

Section 7.2(3) of the County Plan states,

*In the Hazard Lands land use type, buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structure may be permitted subject to the policies of section 7.*

County planning staff recommend comments are received from Grey Sauble Conservation Authority in this regard.

Appendix A of the County OP identifies a portion of the lands within the 'Intake Protection Zone 3'. Section 8.11.2(1)(a) states, *Intake protection zones (IPZ's) are areas of land and water, where run-off from streams or drainage systems, in conjunction with currents in lakes and rivers, could directly impact on the source water at the municipal drinking water intakes.* These areas are typically concerned with commercial/industrial operations and the storage of fuel. This area appears to coincide with the proposed commercial zone on the subject site. Comments should be received from the local risk management official. Staff also wonder whether there may be proposed flexibility with the arterial commercial zone on the subject lands, to consider whether there may be sufficient commercial lands in proximity to the subject site to serve the commercial market.

Planning staff have no further comments regarding the subject application.

Staff are seeking a meeting with the City and the developer's engineering/traffic team to discuss project phasing, intersection upgrade requirements, and pedestrian safety.

If you wish to discuss this matter further, please contact me.

Yours truly,



Stephanie Lacey-Avon  
Planner  
(519) 372-0219 ext. 1296  
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# Bluewater District School Board

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Chesley, Ontario N0G 1L0  
Telephone: (519) 363-2014 Fax: (519) 370-2909  
www.bwdsb.on.ca

January 18, 2022

Jamie Eckenswiller  
Planning Division  
City of Owen Sound  
808 2<sup>nd</sup> Avenue East  
Owen Sound, Ontario  
N4K 2H4  
[jeckenswiller@owensound.ca](mailto:jeckenswiller@owensound.ca)

***by email only***

RE: 42T-20501 Greystone Village (Flato) Subdivision  
City of Owen Sound

Attention: Jamie Eckenswiller,

Thank you for circulating notification with respect to a notice of Complete Application for the Greystone Village (Flato) Subdivision in Owen Sound. The subdivision proposes a total of 829 units including 18 single detached dwellings, 651 townhouse dwellings and 160 medium to high density residential apartment units.

The Greystone Village draft plan represents only a portion of the Sydenham Heights Secondary Plan area. Based upon the proposed draft plan and the remaining secondary plan, Bluewater District School Board (BWDSB) will require an elementary school site within Phase 1 of the Sydenham Heights Secondary Plan Area. In order to ensure students are able to be accommodated, access to a school site would be needed in the later phase of Greystone Village.

In order to ensure the appropriate timing and phasing of a new elementary school, further information on the phasing of Phase 1 of the Sydenham Heights Secondary Area is required. BWDSB looks forward to further discussion of the location of the new school. Once these discussions have occurred, the appropriate draft plan conditions will be provided.

Please do not hesitate to contact this office if you have any questions, concerns or for more information.

Sincerely,

Rob Cummings, CPA, CMA  
Superintendent of Business Services and Treasurer

c.c.: Dennis Dick, Manager of Plant Services  
Shelley Crummer, Business Analyst

# Staff Report

## Fire Prevention

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**DATE:** July 4, 2022

**TO:** Sabine Robart, Planner

**FROM:** Greg Nicol, Fire Prevention Officer

**SUBJECT:** PRE-APPLICATION FIRE PREVENTION REVIEW

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**PLANNING FILE:** Draft Plan of Subdivision 42T-20501, OPA 11 & ZBA 34 & 35

**MUNICIPAL ADDRESS:** 1415 8<sup>th</sup> St E

**APPLICANT:** Flato Owen Sound Community Inc. c/o Bousfields Inc,

**BACKGROUND:** The proponent has submitted a proposal for:

The applicant, Flato Owen Sound Community Inc. c/o Bousfields Inc, has submitted applications for Zoning By-law Amendments and a Draft Plan of Subdivision to facilitate the development of a mixed-use subdivision at 1415 8th Street East.

The purpose of the applications is to facilitate the development of a Plan of Subdivision with approximately 716 dwelling units in a variety of residential types and tenures as well as three arterial commercial blocks. The proposal includes the extension of 15th Ave E, 16th Ave E, 6th St E and 7th St E, the construction of local roads, two park blocks, a stormwater management system, and the realignment of an existing drainage channel.

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

- The comments are from the site drawings in the email from Sabine Robart dated June 27, 2022

**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. The drawings do not show the locations of fire hydrants. This department would like to work with the applicant on the location of fire hydrants.
  - b. The proposed 6<sup>th</sup> St E does not have adequate turn around locations for fire department apparatus at the east and west terminations points as required in Article 9.10.20.3. of Div. B of the OBC.
  - c. All of the corners show a radius of 5m. 12m radius is required for fire department access as per 9.10.20.3. of Div. B of the OBC. Streets T, V and G are noted to have limited access for fire department vehicles using the radius shown on the drawings.
  - d. The drawings show large residential and commercial blocks that do not show the locations of the fire department connections or access. Hydrants shall be within 45m of fire department connections as per Article 3.2.5.16. of Div B of the OBC.
  - e. To ensure emergency vehicle access on street parking shall only be permitted on one side of the Street/Avenue.

**RECOMMENDATIONS:**

- 2) The following should be considered by the proponent as they finalize their plans to enhance the fire prevention at the site:
  - a. Keep the Streets and Avenues proposed numbered similar to the existing system used in the City.

**Submitted by:** Greg Nicol, Fire Prevention Officer \_\_\_\_\_

# Staff Report

Engineering Services Division

**DATE:** 2022 July 8

**ENG. FILE:** 42T-20501

**ROLL NO.:** 4259 04007 506000  
4259 04007 506100

**TO:** Sabine Robart, Planner  
Amy Cann, Manager of Planning & Heritage  
Pamela Coulter, Director of Community Services  
Dennis Kefalas, Director of Public Works & Engineering

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

**SUBJECT:** FLATO GREYSTONE VILLAGE DRAFT PLAN OF SUBDIVISION ENGINEERING  
REVIEW

**PLANNING FILE:** 42T-20501      **MUNICIPAL ADDRESS:** 1305 & 1415 8<sup>th</sup> Street East

**LEGAL DESCRIPTION:** Part of Park Lots 3,4,5,6, Range 3 EGR

**APPLICANT:** Flato Owen Sound Community Inc.

**RECOMMENDATIONS:**

**ZBA 34-35**

The Public Works and Engineering Department has no objection to the Zoning By-law Amendments.

**DRAFT PLAN APPROVAL**

The Public Works & Engineering Department will require the following to support draft plan approval of this development:

1. Development of this property will require the Applicant to create a Draft Plan of Subdivision and enter into a Subdivision Agreement with the City.
2. That road allowances included in this Plan be to the satisfaction of the Director of Public Works & Engineering and dedicated as public highways.
3. That before any blocks, roads, walkways, trails, service corridors, sight triangles, and 0.3 metre reserves identified on the Plan are conveyed to the City of Owen Sound, they shall be free and clear of encumbrances.

4. That pedestrian and maintenance access links, cul-de-sacs and sidewalks be provided to the satisfaction of the Community Services Department, Planning Division and the Public Works & Engineering Department, Engineering Services Division.
5. That the street(s) shall be named to the satisfaction of the City of Owen Sound.
6. All required intersections and dedicated sight triangles with 8<sup>th</sup> Street East (Grey Road 5) will be to the satisfaction of the County of Grey and the City of Owen Sound.
7. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Owen Sound concerning provision of roads and service corridors, installation of services and drainage.
8. That such easements as may be required for utilities, drainage or snow storage purposes shall be granted to the appropriate authority.
9. That prior to final approval of the Plan, the owner demonstrates to the satisfaction of the City that there is an adequate supply of potable water to service this development.
10. That prior to final approval of the Plan, the owner demonstrates to the satisfaction of the Ministry of the Environment, Conservation and Parks (MECP) that there is adequate wastewater and storm sewer capacity to service this development.
11. That the Subdivision Agreement between the owner and the City of Owen Sound contain the following provisions with wording acceptable to the Public Works & Engineering Department, wherein the owner agrees:
  - a) to have prepared detailed reports, drawings and site plans acceptable to the City of Owen Sound showing the location of all buildings and structures to be erected on the site, all final grades and vegetation. The means whereby storm drainage will be accommodated, and the means whereby erosion and silt transport will be contained and minimized, both during and after the construction period prior to commencing any grading or construction on any lot.
  - b) to provide for the construction of roads, services and common stormwater management facilities and, furthermore, shall provide for the City to assume ownership and operation of the roads, services and common stormwater management facilities.



- c) to erect snow fencing or other suitable barriers prior to initiating any grading or construction on the site to prevent the unauthorized dumping of fill and to keep these barriers in place until all grading and construction on abutting lots and roadways has been completed to the satisfaction of the City of Owen Sound.
- d) to develop a tree preservation plan in accordance with the City of Owen Sound Residential Tree Preservation Policy.
- e) to provide demarcation of the common lot line between the subject lands and the abutting properties to the south, east and west, which may include a fence, in a manner acceptable to the City.
- f) that the Subdivision Agreement between the owner and the City of Owen Sound be registered against the lands to which it applies once the Plan of Subdivision has been registered.
- g) to develop a planting plan using native non-invasive species for the SWM pond.
- h) that this subdivision shall not be developed except in accordance with the approved plan.
- i) to provide for the installation of a water supply system subject to the approval of the City and, furthermore, shall provide for the City to assume ownership and operation of the system upon completion of the maintenance period.
- j) to provide for the installation of a wastewater sewer subject to the approval of the City and the MECP, and furthermore, shall provide for the City to assume ownership and operation of the system upon completion of the maintenance period.
- k) to incorporate the recommendations contained in the Geotechnical Investigation into the final design and construction specifications for the subdivision.
- l) to incorporate the recommendations contained in the Traffic Impact Study and Transportation Plan into the final design and construction specifications for the subdivision.
- m) to provide for the construction of the common stormwater management facilities subject to the approval of the City, MECP and the GSCA, and furthermore, shall provide for the City to assume ownership and operation of the system upon completion of the maintenance period.

- n) to implement the surface water management plan, tree preservation plan, and individual lot requirements.
12. That prior to final approval of the Plan, the City is to be advised in writing by the Grey Sauble Conservation Authority that conditions of approval have been satisfied.
13. That prior to final approval of the Plan, the City is to be advised in writing by the Developer's consulting engineer that the MECP has issued Environmental Certificates of Approval (ECA) for the wastewater and storm sewer systems.
14. That the Owner provide a 5.18 metres wide road allowance widening to the City across the 8<sup>th</sup> Street East frontage of the property together with 10.0 metres by 10.0 metres sight triangles at the proposed intersections with 8<sup>th</sup> Street East required by the City to be conveyed and registered in an acceptable manner, for which the City Clerk will require the following to be provided at the applicant's expense:
- a) A reference plan describing the lands subject to the road widening
  - b) An Acknowledgement and Direction form to be signed by the City respecting the registration of the transfer by the applicant's solicitor on the City's behalf
  - c) The proposed draft transfer document including a Land Transfer Tax Affidavit which must include the following "other" statement: *"The subject property is acquired by the municipality for the purpose of widening the highway abutting the property and the property forms part of that highway pursuant to section 31(6) of the Municipal Act, 2001"*

#### **BACKGROUND:**

The applicant, Flato Owen Sound Community Inc. c/o Bousfields Inc, has submitted applications for Zoning By-law Amendments and a Draft Plan of Subdivision to facilitate the development of a mixed-use subdivision at 1415 8th Street East.

The purpose of the applications is to facilitate the development of a Plan of Subdivision with approximately 716 dwelling units in a variety of residential types and tenures as well as three arterial commercial blocks. The proposal includes the extension of 15th Ave E, 16th Ave E, 6th St E and 7th St E, the construction of local roads, two park

blocks, a stormwater management system, and the realignment of an existing drainage channel.

The effect of the Zoning By-law Amendment (ZBA 34) application is to amend the Zoning By-law to remove the Holding provision on the subject lands. The Holding provision was applied to ensure the logical progression of development and the orderly extension of municipal services.

The effect of the Zoning By-law Amendment (ZBA 35) application is to amend the Zoning By-law to establish site and building specific zone regulations which will apply to the single detached, townhouse and multi unit (apartment) dwellings along with zone categories and special provisions of the Zoning By-law for the subject lands generally in accordance with the following:

CURRENT ZONE	PROPOSED ZONE
Medium Density Residential (R4) with Special Provision 14.24 and Holding Provision	Multi Residential (MR) with Special Provision 14.XX Arterial Commercial (C4)
Multiple Residential (MR) with Special Provision 14.32 and Holding Provision	Multi Residential (MR) with Special Provision 14.XX
Arterial Commercial (C4) with Special Provision 14.62 and Holding Provision	Arterial Commercial (C4) Multi Residential (MR) with Special Provision 14.XX
Rural (RUR)	Multi Residential (MR) with Special Provision 14.XX Low Density Residential (R3) with Special Provision 14.YY Open Space (OS) Hazard Lands (ZH)
Hazard Lands (ZH)	Multi Residential (MR) with Special Provision 14.XX Open Space (OS)

The effect of the Draft Plan of Subdivision application is to lay out the lots, blocks and roads proposed to be registered. The proposed Draft Plan of Subdivision includes:

TYPE	BLOCK/LOT	NO. OF UNITS	AREA (ha)
Residential Singles	Lots 1-119	119	4.408
On-Street Townhouses	Blocks 120-135	86	1.838
Rear Lane Townhouses	Blocks 136-147	62	1.267
Back-to-Back Townhouses	Blocks 148-177	289	3.491
Medium Density Apartment	Blocks 178-179	160	1.596
Walkway	Block 180	-/-	0.027
Utility Easement	Blocks 181-185	-/-	0.456
Arterial Commercial	Blocks 186-188	-/-	1.991
Park	Blocks 189-190	-/-	0.869
SWM Pond Facility	Block 191	-/-	1.849
Hazard Lands	Block 192	-/-	0.765
Realigned Drainage Channel	Blocks 193-194	-/-	1.769
Landscape Strip	Block 195	-/-	0.022
Overland Flow (SWM)	Block 196	-/-	0.027
0.3m Reserve Blocks	Blocks 197-199	-/-	0.019
Roads	-/-	-/-	9.206
		<b>716</b>	<b>+/- 29.6</b>

## 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, 1<sup>st</sup> 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*
- *Bousfields Inc. drawing no. 20p651-30dp "Revised Draft Plan of Subdivision" dated 2022-06-13*
- *C.F. Crozier & Associates Inc. Project No. 1060-5703, drawing no. Figure 2 "Preliminary Grading Plan" dated 2022-06-14; drawing no. Figure 3 Preliminary Sanitary & Water Servicing Plan" dated 2022-06-14; drawing no. Figure 5 "Pre-Development Drainage Plan" dated 2022-06-14; drawing no.*

Figure 6 "Preliminary Storm Servicing Plan" dated 2022-06-14; drawing no.  
Figure 7 "Preliminary SWM Pond Grading Plan" dated 2022-06-14

- Functional Servicing and Preliminary Stormwater Management Report prepared by C.F. Crozier & Associates Inc. dated June 2022
- Traffic Impact Study and Transportation Plan prepared by C.F. Crozier & Associates Inc. dated 2021-08 and Addendum dated April 2022
- Geotechnical Investigation prepared by Soil Engineers Ltd. dated May 2021
- Preliminary Hydrogeological Investigation prepared by SLR Consulting (Canada) Ltd. dated June 22, 2021

### **PHASING:**

Construction of this development is proposed to occur in three phases:

Phase1: Lots 1-55, Blocks 136-140, 148-150, 179,188,191, 193,194 and completion of 16<sup>th</sup> Avenue East extension (Street 'B'), Streets 'D', 'J', 'K', 'O', 'P' and the eastern portion of 6<sup>th</sup> Street East abutting the Redhawk development, SWM facility and drainage channel realignment.

Phase2: Lots 56-119, Blocks 143-147, 155-165, 168, 169, 170-177, 187, 196 and completion of the middle section of the 6<sup>th</sup> Street East extension, the eastern portion of the 7<sup>th</sup> Street East extension and Streets 'E', 'I', 'L', 'M', 'N', 'Q', 'S', 'T', 'V'

Phase3: Blocks 120-127, 128-131, 141, 142, 151-154, 166, 167, 178, 186, 190 and completion of the western portion of the 6<sup>th</sup> Street East extension and Streets 'C', 'F', 'G', 'H' and 'R'

The public roads, hard services and stormwater management facilities must be completed before building permits can be issued for any of the proposed lots or blocks.

### **STORMWATER MANAGEMENT (SWM):**

The submitted Stormwater Management Report demonstrates the following:

1. The SWM design is a dual drainage system. The minor storm events will be conveyed within a storm sewer system which follows the alignment of the internal roadways. The major system will be conveyed overland within the internal road network. Both systems discharge to the SWM pond facility for quantity control and quality treatment prior to release.
2. A wet pond SWM facility is proposed to meet the stormwater quality and quantity control criteria along with erosion control objectives. The SWM facility will discharge to the drainage channel on the Redhawk lands.
3. The existing field drainage channel will be realigned through Blocks 192 and 193, along the south boundary of Street 'Q' and through Block 194 to maintain the

existing wetland and accommodate existing drainage from surrounding properties.

4. Post-development peak flow levels to the receiving drainage system will be less than pre-development levels for all storm events up to the 100 year and regional design storms.
5. Water quality control to an “enhanced” level of protection will be provided via the SWM pond facility along with a 24-hour extended detention of the 25-year event runoff volume.

The Developer is to be aware that the implementation of a wet pond SWM design will require implementation of design elements to control mosquito breeding.

#### **GRADING & DRAINAGE:**

The overall Grading Plan supports the SWM design.

#### **GEOTECHNICAL:**

The geotechnical report contains specific recommendations regarding construction requirements for structures, roads and utilities. The Developer is to incorporate the recommendations contained in the report in the final design specifications for the subdivision.

#### **SITE SERVICING:**

SERVICING FEASIBILITY STUDY (SFS): A Servicing Feasibility Study has been submitted in support of this development and demonstrates that the existing service capacity will support the proposed subdivision.

WASTEWATER SEWER: The wastewater collection system will be a gravity connection to the proposed 6<sup>th</sup> Street East stub to be located on the Redhawk development abutting the east property boundary.

The Developer will be required to either build a gravity wastewater sewer through the abutting Redhawk lands to the 8<sup>th</sup> Street East terminus of the Sydenham Trunk Sewer under a Development Agreement with the Redhawk property owners or, construct a temporary sewage pumping station (SPS) which will pump the wastewater to the Sydenham Heights Trunk sewer on 8<sup>th</sup> Street East. The SPS will be maintained and decommissioned at the Developer's expense when the gravity sewer through the Redhawk property is completed.

The City will not provide any maintenance or repair operations on any portion of the private collection systems located within any rental, condominium or life lease portions of the development.

**WATER SERVICE:** The potable water system for this development will be supplied from the East Hill Pressure Zone by the existing 300mm Ø 8<sup>th</sup> Street East watermain and will follow the alignment of the internal road network complete with all valving, fire hydrants and appurtenances required to meet City of Owen Sound standards. The pipe system will also be required to connect to the proposed 6<sup>th</sup> Street East watermain stub on the Redhawk lands to complete the loop.

Any apartment, commercial, condominium or life lease portions of the site will require single water meters for each portion to monitor all flow into the private developments.

The City will not provide any maintenance or repair operations on any portion of the private water distribution systems located within any apartment, condominium or life lease portions of the development.

The City will not require a portion of this property for a future water storage facility.

#### **SITE ACCESS & ROADWAYS:**

**TRANSPORTATION PLAN (TP)/TRAFFIC IMPACT STUDY (TIS):** A Transportation Plan has been submitted for this development as a component of the TIS. The TP must demonstrate regard for the goals and intent of the City's Official Plan, Transportation Master Plan, Accessibility for Ontarians with Disabilities Act and the Trails Master Plan to ensure pedestrian access and compatibility with transit routes, bicycle routes, park facilities and multi-use trails.

The Transportation Demand Management Plan (TP), submitted with the TIS, has addressed pedestrian, cycling and transit opportunities as alternate forms of transportation. Access to recreation (parks, trails, etc.) and how the proposed subdivision links to these amenities is subject to approval by the Community Services Department.

The submitted Traffic Impact Study incorporates the following:

1. Collected data from the previous TIS prepared for the Telfer Creek Estates subdivision was analyzed for this report.
2. Background growth rates and analysis of future background traffic operations included trip generation by several other planned developments: Redhawk Subdivision, Villarboit Residential, Smart REIT Residential, Swartz Residential, Telfer Creek Estates Subdivision, East Court Residences Subdivision, future hotel at 1200 16<sup>th</sup> Avenue East and the Southbridge LTC facility.
3. In order to review 2021 "existing" conditions without the pandemic, new counts were conducted at the entire boundary road network. A multiplier factor was calculated and applied to the new counts to estimate "existing" conditions without the pandemic.

4. The previously approved Telfer Creek Estates TIS assumed a higher population density level of the Flato Sydenham Heights Subdivision than is proposed. This validates the previous Telfer Creek Estates total results which may be considered conservative.
5. As confirmed in the Terms of Reference for this study, a 1% compounded annual background growth rate and the horizon years of 2026 and 2031 were analyzed.
6. 2021 existing conditions analysis indicates that the boundary road network is currently operating at level of service (LOS) 'C' or better during the weekday a.m. and p.m. peak periods.
7. Per the Development Charges Background Study for the City of Owen Sound, and correspondence with the County and City staff, a 1% compounded annual background growth rate was applied to the boundary road network in order to estimate future volumes for the horizon years of 2026 and 2031.
8. In addition to the background growth rate, analysis of future background traffic operations also included trips generated by several background developments including:
  - Redhawk Subdivision
  - Villarboit Residential
  - Smart REIT Residential
  - Swartz Residential
  - Telfer Creek
  - Andpet East Court Residences Subdivision
  - Southbridge LTC Facility
  - 1200 16th Avenue East
9. Analysis of the 2031 future background operations indicate that the boundary road network is anticipated to operate at LOS 'D' or better during the weekday a.m. and p.m. peak hours.
10. The proposed development is anticipated to generate approximately 399 and 589 primary two-way trips during the weekday a.m. and p.m. peak hour respectively and approximately 159 pass-by trips during the weekday p.m. peak hour.
11. Analysis of 2031 future total operations indicate that the boundary road network, except for 7th Street East and 9th Avenue East/Highway 6, is anticipated to operate at LOS "D" or better during the weekday a.m. and p.m. peak periods. The maximum increase in control delay is 12.0 seconds when compared to future background operations and the maximum theoretical volume-to-capacity ratio is 1.05.



12. The intersection of 7th Street East and 9th Avenue East/Highway 6 is expected to operate at a LOS "F". These are typical operations for a two-way stop-controlled intersection at a major arterial roadway. Additionally, as residents and frequent commuters of the area become familiar with the new boundary road network it is expected that these drivers will find alternate routes around the area to minimize delays.
13. Without the recommended signal optimization, the maximum control delay of the boundary road network is 55.1 seconds, and the maximum theoretical volume-to-capacity ratio is 1.05. With the recommended signal optimization, the maximum control delay is reduced to 54.1 seconds and the maximum volume-to-capacity ratio is 0.92.
14. The analysis can be considered conservative due to the comprehensive background developments accounted for in addition to growth rates applied through the entire 10-year horizon. Moreover, background traffic redistributions due to the extensions of 6th and 7th Street East and 15th and 16th Avenue East were not accounted for. As residents and frequent commuters of the area become familiar with the new boundary road network, it is expected that these drivers will find alternate routes within the area to minimize delays.
15. In the previous submission, a signal was not required at the proposed site access at 8th Street East and 15th Avenue East Extension/Georgian College Access, nor at 7th Street East and 9th Avenue East/Highway 6, based on the OTM Book 12 signal justifications 1-7. Nevertheless, due to the expected pedestrian volumes in the future, and for pedestrian crossing safety, a signal has been proposed at the intersection of 8th Street East and 15th Avenue East Extension/Georgian College Access upon buildout.
16. Auxiliary Lane Warrant Analysis was also reviewed. Based on the Ontario Ministry of Transportation Geometric Design Standards for Ontario Highways, a 15-metre left-turn auxiliary lane is warranted under existing conditions for the southbound left-turn movement at the intersection of 7th Street East and 9th Avenue East/Highway 6. However, the 20-metre right-of-way will prevent implementation of a turn lane within the four-lane cross-section without property expropriation. The need for improvements at this intersection should be monitored.
17. In the previous submission, a 15-metre left-turn auxiliary lane was also warranted for the westbound left-turn movement at the intersection of 8th Street East and 15th Avenue East Extension/Georgian College Access by 2026. As this

intersection is being signalized, dedicated westbound and eastbound left turn lanes are proposed.

18. Under optimised signal timing plans the signalized intersections are expected to operate at an improved LOS 'D' or better. The unsignalized intersections are expected to continue to operate at LOS 'E'.
19. The future total analysis can be considered conservative due to the comprehensive background developments included in the study in addition to growth rates applied through the entire 10-year horizon.
20. Sight distance assessments at the proposed site accesses on 8<sup>th</sup> Street East indicate there is sufficient sight distance for vehicles entering and exiting the future site accesses. Accordingly, the full moves accesses can be supported from a sight distance perspective.
21. The Development Application can be supported from a traffic operations and safety perspective with the implementation of the noted recommendations.

**SITE ACCESS:** The main access points for this subdivision are proposed to be via a southward extension of 16<sup>th</sup> Avenue East from its existing termination point at 8<sup>th</sup> Street East to an intersection with the 6<sup>th</sup> Street East extension from the Redhawk lands to the east and a proposed 15<sup>th</sup> Avenue East portion south from 8<sup>th</sup> Street East, connecting to extensions of 6<sup>th</sup> Street East and 7<sup>th</sup> Street East.

The west portions of the 6<sup>th</sup> Street East and 7<sup>th</sup> Street East extensions are proposed to ultimately connect to the existing easterly terminus of those streets through an abutting property.

The internal road network connects to 8<sup>th</sup> Street East via a proposed intersection with the future 15<sup>th</sup> Avenue East, subject to County approval, aligned with the existing main entrance to Georgian College and west of the existing entrance to East Ridge. This intersection will be signalized with pedestrian signals upon construction of the proposed 15<sup>th</sup> Street East intersection to ensure pedestrian safety.

There are also planned connections to the future 20<sup>th</sup> Avenue East, to the east, 6<sup>th</sup> Street East and 7<sup>th</sup> Street East to the west, through adjoining properties.

All required intersections and dedicated sight triangles with 8<sup>th</sup> Street East will be to the satisfaction of the County of Grey and the City of Owen Sound.

**PEDESTRIAN ACCESS:** Pedestrian walkways, sidewalks and connections to City streets are planned and are to conform to City and AODA standards.

**COMMUNITY MAIL BOXES (CMB):** Community mail box locations, when required, must be shown on the Draft Plan. The locations must be approved by Canada Post Corporation (CPC) and the CMBs' installed with respect to the guidelines and specifications of CPC. In addition, the City requires the following:

1. CMBs' must be located on a designated pedestrian path of travel.
2. CMBs' must not be located within the sight triangle of any intersection, in close proximity to SWM facilities or in areas designated for snow storage.
3. CMBs' must be properly illuminated.

**TRANSIT ACCESS:** The City's transit system is accessible on 8<sup>th</sup> Street East, 16<sup>th</sup> Avenue East and 16<sup>th</sup> Street East. A future review of the City's transit system may propose routing through this development.

The current Transit Study indicates future consideration for an additional transit route or transit hub but not at the present terminal.

**ROAD WIDENING:** The City's Official Plan classifies this portion of 8<sup>th</sup> Street East (Grey Road 5) as an arterial/County road. To achieve the minimum road allowance width for this roadway, a road widening of 5.18 metres is required along the 8<sup>th</sup> Street East frontage of the property along with 10.0 metres by 10.0 metres sight triangles at the proposed intersections with 8<sup>th</sup> Street East (Grey Road 5).

#### **ENVIRONMENTAL:**

There are no known environmental issues associated with this property.

#### **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.

The CIC and other applicable Engineering fees will be listed in Schedule 'G' of the Subdivision Agreement and are payable upon execution of the agreement.

#### **OTHER:**

A Subdivision Agreement between the City and the Developer will be required for the development of these lands.

**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 'Dana Goetz'. The bottom signature is in blue ink and appears to be 'Chris Webb'. Both signatures are written over horizontal lines.



# Bluewater District School Board

P.O. Box 190, 351 1<sup>st</sup> Avenue North  
Chesley, Ontario N0G 1L0  
Telephone: (519) 363-2014 Fax: (519) 370-2909  
www.bwdsb.on.ca

July 14, 2022

Sabine Robarts  
Senior Planner  
City of Owen Sound  
808 2<sup>nd</sup> Avenue East  
Owen Sound, Ontario  
N4K 2H4

RE: 42T-20501 Greystone Village Subdivision  
City of Owen Sound

Attention: Sabine Robarts,

Thank you for circulating notification with respect to the second submission for the Draft Plan of Subdivision noted above located on 1415 8<sup>th</sup> Street East, Owen Sound. The submission includes a notice of Zoning By-law amendment and a Draft Plan of Subdivision Application for the Greystone Village Subdivision in Owen Sound. The second submission for the subdivision proposes a total of 716 units including 119 single detached dwellings, 437 townhouse dwellings and 160 medium to high density residential apartment units.

The Greystone Village draft plan represents only a portion of the Sydenham Heights Secondary Plan area. As Owen Sound continues to grow, Bluewater District School Board (BWDSB) is actively monitoring residential development and the need for student accommodation within the community. Following discussions with the Planning Staff, Bluewater District School Board would like to express renewed interest in the Redhawk Subdivision (File No. 42T-15501) development just east of the Greystone Village subdivision as a potential location for a future elementary school site.

With regards to Greystone Village Subdivision, BWDSB has no objection to this development. Planning staff request that urban standards such as sidewalks be included throughout the proposed development to facilitate heavy foot traffic areas and promote walkability. BWDSB requests the following conditions be included as part of Draft Plan approval:

1. "That the owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school operated by Bluewater District School Board may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or may be directed to an alternate attendance boundary."
2. "That the owner(s) shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that student busing is at discretion of the Student Transportation Service Consortium of Grey-Bruce."
3. "That the owners(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the Agreement in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Student Transportation Service Consortium of Grey Bruce."

Please provide BWDSB with a copy of the Notice of Decision, including a copy of the Draft Plan approved conditions for our files. Once the Subdivision Agreement has been registered, please provide BWDSB with a copy of the registered Subdivision Agreement in electronic format. Once the Plan has been registered, please provide BWDSB with a copy of the registered Plan of Subdivision in electronic format.

Please do not hesitate to contact us if you have any questions, concerns or for more information.

Sincerely,

Shelley Crummer  
Business Analyst

c.c.: Rob Cummings, Superintendent of Business Services  
Dennis Dick, Manager of Plant Services

# Staff Report

## Parks & Open Space Division

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**DATE:** July 18, 2022

**TO:** Sabine Robart, Senior Planner

**FROM:** Adam Parsons, Manager of Parks and Open Space  
Jocelyn Wainwright, Junior Planner

**SUBJECT: GREYSTONE VILLAGE (FLATO) DRAFT PLAN OF SUBDIVISION**

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PLANNING DIVISION FILE No.: 42T-20501, OPA 11 & ZBA 34 & 35

APPLICANT: Flato Owen Sound Community Inc. c/o Bousfields Inc

MUNICIPAL ADDRESS: 1415 8th Street East

ROLL NO.: 425904007506100, 425904007506000

### **RECOMMENDATION:**

The Parks and Open Space Division recommend the following conditions of draft plan approval for the Greystone Village (Flato) Subdivision:

1. THAT the owner shall convey Block 189 and 190 as parkland to the City of Owen Sound in accordance with 51.1 of the Planning Act.
2. THAT prior to final approval, a detailed Open Space Master Plan shall be prepared for all lands that are slated for conveyance to or assumption by the City, which shall include:
  - a. Landscape Plan & Tree Preservation/Planting Plan with details and sections for the parklands blocks, trail corridors, boulevards, stormwater management facilities, and hazard lands.
  - b. Trail network, connectivity and construction details.
3. That the following principles shall be applied in the preparation of the detailed Open Space Master Plan to the satisfaction of the City:

- a. Trail construction shall be compliant with the City's Multi-Year Accessibility Plan, Integrated Accessibility Standards and the Accessibility for Ontarians with Disabilities Act.
  - b. Sidewalk placement shall facilitate enhanced looping and optimal connectivity to parks and trails for the highest number of residents possible.
  - c. The trail network shall demonstrate connectivity to the lands to the east and west to link the CP Rail Trail through the Sydenham Heights Planning Area to 6th Avenue East and Harrison Park.
  - d. The landscape treatment of Block 196 (Overland Flow Block) utilizing elements of low impact design (LID) including bioswales, rain gardens, bioretention areas and combinations thereof.
  - e. Landscape Plans should incorporate planting of non-invasive native species listed in the EIS, with particular focus on utilizing deciduous shade trees in park Blocks 189 and 190 and trees, shrubs, and grasses, which are suitable for bioretention areas in Blocks 191, 193 and 196.
  - f. The trail circulating the SWM Pond on Block 191 be widened to 3 m, be constructed using asphalt, and show a centre line along the pathway.
4. That the Subdivision Agreement between the Owner and the City of Owen Sound contain the following provisions with wording acceptable to the City's Parks and Open Space Division, wherein the owner agrees to construct the approved trail corridor along and through Blocks 180, 190, 191, 193, and 196 at the owner's expense.

## **BACKGROUND:**

The applicant, Flato Owen Sound Community Inc. c/o Bousfields Inc., has submitted a draft plan of subdivision 42T-20501, which includes Block 189, and Block 190 as dedicated parkland. The stormwater management pond on Block 191 and the realigned channel on Block 193 have recreation and connectivity potential to parkland on Blocks 189 and 190. The overland spill route on Block 196 and the walkway on Block 180 also support the parks and open space connectivity within the subdivision.

## **ANALYSIS:**

This document incorporates comments from the Parks and Open Space Division on the basis of the applicants submission materials and review of the following policy documents:

- City of Owen Sound Official Plan 2021
- City of Owen Sound Multi-Year Accessibility Plan 2019-2023
- City of Owen Sound Recreation, Parks and Facilities Master Plan: 2018-2028
- City of Owen Sound Recreation Trails Master Plan, 2012
- Residential Tree Preservation Policy CS69

### **Policy Review**

The subject lands are designated 'Residential', 'Employment', 'Arterial Commercial', and 'Hazard Lands' by the City's 2021 Official Plan (OP) and are within the Sydenham Heights Phase I Planning Area. Section 4.2.4 of the OP provides policies on parkland for the Sydenham Heights Planning Area. The OP requires that neighbourhood parks with links to trail systems are to be provided as identified in the City's Recreation, Parks and Facilities Master Plan (RPFMP). Neighbourhood parks are intended to provide residents with parkland and open space (Sec. 4.2.4.2.). The OP allows the City to require the completion of a Landscape Plan for any park area and may enter into a development or subdivision agreement for the construction of a park.

### **Park's Proximity Analysis**

Blocks 189 and 190 are classified as 'Neighbourhood Parks' in accordance with Sec. 3.11.3.2 of the OP and Sec. 6.2 of the RPFMP. The standard provision for a neighbourhood park requires that 0.5 hectares/ thousand (1,000) people be dedicated as parkland and be located within a walking distance of 500 m. The intent of a neighbourhood park is to provide 2,000 to 3,000 people an open space containing recreational facilities and complementary services for primarily younger children and their parents or guardians. The RPFMP identifies the need for 2 neighbourhood parks within the Sydenham Heights planning area where the subject lands are located.

### **Parkland Dedication**

The Planning Act provides that 2% of lands intended for commercial/ industrial purposes and 5% of lands intended for residential purposes be conveyed to the municipality as parkland dedication. The submitted plan provides 0.869 ha of lands for parks and open space, which exceeds the required 0.67 ha required.



## **Parkland Connectivity**

The OP promotes creating opportunities for active transportation within new developments as outlined in Sec. 5.1.5, which requires the inclusion of multi-use trails, paved shoulders, and sidewalks, which link the subdivision internally as well as externally to safely accommodate a variety of modes of transportation e.g., facilitating cycling on local and collector roads. The submitted Open Space Master Plan provides two (2) 3 m wide multi-use paths. The first is situated along the north side of 6th Street East abutting the 1.5 m municipal sidewalk and the second is located within Utility Easement Blocks 181, 182, 183, 184, and 185 situated along the east side of 16th Avenue East. Additionally, the submission proposes a 2.1 m wide nature trail through Block 180 and along the north side of Block 190 and 193. A 2.1 m wide nature trail is also present within Block 191 that houses the stormwater management pond. A recommended condition of approval shall require that the developer consider that the 2.1 m wide nature trail in Block 191 be widened to 3 m multi-use asphalt trail with a centre line to accommodate the density of the development.

The submitted Open Space Master Plan shows the location of the proposed 1.5 m municipal sidewalks, which provide pedestrian linkages and access to parks on Blocks 189, 190 and recreational trails on Blocks 191 and 193. However, there are opportunities to enhance pedestrian access to onsite parks and recreational trails by way of municipal sidewalks by including additional 1.5 m sidewalks to Residential Blocks that currently lack sidewalks and which are in close proximity to parks and open spaces on site. It is recommended that the developer consider sidewalk placement in the following locations to facilitate enhanced looping and connectivity to parks and trails:

- The addition of a municipal sidewalk to be located on the east side of Street 'P' abutting the eastern lot line of the subject lands extending from the north side of Block 7 to the southern side of Block 8.
- Municipal sidewalks located along the east sides of Blocks 7 and 8 be removed and relocated along the north side of Blocks 1 through 7;
- Municipal sidewalks located along the west sides of Blocks 1 and 14 be removed and relocated to the west side of Blocks 133 and 135 and continue along the north sides of Blocks 132 and 133
- Municipal sidewalks located along the west sides of Blocks 128, 130, 151, and 153 be relocated to the east sides of Blocks 123 through 127.

The OP provides guidance for recreational trails in Sec.7.4.7.1 noting that the City promotes City-wide trail systems for safe and convenient use by different user groups including pedestrians and cyclists. The City's comprehensive guide to planning and designing of existing and future trail systems can be found in the RTMP. A recommended condition of approval requires the submission of a detailed Open Space Master Plan, which shall include details respecting the subdivision's trail network. Future connectivity to the lands to the east and west shall be contemplated to establish recreation trail connectivity linking the CP Rail Trail through the Sydenham Heights Planning Area to 6th Ave E and Harrison Park. Trail design within the submitted Trail Master Plan shall be in accordance with the City's Official Plan, Recreation Trails Master Plan, Multi-year Accessibility Plan and AODA specifications to the satisfaction of the City's Parks and Open Space Division.

### **Trail & Park Design**

At such time as the City is prepared to undertake transition of the parkland blocks from passive to active use a fulsome design process will take place in accordance with the RPFMP in force at the time of the capital project planning.

The City's Recreation Trails Master Plan (RTMP) requires that new developments assess potential for new connectivity within the existing Trails Network, connectivity to the City's other transportation infrastructure and the potential of new trails or missing links (see Sec 5.4.2). The submitted Open Space Master Plan illustrates 1.5 m wide municipal sidewalks, 2.1 m wide nature trails, park walkways, 3 m wide multi-use path and a pedestrian connection (Block 196, Overland Flow Block) on site.

A recommended condition of approval will require that the Trail Master Plan shall illustrate enhanced connectivity and wayfinding between park walkways, 3m wide multi-use paths, 2.1 m wide nature trails and 1.5m municipal sidewalks to support a clearly defined interconnected trail system through park Block 190 and the entire subdivision. The Trails Master Plan shall illustrate cross sections of each specified trail type to be provided, provisions for seasonal recreation trail use (e.g., biking, cross country skiing, snowshoeing), rest areas, trail base material (e.g., asphalt, boardwalks, stone dust), smooth transitions between trails and roadways, and include wayfinding strategies and tools such as signage and information regarding trail lengths, directions, defining loops within the trail network, theming of trails, highlighting nodes, and define a point of connection for a future trail along the realigned channel in the Red Hawk subdivision

The submitted site plan identifies an overland flow block on Block 196 used to mitigate the flow of excess water onsite. A 2.1 m wide nature trail runs along the north side of Block 193 and abuts the south side of Blocks 196. As pedestrians are able to continue the path of travel east through the subdivision by way of the 2.1 m nature trail on Block 193, a recommended condition of approval will require that the landscape treatment of Block 196 shall include elements of low impact design (LID) including bioswales, rain gardens, bioretention areas and/ or combinations thereof.

Staff would note that sections of the trails within the submitted Parks and Open Space Master Plan may benefit from the City's Commemorative Trees & Trails Program. As part of the Greenwood Cemetery Donations and Gifts Program, sections of trails and trees may be planted along trail corridors in memoriam to certain persons (see Sec. 5.5).

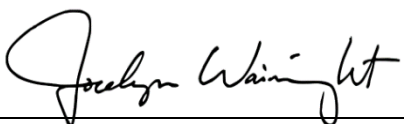
### **Tree Preservation & Planting**

A recommended condition of approval shall require that a Tree Preservation & Planting Plan be prepared to the satisfaction of the City's Parks and Open Space Division. The detailed plan is to be implemented through the Subdivision Agreement as a schedule satisfactory to the City.

The purpose of a Tree Survey Plan is to identify the existing vegetation on site and determine what can be preserved on the lands subject to a development proposal. The Tree Survey Plan shall conform to the Residential Tree Preservation Policy, which requires among other matters that the Tree Survey Plan shall indicate trees that are to be retained or removed (including reasons for removing if tree is to be removed). As per the City's Residential Tree Policy CS69, a minimum of two trees shall be planted for each tree that is removed.

The applicant is responsible for ensuring that tree protection hoarding is maintained throughout all phases of demolition and construction in the location and condition approved. No materials (building material, soil etc.) should be stockpiled in the area of hoarding. Staff recommend that where possible the deciduous hedgerow identified in the EIS that travels along the southern lot line of the subject lands should be preserved.

**Prepared By:** Jocelyn Wainwright, BLA  
Junior Planner



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**Reviewed By:**

Adam Parsons, Manager of  
Parks and Open Space

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Signature on File

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July 18, 2022

**GSCA File: P20-370**

City of Owen Sound  
808 2<sup>nd</sup> Ave E  
Owen Sound, ON  
N4K 2H4

Attn: Sabine Robart  
Planner  
[planning@owensound.ca](mailto:planning@owensound.ca)

Dear Sabine Robart

**Re: Plan of Subdivision 42T-20501 Second Submission**  
**Greystone Village Subdivision**  
**Applicant: Flato Management Inc.**  
**Roll No. 42-59-040-075-060-00**  
**City of Owen Sound**

#### **Documents Reviewed**

- Functional Servicing and Preliminary Stormwater Management Report, prepared Crozier Consulting Engineers, dated April 2022, received by GSCA staff June 27, 2022
- Environmental Impact Study, prepared by SLR Consulting Ltd., dated April 2022, received by GSCA staff June 27, 2022
- Hydrogeological and Water Balance Assessment – Greystone Village, prepared by SLR Consulting Ltd., dated April 2022, received by GSCA staff June 27, 2022

#### **Ontario Regulation 151/06**

The regulated area associated with the revised realignment proposal does not increase the regulated areas on any neighbouring properties. The developer will need to work with the neighbouring development (Redhawk) to the east to coordinate the design and permits for the overall channel realignment.

Upon completion of the watercourse realignment and certification has been provided to the satisfaction of GSCA and the City of Owen Sound, the following lots and blocks will require a permit from GSCA:

- Lots 23-38 inclusive, Lots 86-117 inclusive, Block 147

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#### **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

## **Stormwater Management**

GSCA has reviewed the second submission SWM report. It largely is consistent with the first submission and we have no objections in principle to the proposed approach. Further review will be necessary with the detailed design submission.

We should note, the revised site plan includes lots on the southern portion of the property where the first submission proposed the watercourse realignment. Given the findings of the Hydrogeological Assessment and the requirement to elevate basement floors due to high groundwater across the site, it is unclear at this stage how external surface drainage will be accommodated through the site from the adjacent property as per existing conditions. This comment also applies to the western property limits where under existing conditions some external surface drainage reaches the property. We also recommend the Hydrogeological engineer review and accept the final detailed stormwater management design.

## **Hydrogeological and Water Balance Assessment**

Page 9, Section 4.2.1, paragraph 3 notes “Insufficient data is available to monitor groundwater flow south of the drainage channel, however it is expected to have a northerly component towards the topographic low of the drainage channel”. In considering this comment, this area was to be heavily altered based on the first submission design proposed to realign the existing watercourse to the southern property boundary. The second submission revises the design to realign the watercourse slightly to the north from the previously proposed. The southern limits of the property now propose row of lots on the north and south side of the 6<sup>th</sup> Street East Extension. In this regard, the small woodland area, identified as FOD6-1 and the field area around visually appears to have saturated areas and an anticipated higher water table as a result. The engineer should verify if conclusions reached in this assessment are suitable for this area or if further study is warranted. The engineer should also verify if the area around FOD6-1 is surface drainage based or possibly groundwater seepage and what measures should be implemented to address this.

Page 18, Section 7.0 Conclusions, the final bullet point notes mitigation measures to be considered as the design moves forward to reduce impacts to water balancing. The engineer should comment on what specific measures should be implemented and at what stage of the development they are to be implemented.

## **Environmental Impact Study**

GSCA is accepting of the EIS report and the mitigation measures outlined in the report are to be implemented through the subdivision agreement.

## **Recommendation**

Based on our review of the second submission we provide the following recommendations:

1. A statement be included in the subdivision agreement noting Development and site alteration within the area regulated by GSCA under Ontario Regulation 151/06 Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses requires a permit from our office.
2. Blocks 192, 193 & 194 be designated Hazard in the City of Owen Sound Official Plan and zoned ZH hazard in the City of Owen Sound Comprehensive Zoning By-law.

3. A holding provision or similar restrictive tool is utilized through the subdivision agreement to restrict development within the existing ZH zone until the site is satisfactorily rehabilitated.
4. Agreements are made between the developer of the subject lands and the developer of the Redhawk lands to coordinate the design and construction of the watercourse realignment. These agreements should be binding to any future landowners and demonstrated prior to obtaining draft approval.
5. A detailed watercourse realignment plan is to be completed by a qualified engineer and ecologist/biologist and include natural channel design elements and restoration/rehabilitation plans. The plans are to be implemented through the subdivision agreement in wording satisfactory to the GSCA.
6. Upon completion of the watercourse realignment and restoration certification be received from a qualified geotechnical engineer that the restored lands are suitable prior to development commencing. A monitoring period should be recommended to ensure works are appropriately maintained.
7. Upon completion of the watercourse realignment and as a condition of final approval or through the subdivision agreement process, the lands designated and zoned Hazard (Blocks 192, 193 & 194) be deeded to the City of Owen Sound.
8. A final detailed stormwater management is prepared by a qualified professional engineer licensed in the Province of Ontario to the satisfaction of the GSCA. The final detailed plan should be implemented through the subdivision agreement in wording satisfactory to the GSCA.
9. Detailed grading and drainage plans and sediment and erosion control plans are to be completed by a qualified professional engineer licensed in the Province of Ontario. The detailed design plans are to be implemented through the subdivision agreement in wording satisfactory to the GSCA.
10. The mitigation measures identified in the Environmental Impact Study, prepared by SLR Consulting (Canada) Ltd., be implemented through the subdivision agreement to the satisfaction of the GSCA and the City Owen Sound.
11. The subdivision agreement include a requirement for permanent fencing to be erected on the lot lines abutting Blocks 192, 193 & 194 (proposed hazard areas).
12. The final detailed stormwater management plan be reviewed and accepted by the Hydrogeological engineer.

Should you have any questions, please contact the undersigned.

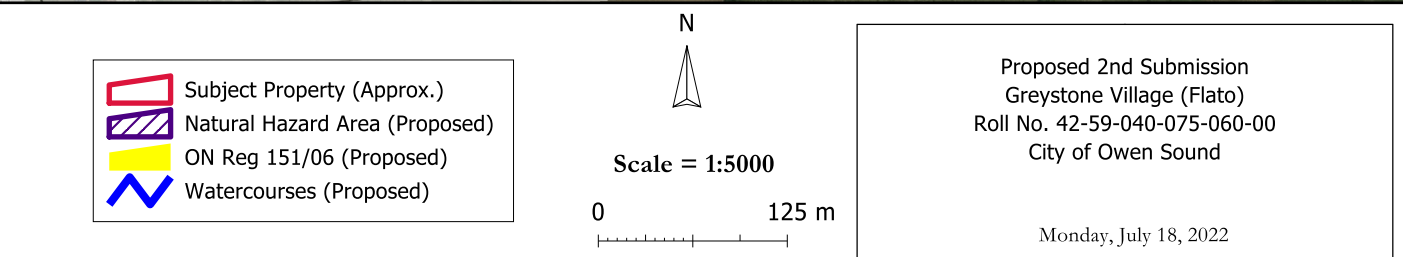
Sincerely,



Mac Plewes  
Manager of Environmental Planning

Encl. Ontario Reg 151/06 Map





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