

SCHEDULE G

AGENCY COMMENTS

Fire Prevention – August 15, 2022

Building Division Staff Report – August 16, 2022

Bluewater District School Board – August 29, 2022

Grey Sauble Conservation – August 20, 2022

Grey County Planning & Development – September 2, 2022

From: [Greg Nicol](#)
To: [OS Planning](#)
Subject: FW: Request for Comments - ZBA 39 (Redhawk) - 1905 8th Street East 15Aug22
Date: August 15, 2022 4:20:51 PM
Attachments: [20220815_Request for Comment_Redhawk.pdf](#)
[image006.png](#)

Hello Planning, the increase in building height may require the inclusion of a standpipe system and/or a sprinkler system. Standpipe systems are required in buildings higher than 3 storeys. A standpipe system will require a fire department connection be located within 45m of a fire hydrant.

Have a great day.

Greg Nicol
Fire Prevention Officer
Owen Sound Fire and Emergency Services
1209 3rd Avenue East
Owen Sound, Ontario
N4K 2L6
gnicol@owensound.ca
519-376-2512 ext 2243

Connect with us on



Click the link below to watch a video on the importance of closing doors!

<https://youtu.be/bSP03BE74WA>

From: Sabine Robart <srobart@owensound.ca>

Sent: August 15, 2022 3:13 PM

To: Adam Parsons <aparsons@owensound.ca>; Amy Cann <acann@owensound.ca>; Bell Aliant (Nicholas Kellar) <nicholas.kellar@bell.ca>; Bell Canada <circulations@wsp.com>; Briana Bloomfield <bbloomfield@owensound.ca>; Bruce Grey Catholic District School Board

Staff Report

Building Division

DATE: AUGUST 16, 2022

ROLL NO.: 42 59 040 075 09000
42 59 040 075 10000
42 59 040 075 11000

TO: SABINE ROBART, PLANNER

FROM: NIELS JENSEN, BUILDING OFFICIAL

SUBJECT: DRAFT PLAN OF SUBDIVISION AT 1905 8TH STREET EAST

PLANNING FILE: 42T-15501, ZBA 39

MUNICIPAL ADDRESS: 1905 8TH STREET EAST

LEGAL DESCRIPTION: RANGE 3 EGR PARK LOT 7 RP;16R805 PART 1, RANGE 3 EGR PARK PT LOT 8 RP;16R805 PART 2, RANGE 3 EGR PARK PT LOT 8 RP;16R805 PART 3

APPLICANT: REDHAWK CONSTRUCTION CO.

BACKGROUND: The applicant, Redhawk Construction Co, through Monteith Brown Planning Consultants (Jay McGuffin), has submitted applications for Zoning By-law Amendment to allow revision of Draft Plan of Subdivision 42T-15501 to increase the maximum permitted building height on Block 41, align the intersection at 20th St East, and align the drainage channel with adjacent developments.

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

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

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

- The payment of permit fees, City, County and site specific Development Charges will be due upon the issuance of a building permit.

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

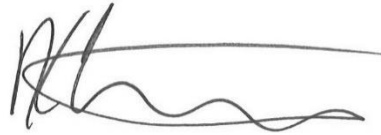
- *Ontario Building Code 2012*
 - C
- *City of Owen Sound Development Charges By-law*
- *County of Grey Development Charges By-laws*
- Building designs by an Architect and Professional Engineer or Qualified Designer as required by the OBC
- Provide a letter from a Qualified Person that a Record of Site Condition is not required for residential use on the site
- Design to meet the requirements of Barrier Free Design as per 3.8 OBC
- Provide back-flow prevention in accordance with the City's Backflow By-law
- Sanitary sewers to be protected by a back water valve
- Ensure adequate provisions are provided for firefighting including access routes
- Fees and charges are to be paid at the rate current at time of building permit issuance. The following estimated rates would apply if permit applied for in 2022:
 - Construction permit based on \$9.10 per sq/m for single detached, semi, row/townhomes dwellings or \$10.00 per sq/m for multi-residential and apartments, plus administration fee of \$50.00 per residential unit. Sign permit for billboards, developer signs based on \$20.00sq/m.
 - City of Owen Sound Development Charges of \$8000.00 per Single/Semi Detached, \$6223.00 per Town/Row Dwelling, and \$4919.00 per Apartment unit.

- County of Grey Development Charges of \$8968.00 per Single/Semi Detached, \$6129.00 per Town/Row Dwelling, and \$5157.00 per Apartment Unit.

Submitted by: Niels Jensen

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Reviewed by: Kevin Linthorne, CBO

A handwritten signature in black ink, appearing to read 'Kevin Linthorne', written on a light gray background.



Bluewater District School Board

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

August 29th, 2022

Sabine Robarts
Senior Planner
City of Owen Sound
808 2nd Avenue East
Owen Sound, ON N4K 2H4
planning@owensound.ca

RE: Zoning By-law No.39
42T-15501 Redhawk Subdivision
1905 8th Street East
City of Owen Sound

Attention: Sabine Robarts,

Thank you for circulating notification with respect to a Zoning By-Law Amendment No. 39 seeking to facilitate the redline revision of the Redhawk Draft Plan of Subdivision File No. 42T-15501.

With regards to the Redhawk Subdivision, Bluewater District School Board has no objection to this development. 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 include temporary facilities; including but not limited to, portable classroom, a "holding school", or directing students 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 this office 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

August 30, 2022
GSCA File: P9022

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

Sent via email: planning@owensound.ca

Re: Application for Zoning By-law Amendment 39 & Revision of Draft Plan of Subdivision 42T-15501
Address: 1905 8th Street East
City of Owen Sound
Applicant: Redhawk Construction Co.

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application in accordance with our mandate and policies for Natural Hazards, and our advisory comments related to Natural Heritage and Water policies as per the Memorandum of Agreement with the City of Owen Sound and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

Subject Proposal

The proposal is a zoning by-law amendment to facilitate the redline revision of Draft Plan of Subdivision 42T-15501 and to increase the maximum building height on Block 41. The redline revisions are required as a result of draft approved plans of subdivision on the adjacent lands to the north (Telfer Creek) and west (Greystone Village) impact the location of the 20th Ave & 8th St E intersection and the drainage channel on the subject lands and will result in the lot/block county being change as outlined in the notice.

GSCA has previously commented on the subdivision and zoning by-law amendment applications for the proposed development dated January 20, 2016 and June 17, 2019. These comments are considered further to previous comments with respect to the current application.

Recommendations

GSCA has no objections in principle to the proposed zoning changes with respect to the hazard delineation and the redline revision provided there are no changes to the previously recommended draft approval conditions, except for any changes in block or lot numbers.

Regards,



Manager of Environmental Planning

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

c.c. Scott Greig, GSCA Director, City of Owen Sound
Marion Koepke, GSCA Director, City of Owen Sound



Planning and Development

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

September 2nd, 2022

Sabine Robart
Senior Planner
City of Owen Sound
808 2nd Ave East
Owen Sound ON N4K 2H4

**RE: Zoning By-Law Amendment Application ZBA 39 and Redline Revision of
Draft Plan of Subdivision 42T-15501
1905 8th 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, Redhawk Construction Co. Ltd through Monteith Brown Planning Consultants (Jay McGuffin), has submitted a Zoning By-law Amendment application to facilitate the redline revision of Draft Plan of Subdivision 42T-15501 and to increase the maximum permitted building height on Block 41. The redline revisions are required as a result of draft approved plans of subdivision on the adjacent lands to the north (Telfer Creek) and west (Greystone Village) impacting the location of the 20th Ave & 8th St E intersection and the drainage channel on the subject lands and will result in the lot/block count being reduced by one single detached residential lot.

The effect of the application is to amend the zone categories and special provisions applying to the subject lands generally in accordance with the following:

Current Zone	Proposed Zone	Reason for Zoning Change
Multiple Residential (MR) with Special Provision 14.114	Multiple Residential (MR) with Special Provision 14.114	Increase the permitted building height from 16.2 m to 20 m
No zone – current road location	Hazard Lands (ZH)	Realignment of Street 'A' (future 20 th Ave E extension) to align with 20 th Ave E extension north of 8 th St E in the draft approved Telfer Creek subdivision
Hazard Lands (ZH)	Medium Density Residential (R4) with Special Provision 14.115	Hazard Channel realignment to align with the proposed channel alignment in the draft approved Greystone Village subdivision (42T-20501)

County Planning staff provide the following comments related to the above noted Zoning Amendments.

1. County Planning staff have no concerns related to the proposed zoning that would permit an increased building height from 16.2 m to 20 m.
2. County Planning staff have the following comments related to the proposed zoning change to Hazard Lands (ZH) that would result in the realignment of Street 'A' to align with 20th Avenue East extension north of 8th Street East in the draft approved Telfer Creek Subdivision (42T-19501)
 - a. County Transportation Services have no object to the zoning amendment.
 - b. County Transportation Services have noted the sale of the Telfer Creek Development (42T-19501) across from the subject development and whether the change in ownership will result in changes to the current draft approved subdivision. County Staff want to ensure that there is continued intersection alignment between the two developments. If further changes are proposed to either development in this regard, County Staff would be happy to meet with Staff and/or the proponent to discuss changes.
 - c. A Daylight Triangle, Road Widening, One Foot Reserve, and Entrance Permit are required.
3. County Planning staff have no concerns with rezoning a portion of the Hazard Lands to Medium Density Residential.

Page 3
September 2nd, 2022

Staff have no further comments.

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

Yours truly,

A handwritten signature in cursive script, appearing to read "Hibahussain".

Hiba Hussain
Senior Planner
(519) 372-0219 ext. 1296
hiba.hussain@grey.ca
www.grey.ca