

SCHEDULE E

AGENCY COMMENTS

Fire Prevention – November 25, 2022

Enbridge Gas Inc – November 28, 2022

Historic Saugeen Metis - November 28, 2022

Grey County Planning & Development – December 8, 2022

Grey Sauble Conservation Authority – December 9, 2022

Engineering Services Division Staff Report – January 09, 2023

From: [Greg Nicol](#)
To: [OS Planning](#)
Cc: [Doug McEwen](#)
Subject: FW: Request for Comments - ZBA 42 Removal of Holding - 3195 East Bayshore Rd (SkyDev)
Date: November 25, 2022 4:29:44 PM
Attachments: [RequestComments_ZBA42_SkyDev.pdf](#)
[image006.png](#)

Hi Planning, this office has no objection to the Zoning By-Law Amendment. I did note that the site plan does not show the location of fire hydrants.

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>

Good Afternoon,

Attached please find a Request for Comments for Zoning By-law Amendment -

From: [Ontario Lands](#)
To: [Sabine Robart](#)
Subject: RE: Request for Comments - ZBA 42 Removal of Holding - 3195 East Bayshore Rd (SkyDev)
Date: November 28, 2022 7:11:20 AM

Thank you for your correspondence with regards to draft plan of approval for the above noted project.

It is Enbridge Gas Inc.'s request that as a condition of final approval that the owner/developer provide to Enbridge the necessary easements and/or agreements required by Enbridge for the provision of gas services for this project, in a form satisfactory to Enbridge.

Should you require any further information, please contact the undersigned.

Barbara M.J. Baranow
Analyst Land Support

Enbridge Gas Inc.
50 Keil Drive North, Chatham, ON N7M 5M1

Integrity. Safety. Respect.

From: Sabine Robart <srobart@owensound.ca>
Sent: Friday, November 25, 2022 4:08 PM
To: Adam Parsons <aparsons@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 <bruce_grey@bgcdsb.org>; Bruce Telecom (Jeff Richardson) <jeff.richardson@brucetelecom.com>; Canadian Tire (Tony Ersser) <tonyersser@gmail.com>; Cassandra Cesco <ccesco@owensound.ca>; Dana Goetz <dgoetz@owensound.ca>; David Plaunt <david.plaunt@brucetelecom.com>; Devon Morton <dmorton@georgianbluffs.ca>; Doug McEwen <dmcewen@owensound.ca>; Eastlink (Jonathan Bolton) <jonathan.bolton@corp_eastlink.ca>; Ontario Lands <ONTLands@enbridge.com>; Fluney, Jeff <jfluney@owensoundpolice.com>; Gail Wood <gailwood@rogers.com>; GBTel (David Gils) <david@gbtel.ca>; GBTel (Richard Gils) <richard_gils@gbtel.ca>; Georgian Bluffs (Luke Ryan) <lryan@georgianbluffs.on.ca>; Greg Nicol <gnicol@owensound.ca>; Grey Bruce Health Unit (Jason Weppler) <j.weppler@publichealthgreybruce.on.ca>; Grey County Planning <planning@grey.ca>; Grey Sauble Conservation Authority <owen.sound@greysauble.on.ca>; Historic Saugeen Metis (Chris Hachey) <HSMASSTLRCC@bmts.com>; Huron Bay Coop <hubaymil@wightman.ca>; Hydro One <landuseplanning@hydroone.com>; Infrastructure Ontario <noticereview@infrastructureontario.ca>; Jacklyn Iezzi <jiezzi@owensound.ca>; Jason Cranny <jcranny@owensoundpolice.com>; Jocelyn Wainwright <jwainwright@owensound.ca>; Juanita Meekins <juanita.meekins@saugeenonibwaynation.ca>; Kate Allan <kallan@owensound.ca>; Kevin J Linthorne <klinthorne@owensound.ca>; Lauren Stewart <lstewart@owensound.ca>; Matt Prentice <mprentice@owensound.ca>; Metis Nation of Ontario <consultations@metisnation.org>; Mike Crone <mcrone@owensound.ca>; Ministry of Transportation (Jessica Pegelo) <jessica.pegelo@ontario.ca>; MMAH (Taylor Shantz) <tyler.shantz@ontario.ca>; MPAC Planning <lpuconsents@mpac.ca>; NEC Owen Sound <necowensound@ontario.ca>; Ontario Parks Southwest

From: [Coordinator LRC HSM](#)
To: [OS Planning](#)
Subject: Request for Comments - Owen Sound (SkyDev) - proposed Zoning Bi-law Amendment
Date: November 28, 2022 10:34:19 AM

Owen Sound Municipality

RE: ZBA-42

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 (removal of holding) 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
phone: 519-483-4000
site: saugeenmetis.com
address: 204 High Street Southampton, ON

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From: planning@grey.ca
To: Briana Bloomfield; Desiree van Dijk; OS Planning
Subject: County comments for ZBA 42 - 3195 East Bayshore Rd
Date: December 8, 2022 8:43:21 AM

County comments for ZBA 42 - 3195 East Bayshore Rd

Hello Owen Sound,

Please note that Grey County staff have reviewed the Removal of Holding Symbol application ZBA 42 - 3195 East Bayshore Rd - SkyDev Bayshore Owen Sound LP. The circulation included a number of reports and studies, including an Urban Design Brief, Stage I and II Archaeological Study, Record of Site Condition, Planning Justification Report, Noise Impact Study, Functional Servicing and Stormwater Management Report, as well as Landscape Plans.

County staff have reviewed the submitted studies and generally have no concerns.

Staff would note that previous comments, dated July 19, 2022, were provided in relation to ZBA 38 for the subject development. Most of these comments remain of relevance to the current proposal, including comments from Grey County Transportation Services.

County staff confirm that the applicants have received an exemption from the Director of Transportation Services to diverge from the County's entrance policies, to permit a new entrance from East Bayshore Road. The Exemption Letter as well as previous comments are linked below:

- [County Comments_ZBA 38 East Bayshore Road \(2022-1664890191201\).docx](#)
- [Exemption Letter - Grey County Transportation Services.pdf](#)

To reiterate, Grey County staff would generally encourage:

- Consideration for some units to be developed as 'affordable,' through partnership with Grey County Housing;
- The addition of climate-friendly infrastructure to the site plan, including semi-permeable pavement, shading of the parking lot to reduce the urban 'heat island' effect, etc.
- The installation of dark-sky compliant lighting
- Consideration for the addition of a children's play area to support age-friendly community infrastructure
- Consideration for the development of a pedestrian-friendly cross-walk to support

safe access to the boat launch area and waterfront, across East BayShore Road.

County staff have no further comments on the subject application and staff are pleased to see the addition of much-needed purpose-built rental units within the City.

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

Let us know if you have any questions.

Best regards,

Becky Hillyer

County of Grey, Owen Sound, ON



Planning and Development

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

July 19th, 2022

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

RE: ZBA 38 – East Bayshore Road (712 apartment units)
3195 East Bayshore Road
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, SkyDev Bayshore Owen Sound LP (Brandon Almeida), has submitted a Zoning By-law Amendment application proposing a residential development consisting of eight (8), six-storey apartment buildings with 89 dwelling units in each building for a total of 712 units. The proposal also includes the construction of three surface parking areas, two amenity buildings, an internal road system, on-site recreational facilities, and landscaping.

The application also proposes to amend the Zoning on the subject lands to permit additional accessory uses and to establish site and building regulations including to:

1. Permit accessory solar collector installations, accessory beehives and a sales/leasing office.
2. Permit an increased maximum building height
3. Recognize that the development will be regarded as one lot for the purposes of zoning regulations if subject to future consent or plan of condominium applications.

The proposed development also includes site servicing, landscaping, and an internal drive aisle and sidewalk network.

Schedule A of the County OP designates the subject lands as 'Primary Settlement Area' and 'Hazard Lands'. Primary Settlement Areas are intended for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas are suitable for high intensification targets, public transit services, and have full municipal services. The development of high-quality urban form and open public spaces within these areas is also encouraged through site design, and urban design standards, to create attractive and vibrant places that support walking and cycling for everyday activities and are transit supportive. As per section 3.5(6) of the OP, intensification efforts are strongly encouraged within Primary Settlement Areas.

Staff would note that at this time, information has not been provided to demonstrate that sufficient servicing would be available to accommodate the proposed development. Staff recognize that studies may have been undertaken through the previous application for a Plan of Subdivision submitted on the subject lands in 2015, but it is recommended that any previously completed studies be updated and reviewed in relation to the current proposal, to ensure that sufficient servicing would be available for the proposed 712 residential units.

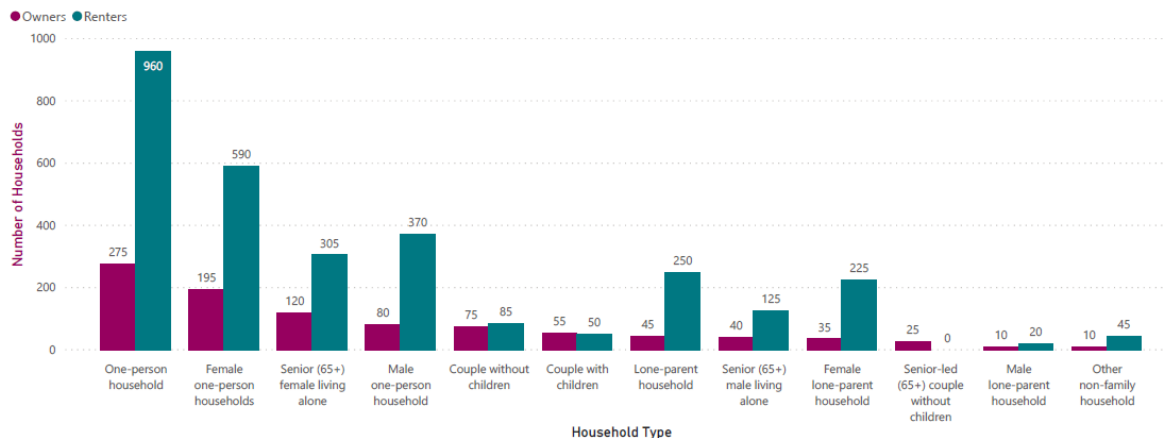
Section 1.4.1 of the PPS speaks to the provision of an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area. As indicated within the submitted Planning Justification Report prepared for this application, the County has recently undertaken a Growth Management Study, which projects that 1,130 new households will be required to accommodate growth in the City, between 2021 and 2046. The proposed development would position the City to be well on target towards achieving this goal, and staff would recommend that a diversity of units be offered: from studios through to three-bedroom units, to accommodate a range of demographics and lifestyles.

It is understood that the proposal does not seek to offer affordable units (ie: units that would be sold or rented for less than a standard market rate). The County's Housing Department remains open to discussions regarding partnership opportunities to rent some units below market rate, to accommodate lower-income residents in need of housing. Staff would note that robust and cohesive communities cater to the affordability constraints of a wide array of residents. County housing data demonstrates that amongst those identified to be in 'Core Housing Need,' there is particular demand for accommodation for single-family households (particularly female seniors), as well as female, lone-parent households.

Grey County Affordable Housing Owen Sound Core Housing Need



Owen Sound Core Housing Need By Household Type, 2016



Source: Canada Mortgage and Housing Corporation, Housing Market Information Portal, 2020

Section 4.2(f) of the County's OP supports:

The goal of providing housing opportunities to moderate and lower income households. The County would like to achieve a minimum target of 30% of new housing, or units created by conversion, to be affordable in each local municipality. Local municipalities are encouraged to have regard for the Grey County Housing and Homelessness Plan (2014-2024) when setting targets in their local official plan. Local municipalities will be encouraged to set a minimum target similar to the County for affordable units;

By this target, 213 units (30%) of the proposed 712 would ideally be geared towards moderate and lower-income households. The County would encourage the applicant to have further conversation with City and County staff to brainstorm creative ways to develop units that cater to a wider variety of resident affordability. For instance, developing smaller or more compact units, units without designated parking spaces, etc. may be some options to explore.

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, 2nd from the bottom - <https://www.grey.ca/planning-development/planning-application-forms>. As noted in previous comments, there are a number of key areas that would be important

to explore regarding an application of this scale, and County staff would encourage the City to pass these guidelines onto the Developer for further review and consideration.

Staff are generally pleased to see an array of social and recreational amenities proposed across the property, as well as the proposed addition of accessory 'beehives' and 'solar collector installations.' From an Age-Friendly Community perspective, staff wonder if there might be opportunity to offer playground facilities on the property, to provide recreational opportunities for families with younger children. While significant detail has not been provided regarding the proposed beehives and solar collector installations, these proposals may fit into some of the proposed action items within the County's Climate Change Action Plan. County staff particularly support opportunities for the installation of electricity infrastructure that support long-term cost-saving and affordability measures for residents, while reducing greenhouse gas emissions. At a Site Plan stage, staff would further encourage the placement of electric-car charging stations, green roofs, semi-permeable pavement, and shade structures to reduce the urban 'heat island,' effect. Regarding the placement of beehives, staff would encourage City staff to review the Bees Act (R.S.O. 1990, c. B.6), particularly Section 19 (1) regarding the location of hives from neighboring property lines.

Appendix A of the County OP identifies the subject lands within an IPZ-2 zone. Policy 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. Within the context of Grey County, vulnerability scores for IPZ's range from 4 to 7. IPZ's are shown on Appendix A of this Plan and further information can be found in the local source protection plans.

The subject property is also within an 'Events-based Area'. These areas are predominantly concerned with fuel storage typically found in commercial/industrial operations. Because the proposed development is residential in nature, County planning staff have no concerns.

Appendix B of the County OP identifies Georgian Bay in proximity to the subject property. Section 7.9(2) states,

No development will be permitted within 30 metres of the banks of a stream, river, or lake unless an environmental impact study prepared in accordance with Section 7.11 of this Plan concludes setbacks may be reduced and/or where it has been determined by the appropriate conservation authority these setbacks may be reduced.

County planning staff recommend comments are received from the local conservation authority.

County Transportation Services have reviewed the submitted Traffic Impact and Parking Study, and accept the findings of the report. It is noted that:

- The proposed access from Bayshore Road does not meet the County's Entrance Procedure Policy and will require an exemption from the Director;
 - To apply for an exemption, please email roads@grey.ca, requesting that the proposal be reviewed by the Director of Transportation Services, Pat Hoy, with justification provided.
- The proposed entrance would be classed as a 'Road' or 'Commercial' entrance, and would require an entrance permit;
- Should the exemption be granted by the Director, the right-turn lane as determined by the TIS shall be installed at the time of the development or as deemed by the Director;
- There is the potential for further daylighting at the proposed entrance to the site, if a 'Road' entrance permit is deemed to be required by the Director;
- Grey County's storm water policy is that post-development flows shall not exceed pre-development flows to the County Road allowance. In the pre-circulation comments, staff requested a Stormwater Management Study. This study has not been provided at this time but should be provided in advance of any approval of a Site Plan application.
- The required setback for structures is 75 feet or 22.86 m from the existing centreline of the road. If this cannot be achieved, an exemption from the Director is required.
- Road widening (17 foot or 5.18m road), a daylight triangle at 32nd Street East, and a one-foot reserve along East Bayshore Road will all be required to be transferred to the County.

There are several steps that would need to be taken to formalize the transfer of land to the County, for road-widening purposes. The County would encourage landowners to work with legal professionals to navigate this process. There is also a Technical Guide available on the County's website, [here](#). For any questions, please reach out to Lacey Thompson, Contract and Real Estate Coordinator, by phone: at +1 519-372-0219 ext. 1390, or by email at lacey.thompson@grey.ca

In addition to the above comments, County Planning staff also acknowledge that there is a City-owned boat launch directly west of the subject lands, on the west side of East Bayshore Road. As the proposed new residential development will likely result in the increased use of this facility by new residents in the area, County staff wonder if there

would be merit in examining opportunities to ensure safe crossing facilities and/or upgrading of the boat launch area to facilitate active engagement with the City's waterfront.

Regarding parking, the current proposal indicates a surplus of 188 parking spaces (1078 proposed, whereas 890 are required by the Zoning By-Law). The submitted Traffic Impact and Parking Study provides an overview of comparative smaller urban area apartment developments, suggesting that an average demand for parking for a development of this size would be 584 spaces. The parking study recommends that the City consider reducing the number of parking spaces on the site, noting that too much parking can encourage traffic congestion, increase the costs of the project, and impact site design and aesthetics. The report further recommends that parking spaces be rented separately from the units, so that non-driving tenants would not subsidize the cost of surplus parking space. County staff would generally echo the recommendations of the Parking Study, and would suggest that a reduction in parking could lead to cost-savings that might permit the installation of more climate-friendly infrastructure (such as additional solar panels, semi-permeable paving, shade structures, additional tree planting, etc.) that could lead to overall improvement for climate-change mitigation measures, and/or long-term affordability for future residents. Reduced parking and/or paid-parking mechanisms may also increase the likelihood that future residents may consider public and/or active transportation options, resulting in more sustainable urban development.

Finally, noting that there are few "walkable" amenities around the subject property, County staff wonder if there could be merit in exploring mixed commercial space on the subject property. This may include opportunities for a café, offices, etc. that would primarily cater to residents of the development. Mixed development lessens the overall frequency of vehicle-related trips taken from the site, and provides opportunities for more complete communities, and aging-in-place amenities for older residents.

In summary, County staff would recommend that:

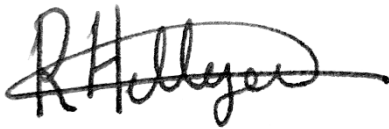
- A fulsome review of site servicing be undertaken to ensure that sufficient servicing is available for the proposed development;
- That a Stormwater Management Study be undertaken prior to approval of a Site Plan Application;
- That the Applicant consider opportunities to collaborate with the County, to develop some affordable rental units;
- That the above comments from Transportation Services be considered, and that the applicant apply for an Exemption from the Director prior to approval of the proposed entrance from East Bayshore Road;

- That *the healthy development* checklist and Grey County's Healthy Community and Residential Subdivision Guidelines be reviewed;
- That the City and Applicant consider climate-friendly and age-friendly amendments to the proposal – such as a reduction in proposed parking, the addition of playground facilities, the potential for some mixed-use development, the installation of climate-friendly infrastructure, etc.

Staff have no further comments at this time.

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

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Hillyer', with a large, sweeping flourish at the end.

Becky Hillyer
Intermediate Planner
(519) 372-0219 ext. 1231
becky.hillyer@grey.ca
www.grey.ca

From: [Jake Bousfield-Bastedo](#)
To: [OS Building](#)
Cc: [Sabine Robart](#)
Subject: RE: Request for Comments - ZBA 42 Removal of Holding - 3195 East Bayshore Rd (SkyDev)
Date: December 9, 2022 11:51:05 AM
Attachments: [image001.png](#)
[image002.png](#)

The GSCA has reviewed the materials provided in support of the Removal of Holding. We note that the holding provision required that the portions of the subject property located in the southwest quadrant, subject to periodic flooding, were to remain subject to the holding provision until such time as the flooding hazard was removed through the regrading of the site. Through Zoning By-law Amendment 38 the Hazard Zone ('ZH') has since been expanded to encompass the entire area of flooding concern. We are of the opinion that this rezoning satisfies the Section 3.1 Natural hazard policies of the PPS, and thus the intent of the holding provision related to the hazard lands has been met.

Please let me know if you have any further questions.

Thanks!

Jake Bousfield-Bastedo, RPP

Watershed Planner

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



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

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From: Sabine Robart <srobart@owensound.ca>

Sent: Friday, November 25, 2022 4:08 PM

To: Adam Parsons <aparsons@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 <bruce_grey@bgcdsb.org>; Bruce Telecom (Jeff Richardson) <jeff.richardson@brucetelecom.com>; Canadian Tire (Tony Ersser) <tonyersser@gmail.com>; Cassandra Cesco <ccesco@owensound.ca>; Dana Goetz <dgoetz@owensound.ca>; David Plaunt <david.plaunt@brucetelecom.com>; Devon Morton <dmorton@georgianbluffs.ca>; Doug McEwen <dmcewen@owensound.ca>; Eastlink (Jonathan Bolton) <jonathan.bolton@corp_eastlink.ca>; Enbridge Union Gas <ONTLands@enbridge.com>; Fluney, Jeff <jfluney@owensoundpolice.com>; Gail Wood <gailwood@rogers.com>; GBTel (David Gils) <david@gbtel.ca>; GBTel (Richard Gils)

Staff Report

Engineering Services Division

DATE: 2023 January 09

ENG. FILE: 3195 East Bayshore Road
4259 01000 510300

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
3195 EAST BAYSHORE ROAD

Applicant: SkyDev Bayshore Owen Sound LP

PLANNING FILES: ZBA 42

LEGAL DESCRIPTION: PLAN 838 LOT 53 & 54 PT LT 7

RECOMMENDATION: The Public Works & Engineering Department supports approval of this Zoning By-law Amendment subject to the following conditions:

That the Applicant enter into a legal agreement with the City to provide for:

1. Payment of the Capital Recovery Charge of \$1,232,326.00 to recover costs for previous wastewater infrastructure upgrades required to facilitate development of this property.
2. Payment of the Capital Recovery Charge of \$435,684.00 for the pedestrian link (sidewalk) upgrade required from the Kenny Drain to 28th Street East along East Bayshore Road.

BACKGROUND:

The applicant, SkyDev Bayshore Owen Sound LP through SkyDev (Brandon Almeida), has submitted an application for a Zoning By-law Amendment (Removal of a Holding Provision) to the City's Zoning By-law 2010-078, as amended to facilitate a residential development at 3195 East Bayshore Road being the construction of eight (8) multi unit (apartment) buildings which will contain 89 dwelling units per building for a total of 712 dwelling units.

The effect of the application is to remove the Holding provision, which was placed on the lands through the re-designation process from "Transitional Industrial" to

“Residential” process. The Holding provision requires that to remove the Holding, the applicant is required to satisfy the following engineering requirement:

- Functional Servicing Study

ANALYSIS:

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

The following comments reflect the results of this review:

DETAILED REVIEW:

Documents reviewed in conjunction with this application are:

- *City of Owen Sound Site Development Engineering Standards, 1st Edition*
https://www.owensound.ca/en/city-hall/resources/Documents/Planning/Site-Plan-Eng-Standards_Full---2021-03-24-Rev.pdf
- *City of Owen Sound Official Plan, 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: KWA Site Development Consulting Inc. Project # 22693, dwg. # SSP “Site Servicing Plan” dated 2022-10-21 Rev.1;*
- *Functional Servicing & Stormwater Management Report prepared by KWA Site Development Consulting Inc. dated 2022-10-31*

SITE SERVICING:

SERVICING FEASIBILITY STUDY (SFS): A Functional Servicing Report submitted with this application demonstrates sufficient service capacity of the City infrastructure to support the proposed development.

WATER: The internal water distribution system is to connect to water meters in line with service laterals connected to the existing 300mm Ø watermain (Industrial Pressure Zone) located on 9th Avenue East and 32nd Street East and the existing 250mm Ø watermain on 32nd Street East (Municipal Pressure Zone).

In order to ensure an adequate water supply, the City will install a PRV/PSV in a below grade chamber, at the Developer’s expense, proposed to be located on the 9th Avenue

East RA in proximity to the soccer complex to connect the Industrial Pressure Zone to the Municipal Pressure Zone.

The water mains on 32nd Street East and 9th Avenue East are AC pipe approximately 60 years old. These mains are to be replaced at the Developer's expense with PVC water mains as a component of site plan approval.

The Applicant will be required to enter into a Servicing Agreement to supply and install the PRV/PSV valves, valve chamber, and replace the existing AC watermain on 32nd Street East and 9th Avenue East, at their expense, as a condition of site plan approval.

The City will not provide any maintenance or repair operations on any portion of the private distribution system.

WASTEWATER: The proposed internal wastewater collection system will be connected to a 250mm Ø PVC wastewater lateral to be connected to the 300mm Ø collector on 32nd Street East. The wastewater will then be conveyed to the East Bayshore SPS.

- The proposed development will be serviced by gravity sewers along 32nd Street East flowing west and East Bayshore Road flowing north to the new East Bayshore Road SPS.
- WSP, who originally completed a wastewater analysis for the area, confirmed that there is sufficient capacity in the gravity sewer system and the new SPS for the addition of 712 units and 2 amenity buildings in the proposed development.

KWA completed a wastewater design sheet with subject site wastewater flows and external flows to confirm WSP's calculations. Although the peaking factors in the KWA analysis are more conservative based on the site-focused approach, the future 55.3 L/s of wastewater flows calculated are still less than the SPS capacity of 55.78 L/s. Therefore, the existing gravity sewers and upgraded pump station have capacity to service the proposed development.

The City has completed the required upgrades to the SPS.

The Developer's portion of the cost for the wastewater infrastructure upgrades (Capital Recovery Charge) required to facilitate development of this property is \$1,232,326.00 will be recovered under a legal agreement with the Applicant as a condition of the Zoning By-law Amendment.

The City will not provide any maintenance or repair operations on any portion of the private collection system.

SITE ACCESS:

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.

Vehicular access to the site is from 32nd Street East, 9th Avenue East and East Bayshore Road.

32nd Street East and 9th Avenue East will require upgrading to an urban standard cross-section fronting the Applicant's property.


The Applicant will be required to enter into a Servicing Agreement to upgrade the portions of East Bayshore Road (Grey Road 15), 32nd Street East, and 9th Avenue East, fronting the subject lands, to urban cross-sections (including but not limited to watermain, PRV/PSV chamber, sidewalks, streetlighting, curb & gutter, landscaping, and stormwater infrastructure) at their expense as a condition of site plan approval.

PEDESTRIAN ACCESS: Pedestrian walkways, sidewalks and connections to City streets are to be provided. The size of this development requires the extension of the East Bayshore Road sidewalk from 28th Street East to the Kenny Drain at the Developer's expense.

The City has constructed this sidewalk and the Developer's portion of the cost for the sidewalk extension (Capital Recovery Charge) required to facilitate development of this property is \$435,684.00 and will be recovered under a legal agreement with the Applicant as a condition of the Zoning By-law Amendment.

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 is written over a horizontal line. The bottom signature is in blue ink and is also written over a horizontal line. Both signatures are stylized and cursive.