

## **SCHEDULE F**

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### **AGENCY COMMENTS**

Bluewater District School Board – October 17, 2022 (April 2022)

Fire Prevention Staff Report – October 5, 2022

Historic Saugeen Metis – October 13, 2022

Building Division Staff Report – October 13, 2022

Grey Sauble Conservation – October 17, 2022

Engineering Services Division Staff Report – October 17, 2022

Grey County Planning & Development – October 24, 2022 Parks

Parks & Open Space Division Staff Report - December 1, 2022



# 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

April 6, 2022

Sabine Robart  
Senior Planner  
City of Owen Sound  
808 2<sup>nd</sup> Avenue East  
Owen Sound, ON N4K 2H4  
[planning@owensound.ca](mailto:planning@owensound.ca)

RE: ST2022-003  
740 10<sup>th</sup> Street West, Owen Sound

Attention: Sabine Robart,

Thank you for circulating notification with respect to an application for a Site Plan Approval for the lands legally described above in Owen Sound. The proposal seeks to develop an eight (8) multi-unit one (1) storey residential building with four basement dwelling units and four main floor dwelling units.

BWDSB has no objection to this development. BWDSB requests the following conditions be included as part of Site Plan approval:

1. "That the owner(s) agree in the 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 in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community."
2. "That the owner(s) shall agree in the 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 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 Site Plan approved conditions for our files. Once the Agreement has been registered, please provide BWDSB with a copy of the registered Agreement in electronic format. Once the Site Plan has been registered, please provide BWDSB with a copy of the registered Site Plan in electronic format.

Please do not hesitate to contact us by telephone at 519-363-2014 ext. 2101 or by email at [shelley\\_crummer@bwdsb.on.ca](mailto:shelley_crummer@bwdsb.on.ca) 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

## Fire Prevention

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**DATE:** October 5, 2022

**TO:** Sabine Robart, Planner

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

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

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**PLANNING FILE:** Zoning By-law Amendment Application

**MUNICIPAL ADDRESS:** 740 10<sup>th</sup> St W

**APPLICANT:** 740 10th St (OS) Inc (Zachary Fischer)

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

The applicant, 740 10th Street (OS) Inc through Van Harten Surveying (Jeff Buisman), has submitted an application to amend the City's Zoning By-law 2010- 078, as amended.

The purpose of the application is to permit an eight-unit stacked cluster townhouse development on the subject lands.

The effect of the application is to add site-specific zone provisions applying to the subject lands in order to add 'Dwelling, Cluster Townhouse' as a permitted use and permit a reduced minimum 'Lot Frontage' of 24 meters and a reduced minimum 'Lot Area' (total development parcel) of 1,347 square meters.

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

- The comments are from the site drawings included in the email dated October 4, 22 from Sabine Robart, Planner.

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

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

**REQUIREMENTS:**

- 1) The following will be required in order to achieve compliance with the Ontario Building Code and other referenced documents:
  - a. None.

**RECOMMENDATIONS:**

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

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

**From:** [Coordinator LRC HSM](#)  
**To:** [OS Planning](#)  
**Subject:** Request for Comments - Owen Sound (740 10th St. W) - proposed Zoning Bi-law Amendment  
**Date:** October 13, 2022 12:00:08 PM

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Owen Sound Municipality

RE: ZBA-40

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Zoning Bi-law Amendment as presented.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation  
Historic Saugeen Métis  
email: [hsmlrcc@bmts.com](mailto:hsmlrcc@bmts.com)  
phone: 519-483-4000  
site: [saugeenmetis.com](http://saugeenmetis.com)  
address: 204 High Street Southampton, ON

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# Staff Report

Building Division

**DATE:** OCT 13, 2022

**ROLL NO.:** 42 59 020 012 11400

**TO:** SABINE ROBART, PLANNER

**FROM:** NIELS JENSEN, BUILDING OFFICIAL

**SUBJECT:** ZONING BY-LAW AMENDMENT APPLICATION FOR 740 10<sup>TH</sup> ST WEST

**PLANNING FILE: ZBA 40**

**MUNICIPAL ADD: 740 10<sup>th</sup> STREET WEST**

**LEGAL DESCRIPTION: PLAN 34 PT LOTS 45 AND 46**

**APPLICANT: 740 10<sup>TH</sup> STREET (OS) INC**

**BACKGROUND:** The applicant, 740 10th Street (OS) Inc through Van Harten Surveying (Jeff Buisman), has submitted an application to amend the City's Zoning By-law 2010-078, as amended.

The purpose of the application is to permit an eight-unit stacked cluster townhouse development on the subject lands. The effect of the application is to add site-specific zone provisions applying to the subject lands in order to add 'Dwelling, Cluster Townhouse' as a permitted use and permit a reduced minimum 'Lot Frontage' of 24 meters and a reduced minimum 'Lot Area' (total development parcel) of 1,347 square meters.

**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:

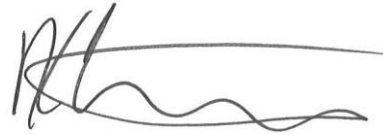
- *Ontario Building Code 2012*
  - C
- *City of Owen Sound Development Charges By-law*
- *County of Grey Development Charges By-laws*
- Design to meet the requirements of Barrier Free Design as per 3.8/9.5.2 OBC
- Ensure backflow prevention installed on potable water lines to all units
- Sanitary sewer to be protected by a back water valve
- Buildings to be designed by qualified person
- Hydrants and fire routes to meet OBC 3.10.3.4/3.10.4.5/3.2.4/3.2.5 at developer's expense if not existing
- Building permit(s) may be revoked if construction not started within 6 months of permit issuance or if construction is substantially halted, suspended or discontinued for a period of over one year
- 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 (rates subject to change based on Fees and Charges By-law)**:
  - Construction permit \$9.10 per m<sup>2</sup> of gross floor area plus Occupancy charge of \$50.00 per unit to close file
  - City of Owen Sound Development Charges per By-law if applicable

- County of Grey Development Charges per Grey County Development By-law if applicable

**Submitted by:** Niels Jensen

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

**Reviewed by:** Kevin Linthorne, CBO

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



October 17, 2022

**GSCA File: P22580**

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

Sent via email: [osplanning@owensound.ca](mailto:osplanning@owensound.ca)

**Re: Zoning By-law Amendment Application for a Cluster Townhouse Development**  
**Address: 740 10th Street West**  
**Roll No: 425902001211400**  
**City of Owen Sound**  
**Applicant: 740 10th Street (OS) Inc**

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 purpose of the application is to permit an eight-unit stacked cluster townhouse development on the subject lands.

### **GSCA Regulations**

The subject property is not currently regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.

### **Provincial Policy Statement 2020**

#### **3.1 Natural Hazards**

GSCA staff have not identified any natural hazards on the subject property.

#### **2.1 Natural Heritage**

GSCA staff have not identified any natural heritage features on the subject property.

#### **2.2 Water**

The subject proposal includes a stormwater management plan to address quantity and quality controls. Stormwater quality is proposed to be treated through the use of an OGS unit sized to provide an enhanced level of treatment. In this regard, we are satisfied with the proposed approach to stormwater management.

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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

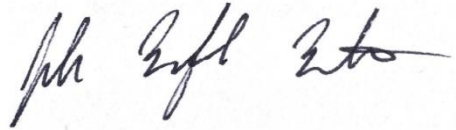
**Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan**

The subject property is located within an area that is subject to the Source Protection Plan.

**Recommendations**

GSCA has no objections to the subject proposal as it does not impact any areas regulated under Ontario Regulation 151/06, natural hazards and/or natural heritage. We are also satisfied with the stormwater management plan.

Regards,

A handwritten signature in black ink, appearing to read 'Jake Bousfield-Bastedo', is written over a light blue rectangular background.

Jake Bousfield-Bastedo, Watershed Planner

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

# Staff Report

Engineering Services Division

**DATE:** 2022 October 17

**ENG. FILE:** 740 10<sup>th</sup> Street West  
4259 02001 211400

**TO:** Sabine Robart, Planner  
Pam Coulter, Director of Community Services

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

**SUBJECT:** ZONING BY-LAW AMENDMENT ENGINEERING REVIEW  
740 10<sup>TH</sup> STREET WEST

**Applicant:** 740 10<sup>th</sup> Street (OS) Inc.

**PLANNING FILES:** ZBA 40

**LEGAL DESCRIPTION:** PLAN 34 PT LOT 45 PT LOT 46

## **RECOMMENDATIONS:**

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

## **BACKGROUND:**

The applicant, 740 10<sup>th</sup> Street (OS) Inc through Van Harten Surveying (Jeff Buisman), has submitted an application to amend the City's Zoning By-law 2010-078, as amended. The purpose of the application is to permit an eight-unit stacked cluster townhouse development on the subject lands.

The effect of the application is to add site-specific zone provisions applying to the subject lands to add 'Dwelling, Cluster Townhouse' as a permitted use and permit a reduced minimum 'Lot Frontage' of 24 meters and a reduced minimum 'Lot Area' (total development parcel) of 1,347 square meters. Related application: ST2022-003

## **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*  
<https://www.owensound.ca/en/city-hall/resources/Documents/Planning/Site-Development-Engineering-Standards.pdf>
- *City of Owen Sound Official Plan, as amended*  
<https://www.owensound.ca/en/city-hall/official-plan-update.aspx>  
*Stormwater Management Planning and Design Manual, March 2003;*  
*Province of Ontario Ministry of the Environment – published by: Queen’s Printer for Ontario* <https://www.ontario.ca/document/stormwater-management-planning-and-design-manual-0>
- *Accessibility for Ontarians with Disabilities Act (AODA), 2005, S.O. 2005 c.11*  
<https://www.ontario.ca/laws/statute/05a11>
- *Reference drawings: Van Harten Surveying Inc. Project No. 30374-21, DWG No. SP1, “Site Plan” dated 2021-11-15, Rev. 4 dated 2022-09-08*

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

A stormwater management plan required as a condition of site plan approval ST2022-003 has been submitted.

### **GRADING & DRAINAGE:**

The grading and drainage plan will be required as a condition of site plan approval and shall support the stormwater management design and conform to Section 2.2.2 of the City’s Property Standards By-law 1999-030.

### **SITE SERVICING:**

**SERVICING FEASIBILITY STUDY (SFS):** A Servicing Feasibility Study has been submitted in support of this development. The study demonstrates that the proposed development can be supported by existing service capacity.

**WASTEWATER SEWER:** A 225mm Ø CP wastewater sewer is located on 10<sup>TH</sup> Street West.

An inspection MH is to be provided at the property line as per the City’s Sewer Use By-law 2006-034.

**WATER SERVICE:** A 150mm Ø PVC watermain is located on 10<sup>th</sup> Street West. This watermain is a component of the Municipal Pressure Zone.

**STORM:** The proposed internal stormwater collection system will be connected to a stormwater lateral to be connected to the 300mm Ø collector on 10<sup>th</sup> Street West.

An inspection MH is to be provided at the property line as per the City’s Sewer Use By-law 2006-034.

## **PARKING, SITE ACCESS & ROADWAYS:**

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

A Transportation Plan is not required.

## SITE ACCESS & TRAFFIC CIRCULATION:

**NOTE:** Please be aware that any new or modified access to either a County Road or a Provincial Highway requires approval from the appropriate governing body, either the Grey County Transportation Services Department or the MTO.

The site access is provided by a main entrance to the development from 10<sup>th</sup> Street West, an improved municipal road.

TRANSIT ACCESS: The City's transit system is accessible on 10<sup>th</sup> Street West. There is no requirement to provide transit service routes through the proposed development.

ROAD ALLOWANCE WIDENING: The City's Official Plan classifies this portion of 10<sup>th</sup> Street West as a Major Arterial road. To achieve the minimum road allowance width for this roadway, a road widening of 3 metres is required along the 10<sup>th</sup> Street West frontage of the property as a component of site plan approval.

## **ENVIRONMENTAL:**

There are no known environmental issues associated with this property.

SOURCE WATER PROTECTION PLAN (SWPP): The Drinking Water Source Protection Plan, approved under Part IV of The Clean Water Act, 2006, indicates that this property is within "Intake Protection Zone 2" (IPZ-2), an Events Based Threat area concerned with fuel storage exceeding 50,000 litres.

A SWPP is not required as fuel storage is not proposed for this development.

GARBAGE AND RECYCLING COLLECTION SERVICES: As this residential development includes a total number of dwelling units that exceeds 6 units, the City will not collect garbage and blue box materials from individual units in this development. The Developer must make arrangements with a private waste management contractor for the on-site deposition, collection, and disposal of these materials.

Please be advised that the Province is transitioning to a producer responsibility funded **blue box** collection program to be fully implemented by January 1, 2026. Who is eligible under this program may change after the program is fully implemented. Further information can be found at [Blue Box Regulation - RPRA](#).

Waste management contracts should be negotiated accordingly

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



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



**From:** [planning@grey.ca](mailto:planning@grey.ca)  
**To:** [Briana Bloomfield](#); [Desiree van Dijk](#); [OS Planning](#)  
**Subject:** County comments for ZBA 40 740 10th Street (OS) Inc.  
**Date:** October 24, 2022 11:34:38 AM

## County comments for ZBA 40 740 10th Street (OS) Inc.

Hello Owen Sound,

Please note that County staff have reviewed Zoning application ZBA 40 - 740 10th Street Inc. c/o Zachary Fischer. Previous comments were provided at a Site Plan and Pre-Circulation stage and remain of relevance to the subject application.

Staff have no further comments at this time. Staff apologise for the delay in providing these comments, as there was an administrative error in the commenting deadline for this application.

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

Let us know if you have any questions.

Best regards,

Becky Hillyer

**From:** [planning@grey.ca](mailto:planning@grey.ca)  
**To:** Briana Bloomfield; Desiree van Dijk; OS Planning  
**Subject:** County comments for ST2022-003 740 10th St W  
**Date:** April 4, 2022 11:23:24 AM

## County comments for ST2022-003 740 10th St W

Hello Owen Sound,

Please note that County Staff have reviewed Site Plan Approval application ST2022-003 740 10th St W - Zachary Fischer.

Staff are pleased to see this important opportunity for 'missing-middle' housing in-fill development, alongside a mix of existing residential and commercial uses. While floor plans of the units have not been provided, staff would query whether there has been consideration towards creating at least one or more units accessible to residents with mobility constraints, who may use an assisted mobility device.

As noted in previous pre-consultation comments, County Development charges may be deferred or exempted when new purpose-built rental housing is developed. More information on Development Charges is available on the County's website: <https://www.grey.ca/development-charges>

Per the County's Healthy Community & Residential Subdivision Guidelines, the installation of permeable parking areas is encouraged to limit runoff into storm sewers and neighbouring properties, which is considered particularly important in the context of climate change. These guidelines are available in full on the County's website: <https://www.grey.ca/planning-development/planning-application-forms>

County staff have no further comments on the subject application.

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

Let us know if you have any questions.

Best regards,

Becky Hillyer



## Staff Report

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**Report To:** Sabine Robart, Manager of Planning & Heritage  
**Report From:** Adam Parsons, Manager of Parks and Open Space  
Jocelyn Wainwright, Junior Planner  
**Date:** December 1, 2022  
**Project File:** ST2022-003, 740 10th Street West  
**Subject:** Parks and Open Space Comments Re: ST2022-003

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### Recommendations:

THAT in consideration of the Site Plan Approval application respecting a residential development at 740 10<sup>th</sup> Street West, Parks and Open Space Staff require as conditions of Site Plan Approval,

That the developer/ proponent:

1. Provide a Tree Preservation Plan showing the location of each tree exceeding 100 mm in diameter and provide indication whether the tree is to be retained or removed (including reasons for removing if the tree is to be removed). The Tree preservation Survey shall be provided to the satisfaction of the Manager of Parks and Open Space;
2. Provide cash-in-lieu at a rate of \$480/ replacement tree, where it is determined by the Tree Preservation Policy that a tree over 100 mm in diameter must be removed and cannot be replaced on site at the rate of two (2) trees planted for each tree lost; and
3. Revise the Site Plan illustrating the proposed trees on site in accordance with the provisions of the City's Tree Preservation Policy to the satisfaction of the Manager of Parks and Open Space.

## Technical Review:

Staff have reviewed the subject proposal for consistency with the City's Residential Tree Preservation Policy CS69, 2004, the City of Owen Sound Recreation, Parks & Facilities Master Plan: 2018 -2028, and the Recreation Trails Master Plan, 2012.

### A: Residential Tree Preservation Policy CS69, 2004

The proposal includes a residential component, Aspects of the City's Residential Tree Preservation Policy CS68, 2004 will apply to the proposed development.

In accordance with the City's Residential Tree Preservation Policy CS69, trees that exceed 100 mm in diameter are subject to Principle No.4 part of the policy (See specifications for Individual trees under *Existing Tree Preservation – Tree survey plan*).

Principle No.4 of the residential City's Tree Preservation Policy CS69 requires that where a tree would normally be retained under part (3) is found to impact on the efficiency of the overall development, removal shall be permitted provided a minimum of two (2) trees are planted for each tree lost. This would not apply to nuisance or scrub trees.

The Site Plan proposes the removal of 36 existing trees and the installation of two (2) trees to be located along the frontage of 10<sup>th</sup> Street W.

Residential Tree Preservation Policy CS69 also provides requirements for new plantings including that:

- Where existing trees are to be removed a landscape plan showing new planting will be required as defined by the *Landscape Plan Requirements*
- All new plantings shall conform to the *Landscape Standards – Plant Material and Landscape Specifications*

Staff are recommending that as a condition of Site Plan Approval that the developer provide:

- A Tree Preservation Survey showing the location of each tree exceeding 100 mm in diameter and provide indication whether the tree is to be retained or removed (including reasons for removing if the tree is to be removed). The Tree Preservation Survey shall be provided to the satisfaction of the Manager of Parks and Open Space.

- Cash-in-lieu at a rate of \$480/ replacement tree, where it is determined by the Tree Preservation Plan that a tree over 100 mm diameter must be removed and cannot be replaced on site at the rate of two (2) trees planted for each tree lost.
- A revised Site Plan illustrating the proposed trees in accordance with the provisions of the Tree Preservation Policy to the satisfaction of the Manager of Parks and Open Space.

**B: the City of Owen Sound Recreation, Parks & Facilities Master Plan: 2018 -2028**

The subject lands are within 500 m of two (2) neighbourhood parks, Soundview Park, and Westmount Park, and within 1.5 km of several Community Parks including Harrison field, Kinsmen Park, and Queen's Park, which is consistent with the provisions of Sec.6 Parkland Analysis & Recommended Policy Updates of the Owen Sound Recreation, Parks & Facilities Master Plan 2018-2028.

**C: Recreation Trails Master Plan, 2012**

There are no formal trails abutting the site.

**Recommended by:**

Jocelyn Wainwright, Junior Planner

**Reviewed by:**

Adam Parsons, Manager of Parks and Open Space

For more information on this report, please contact Adam Parsons at [aparsons@owensound.ca](mailto:aparsons@owensound.ca) or 519 376-4440 ext.1221.