

SCHEDULE F

AGENCY COMMENTS

Grey County Planning & Economic Development – December 20, 2022

Historic Saugeen Metis – January 9, 2023

Grey Sauble Conservation – January 16, 2023

Engineering Services Division Staff Report – January 24, 2023



Planning and Development

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

December 20th, 2022

Sabine Robart
City of Owen Sound
808 2nd Avenue East
Owen Sound, ON
N4K 2H4

**RE: Zoning By-law Amendment 43 and ST2022-014
Plan 16M44 BLK 3 and 4 (1730 27th Avenue East)
City of Owen Sound
Roll: 425901000623503 and 425901000623504
Owner: Andpet Realty Inc.
Applicant: Ron Davidson**

Dear Ms. Robart,

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

The purpose and effect of the subject application is to rezone the property from Heavy Industrial to Heavy Industrial with exceptions, which would permit a 10 building indoor storage facility with 26 parking spaces adjacent to the office building and 2 storey storage building, an internal road system, landscaping including retaining walls, and a stormwater management system.

Schedule A of the County OP designates the subject lands as 'Primary Settlement Area'. Section 3.5(3) states,

This Official Plan promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the County.

The proposed development would create growth within the Primary Settlement Area, as it would permit the construction of a new industrial building on a vacant industrial lot. A traffic study was also submitted and recommended that there be no attached conditions

for off-site transportation improvements. Therefore, County Planning staff have no concerns.

Section 8.9.2(2) of the County OP states,

Applicants may be required to submit studies or information relating to:

- a) Analysis of pre- and post-development storm runoff and water source flows, erosion, groundwater levels and infiltration;*
- b) Proposed storm water drainage and retention facilities;*
- c) Ways to control erosion and sedimentation;*
- d) Considering climate change and the increase of intensive storm events on the impact and design of the storm water management facilities;*
- e) A grading plan for the proposed development;*
- f) An assessment of the impacts of the proposed development on the water quality, water temperature, and water balance, and the ways to mitigate any potential decreases in water quality*

A stormwater management study was submitted with the application and provides analysis and mitigation measures in order to lessen and address the impacts from the proposed stormwater management pond. Therefore, County Planning staff have no concerns.

Schedule A of the County OP designates areas of the subject lands as 'Hazard Lands'. Section 7.2(9) states,

In the Hazard Lands land use type development and site alterations will only be considered if all of the following can be satisfied:

- a) The hazards can be safely addressed and new hazards are not created or existing ones aggravated;*
- b) No adverse environmental impacts will result. The County, in consultation with the conservation authority, may require an environmental impact study to be prepared at the proponent's expense, in accordance with this Plan;*
- c) Vehicles and people have a way of safely entering and exiting at all times;*
- e) The advice or approval where required, of the appropriate conservation authority shall be obtained. The County and the conservation authority will consider the mitigation of effects on vegetation, wildlife and fishery resources, and the natural features of the site.*
- f) There is no feasible location for the development outside of the Hazard Lands land use type.*

County Planning staff recommend receiving comments from the Conservation Authority regarding the Hazard Lands.

Appendix A of the County OP indicates the subject site is near an 'Unknown Petroleum Well'. Section 5.8.1(1) states,

Planning decisions shall take into consideration the locations of petroleum wells as identified on Appendix A. Petroleum well locations on Appendix A may not be accurate. It is recommended that proponents refer to the Ontario Oil, Gas, and Salt Resources Library for the most up to date information and specific feature details including estimated accuracy of well locations.

The County and local municipalities will consult with the Province and apply the following policies:

- a) Where new development is proposed adjacent to or in areas of known oil or (natural) gas pools;*
- b) Buildings should not be permitted within 75 metres of an unplugged petroleum well to provide access for maintenance and general safety unless it can be demonstrated that development can safely occur;*
- c) If possible, buildings should not be constructed directly on top of any known abandoned or plugged petroleum wells; and*
- d) Where assistance is needed in the identification of petroleum well sites, in areas suspected of containing unplugged petroleum wells.*

County Planning staff are flagging this petroleum well as it may concern the safety of the property owner if the dwelling is built. The Ontario Oil, Gas, and Salt Resources Library shows that well is within 1,000 metres of the location on the map; therefore, it is likely that the well is not located on or within 75 metres of the property. However, County Planning staff recommend consulting with an engineer to ensure the site does not contain any potential dangers.

Appendix B of the County OP indicates the subject lands contain 'Significant Woodlands'. Section 7.4(1) states,

No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an environmental impact study, as per Section 7.11 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.

Lastly, Appendix B of the County Op indicates the subject lands contain 'Streams'. 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. Landowners are encouraged to forest the areas within 30 metres of any stream to maintain and improve fish habitat, ecological function of the stream, and to increase natural connections

County Planning staff recommend receiving comments from the Conservation Authority regarding the Significant Woodlands and the Streams. Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

Regarding the site plan itself, the Healthy Development Checklist has some tools and recommendations that are applicable to the proposed development such as:

- Supporting natural features that reduce air pollution, water pollution and urban heat islands such as using porous and light coloured pavement materials and by planting trees and shrubs; and
- Using infrastructure and building materials that support energy conservation, storm water management and green buildings.

County Planning staff recommend Town staff to review the Healthy Development Checklist – [Grey County – Healthy Development Checklist](#) when reviewing the proposed site plan application.

County Transportation Services have reviewed the subject application and have no concerns.

County Forests and Trails Department have reviewed the subject application and have a comment stating *The subject lands are located approximately 125 metres from the CP Rail Trail and do not directly abut the trail. County forestry and trails have no concerns, provided no additional drainage is diverted toward the rail trail.*

Provided positive comments are received from the Conservation Authority regarding the Hazard Lands, Significant Woodlands and the Streams, it is ensured that the site does not contain any potential dangers regarding the petroleum well, and no additional

drainage is diverted towards the rail trail; County Planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

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

Yours truly,

A handwritten signature in black ink that reads "Derek McMurdie". The signature is written in a cursive, flowing style.

Derek McMurdie
Planner
(519) 372 0219 ext. 1239
Derek.McMurdie@grey.ca
www.grey.ca

From: [Coordinator LRC HSM](#)
To: [OS Planning](#)
Subject: Request for Comments - Owen Sound (Andpet Realty Ltd) - proposed Zoning By-law Amendment
Date: January 9, 2023 10:39:41 AM

Owen Sound Municipality

RE: ZBA-43

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 By-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
phone: 519-483-4000
site: saugeenmetis.com
address: 204 High Street Southampton, ON

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January 16, 2023
GSCA File: P22679

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

Sent via email: osplanning@owensound.ca

Re: Application for Zoning By-law Amendment (ZBA 43)
Address: 1730 27th Avenue East
Roll No: 425901000623503 & 425901000623504
City of Owen Sound
Applicant: Andpet Realty

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application in accordance with our mandate and policies for Natural Hazards and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

Subject Proposal

The applicants are seeking to amend the Zoning By-Law in order to facilitate an indoor storage facility at 1730 27th Avenue East. An area currently zoned Hazard Lands is proposed to be zoned Heavy Industrial.

GSCA Regulations

A portion of the subject property is regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The regulated areas are associated with a drainage feature which drains toward Bothwell's creek in the west. A permit will be required for the proposed works.

Under this regulation a permit is required from this office prior to the construction, reconstruction, erection or placing of a building or structure of any kind; any change to a building or structure that would have the effect of altering the use or potential use of the building or structures, increasing the size of the building or structure, or increasing the number of dwelling units in the building or structure; site grading; or, the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere, if occurring within the regulated area. Also, a permit is required for interference with a wetland, and/or the straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek stream or watercourse.

Provincial Policy Statement 2020

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

3.1 Natural Hazards

GSCA staff have identified mapped natural hazards associated with the flooding and erosion potential of the watercourse noted on site. The hazard mapping covers the majority of Block 3 and a small portion of Block 4. This hazard mapping corresponds to the area zoned Hazard Lands in the City of Owen Sound Comprehensive Zoning By-law.

The Subdivision Agreement applicable to the lands in question from 2011 contains provisions which outlined how development could proceed on Block 3 if the seep were appropriately re-routed (Condition #17). GSCA staff have reviewed the proposal to re-route the seep and we are of the opinion that the proposal would not exacerbate or create new natural hazards. As such, the proposal to rezone area in question from Hazard Lands to an enabling zone is consistent with section 3.1 of the PPS.

Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan

The subject property is not located within an area that is subject to the Source Protection Plan.

Recommendations

Generally speaking we have no objections to the proposed rezoning. We note that a GSCA permit will be required for the proposed re-routing and placement of fill. An application for permit can be submitted should the rezoning proceed.

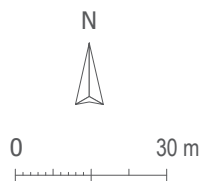
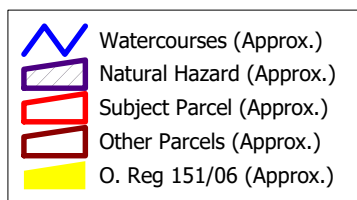
Regards,



Jake Bousfield-Bastedo, Watershed Planner

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

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



GSCA Regulations Map

Roll Nos: 425901000623503 & 425901000623504
1730 27th Ave E
City of Owen Sound
GSCA File: 22679

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Projection: Universal Transverse Mercator - Zone 17 (N)
Datum: North American 1983 (mean for Canada)

Staff Report

Engineering Services Division

DATE: 2023 January 24

ENG. FILE: 1730 27th Avenue East

4259 01000 623503

4259 01000 623504

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**
1730 27TH AVENUE EAST ENGINEERING REVIEW

Applicant: Andpet Realty Ltd.

PLANNING FILES: ZBA 43

LEGAL DESCRIPTION: PLAN 16M-44 BLK 3 and 4

RECOMMENDATION: The Public Works & Engineering Department supports approval of this Zoning By-law Amendment Application.

BACKGROUND:

- The purpose of the application is to permit the construction of a parking area, an internal road system, landscaping, and a stormwater management system.
- The effect of the application is to amend the zone categories and add special provisions applying to the subject lands generally in accordance with the following:

Current Zone	Proposed Zone
<ul style="list-style-type: none">• Heavy Industrial (M2)• General Industrial (M1)• Hazard Lands (ZH)	<ul style="list-style-type: none">• Heavy Industrial (M2) with Special Provision 14.XX

The proposed special provisions provide for a site-specific off-street parking ratio and reduced landscaped open space requirements.

Additionally, these lands are within the East Ridge Business Park subdivision which is being developed under a Subdivision Agreement.

Schedule 'F' of the Subdivision Agreement, "Lots Unsuitable for Building Purposes" notes that Block 3 is not suitable for building purposes until:

1. special engineering to be approved by the City's Manager of Engineering Services and a Zoning By-law Amendment are completed; and,
2. until certain improvements are completed, or conditions are met as set out in Clause 40 of the agreement.

Clause 40 b) states that for any lot or building block which cannot be developed due to a physical impediment and which is listed on Schedule 'F', a Consulting Engineer shall submit a proposal in writing to the City's Manager of Engineering Services outlining the measures to be taken to correct the problems relating to the lot or building block; the proposal must be approved by the City's Manager of Engineering Services prior to a building permit being issued.

ANALYSIS:

The City has the service capacity available in this area to support the ZBA.

The site access is from an improved municipal street.

The submitted Transportation Impact Study and Stormwater Management Reports support the proposed development of the site.

The limitations of development as detailed in Schedule 'F' of the Subdivision Agreement Have been satisfied by the following:

1. The hazard area currently delineated across Block 3 is the remnant outlet to a former watercourse, which was originally diverted over 30 years ago south of Highway 26. When the subdivision was initially developed about 2013, a culvert across Highway 26 was grouted closed and a balance of this former watercourse channel was filled-in up to the hazard boundary currently delineated on Lot 3.
2. At the time of the subdivision planning, application was made to DFO regarding potential impacts to fish habitat within the Lot 3 hazard area and a mitigating measure (drainage tile) should the hazard zone be removed and Lot 3 be developed. DFO provided correspondence indicating their acceptance of that mitigating measure, which was subsequently incorporated into the Subdivision Drawings and included as a condition of development on Block 3.
3. The Site Plan Drawings submitted as part of the OPA and ZBA applications include the mitigating provision that was accepted in 2014.
4. Original ditch grading at the corner of 17th St E and 27th Ave E provided a temporary outlet across Block 3 as that low area needed to be maintained until Block 3 could be developed. The ultimate plan maintains flows within the ROW ditch system northerly to the outlet on the 18th St E ROW, maintaining flows within the public ROW and not spilling across private lots. There would be no

connection between the off-site ditch system and the 150mm diameter on-site drainage tile. The drainage tile would not be subject to surface water peak flows, so an overland spill route related to a potential blockage would not be an issue.

5. The final location of the riprap / drainage tile outlet will be resolved at the time of construction under a Site Plan Approval condition, but notably, the two would align. Riprap is intended simply to identify the end of the drainage tile.
6. The drainage tile on the Servicing Plan is included as part of the underground works, while the Grading and Drainage Plan depicts surface features.

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



Reviewed By: Chris Webb, P.Eng.



Staff Report

Engineering Services Division

DATE: 2022 December 21 **ENG. FILE:** 1730 27th Avenue East
4259 01000 623503
4259 01000 623504

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

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

SUBJECT: **SITE PLAN APPROVAL – 1730 27th AVENUE EAST ENGINEERING REVIEW**

Applicant: Andpet Realty Ltd.

PLANNING FILES: ST2022-014

LEGAL DESCRIPTION: PLAN 16M-44 BLKs 3 and 4

RECOMMENDATION: The Public Works & Engineering Department supports approval of this Site Plan Application subject to the following conditions:

1. **Revision of the Site Plan drawing to the satisfaction of the Manager of Engineering Services and the Manager of Planning & Heritage incorporating the following:**
 - **Snow storage areas must be shown on the site plan.**
 - **An AODA compliant pedestrian path of travel from the road allowance to the buildings.**
 - **Minimum clear path of travel of 1.5 metres from the back of the upright signage for the barrier free parking stalls to the building face.**
 - **Installation of upright signage, in bollards, for the barrier free parking stalls.**
2. **Revision of the Servicing Plan to support the site plan to the satisfaction of the Manager of Engineering Services.**
3. **That Blocks 3 and 4, Plan 16M-44, be merged on title.**
4. **A Certificate of Substantial Completion and Acceptance for the subdivision must be issued by the City. This includes completion of 27th Avenue East, 17th Street East and 18th Street East to an acceptable municipal standard including asphalt surface, streetlighting, fire hydrant and service lateral**

installation as required by Clause 38 of the East Ridge Business Park Subdivision Agreement. These roads must be improved and certified by the Owner's consulting engineer to be in compliance with the City's engineering standards prior to the issuance of a Building Permit.

5. Payment of the Engineering Review fee.

CONSTRUCTION REQUIREMENTS

6. That the Owner's contractor obtains a Street Occupation Permit prior to commencement of any work on City owned property. The permit is available from the Engineering Services Division for a fee of \$63.
7. The City requires that the watermain be live tapped by City forces. The tapping fee deposit is \$2,000.00 and requires a Special Services Application that is available at the Engineering Services Division counter for a fee of \$63.00.
8. The Developer shall construct the water system in accordance with the City approval of water works under its licensing authority granted by the Ministry of Environment, Conservation and Parks.
9. All materials used for this work are to be selected from the City's Approved Manufacturers' Product list for Water Distribution Systems.
10. The Developer shall construct water mains, service laterals and appurtenances in accordance with the Owen Sound Specifications for Water Main Construction document and the approved construction plan drawings and standards.

BACKGROUND:

The applicant, Andpet Realty Ltd. (Peter Van Dolder), has submitted an application for Site Plan Approval for an industrial development on Blocks 3 and 4 in the East Ridge Business Park.

The site plan approval application is proposing an indoor storage facility with ten (10) buildings with a total GFA of 5,600 square meters. The proposal includes:

- the construction of an office building, a 26-stall parking area adjacent to the office building, a two-storey indoor storage building and multiple one storey outdoor access storage units.
- an internal road system
- landscaping including retaining walls, and,
- a stormwater management system.

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: GM BluePlan Engineering Project # 221210, dwg. #1 "Site Plan" dated 2022-11-30 Rev.1; dwg. #2 "Servicing Plan" dated 2022-11-30 Rev.1; dwg. #3 "Grading and Drainage Plan" dated 2022-11-30 Rev.1; dwg. #4 "Landscape Plan" dated 2022-11-30 Rev.1; dwg. #5 "Retaining Wall Details" dated 2022-11-30 Rev.1; dwg. #6 "Notes & Details" dated 2022-11-30 Rev.1; dwg. #7 "Notes & Details" dated 2022-11-30 Rev.1;*
- *Stormwater Management Report prepared by GM BluePlan Engineering Project #221210 dated 2021-08, Rev. 2022-07*
- *Transportation Impact Study prepared by Paradigm Transportation Solutions Limited Project #220358 dated October 2022*

STORMWATER MANAGEMENT (SWM):

The submitted SWM Plan demonstrates the following features:

- The proposed outlet is the 18th Street East road allowance ditch which an unimproved section of the municipal street.
- The proposed development will attenuate post-development flows to pre-development levels for the respective storm events up to and including the 100-year design storm using a 998m² SWM pond and a 125mm Ø orifice control.
- An Enhanced Level of Protection (80% TSS removal) is provided by settling time within the pond structure and the clear stone channel.
- Water Balance is not achievable due to the site conditions.

- Thermal Mitigation will be achieved using a sub-surface channel filled with clear stone located within the SWM facility.
- The overland flow route for emergency bypass of storm events exceeding the pond design parameters will be to the 18th Street East ditch without spilling to neighboring properties or reaching the finished floor elevation of any of the proposed buildings.

GRADING & DRAINAGE:

The submitted grading and drainage plan supports the SWM plan and conforms 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 is not required to support the proposed development as the service loading of the development is not significant.

WATER: The internal water distribution system is to connect to a water meter in line with the service lateral connected to the existing 200mm Ø watermain (Industrial Pressure Zone) located on 27th Avenue East.

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

WASTEWATER: The proposed 150mm Ø wastewater lateral will be connected to the 250mm Ø collector on 27th Avenue East.

An inspection MH has been provided at the property line on 27th Avenue East.

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

STORM: The proposed stormwater management system is to discharge to the 18th Street East ditch network.

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

Please note: The City of Owen Sound requires:

- i) back flow prevention for the water supply lateral to prevent contamination of the municipal water supply as detailed in City Policy O47
- ii) a potable water meter be provided as detailed in City Policy FS18 at the property Owner's expense
- iii) adherence to Sewer Use Bylaw 2006-034 (as amended)

- iv) availability of adequate fire protection as required under the Ontario Building Code.

PARKING, SITE ACCESS & TRAFFIC CIRCULATION:

TRANSPORTATION PLAN (TP)/TRAFFIC IMPACT STUDY (TIS): A Transportation Plan is not required for this property.

The TIS, scoped as detailed in Section 5.8 of the Site Development Engineering Standards concludes the following:

- Existing Traffic Conditions: All study area intersections are forecast to operate at acceptable levels of service during the AM and PM peak hours with the following critical movement noted:

The eastbound through movement at 16th Street East and 28th Avenue East is forecast to have a queue length that blocks the eastbound left turn and eastbound right turn movements during the PM peak hour.

- Development Trip Generation: The development is forecast to generate approximately 58 trips during both the AM and PM peak hours upon full build-out.
- 2023 Background Traffic Conditions: All study area intersections are forecast to operate at acceptable levels of service during the AM and PM peak hours with the same critical movement noted under existing conditions.
- 2023 Total Traffic Conditions: With the addition of the site generated traffic, all study area intersections are forecast to operate at acceptable levels of service during the AM and PM peak hours with the same critical movement noted under 2023 background conditions.

The addition of the site generated traffic increases most of the approach delays at the study area intersections by three seconds or less during the AM and PM peak hours. The approach delay for the for the eastbound left/right turn movement at 28th Avenue East and 17th Street East increases by nine seconds during the PM peak hour.

- 2028 Background Traffic Conditions: All study area intersections are forecast to operate at acceptable levels of service during the AM and PM peak hours with the same critical movement noted under 2023 background conditions.
- 2028 Total Traffic Conditions: With the addition of the site generated traffic, all study area intersections are forecast to operate at acceptable levels of service during the AM and PM peak hours with the same critical movement noted under 2028 background conditions.

The addition of the site generated traffic increases most of the approach delays

at the study area intersections by three seconds or less during the AM and PM peak hours. The approach delay for the eastbound left/right turn movement at 28th Avenue East and 17th Street East increases by nine seconds during the PM peak hour.

- 2033 Background Traffic Conditions: All study area intersections are forecast to operate at acceptable levels of service during the AM and PM peak hours with the same critical movement noted under 2028 background conditions.
- 2033 Total Traffic Conditions: With the addition of the site generated traffic, all study area intersections are forecast to operate at acceptable levels of service during the AM and PM peak hours with the same critical movement noted under 2033 background conditions.

The addition of the site generated traffic increases most of the approach delays at the study area intersections by three seconds or less during the AM and PM peak hours. The approach delay for the eastbound left/right turn movement at 28th Avenue East and 17th Street East increases by nine seconds during the PM peak hour.

- Remedial Measures: A northbound left-turn lane is not warranted at the intersection of 28th Avenue East and 17th Street East.

It is recommended that the eastbound left-turn and eastbound right-turn storage lane lengths be extended past 100 m at the intersection of 16th Street East and 28th Avenue East to avoid any blockage from the eastbound through movement under all traffic conditions.

The conclusions of the TIS are provided for information only as the intersection of 28th Avenue East / 16th Street East is an MTO controlled intersection and the City has no responsibility for the functionality of the intersection.

PEDESTRIAN ACCESS: Pedestrian walkways, sidewalks and connections to City streets are to be provided.

COMMUNITY MAIL BOXES (CMB): Community mail box locations, when required, must be shown on the site 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, near SWM facilities or in areas designated for snow storage.
3. CMBs' must be properly illuminated.

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.

Vehicular access to the site is from 27th Avenue East. The design and location of the access point to the development is satisfactory.

PARKING & SNOW STORAGE: The standard parking stalls and aisle widths are required to meet the requirements of Zoning By-law 2010-078, as amended and the City's Site Development Engineering Standards. The proposed barrier-free parking stalls must meet the requirements for design and signage as detailed in the City's Standard Drawings E1a, E1b, E4a, E4b, AODA and OBC requirements.

Owen Sound receives significant snowfall (approx. 3.3 m each season).

Snow storage areas:

- are to be shown on the site plan
- must drain to the internal SWM system
- cannot occupy parking areas required for zoning compliance
- cannot be located on City-owned property.

There is no provision for snow storage shown on the proposed site plan.

No parking stalls, signage, snow storage areas or building envelopes are to be located within the 5.0 metres by 5.0 metres sight triangles required at the access points or street intersections.

The barrier free parking stalls are to be configured as per City standard drawing E4a and will require upright signage in bollards as per City standard drawings E1a and E1b.

TRANSIT ACCESS: City Transit access is not available for this site.

ROAD ALLOWANCE WIDENING: The City's Official Plan classifies this portion of 27th Avenue East as a Local road. A road allowance widening is not required across the frontage of this property.

LANDSCAPING:

No landscaping features, or vegetation with a mature height greater than 0.6 metre are to be located within the 5.0 metres by 5.0 metres sight triangles required at the access points or street intersections.

ENVIRONMENTAL:

There are no known environmental concerns associated with this property.

SOURCE WATER PROTECTION (SWP): The Drinking Water Source Protection Plan, approved under Part IV of The Clean Water Act, 2006, indicates that this property is not within "Intake Protection Zone 2" (IPZ-2), an Events Based Threat area concerned with fuel storage exceeding 15,000 litres.

A SWP Risk Management Plan is not required for this proposed development.

GARBAGE AND RECYCLING COLLECTION SERVICES: The City will not collect garbage and blue box materials from 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.

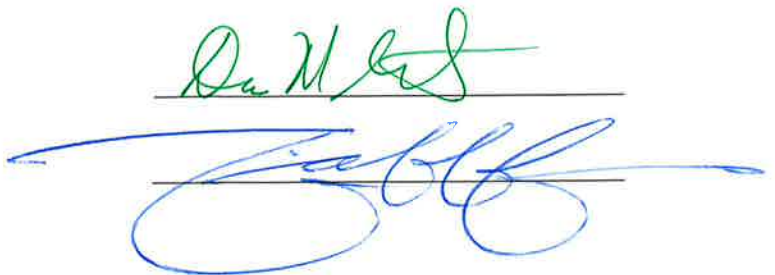
FEES AND CHARGES:

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.

A Street Occupation Permit will be required prior to commencement of any work on City owned property. The permit is available from the Engineering Services Division for a fee of \$63.00

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.



Fisheries and Oceans
Canada

Pêches et Océans
Canada

Southern District Office
Ontario Great Lakes Area
P.O. Box 85060
3027 Harvester Road, Suite 304
Burlington, ON L7R 4K3

Bureau de district sud
Secteur de l'Ontario et des Grands Lac
C.P. 85060
3027, chemin Harvester, suite 304
Burlington, ON L7R 4K3

April 21, 2011

Our file Notre référence
BU-10-1996

Peter VanDolder
Andpet Realty Ltd.
1545 16th Street East, Unit 4
Owen Sound, ON N4K 5N3

Dear Mr. VanDolder:

Subject: Proposal not likely to result in impacts to fish and fish habitat.

Fisheries and Oceans Canada - Fish Habitat Management Program (DFO) received your Application for Authorization for works or undertakings affecting fish habitat on July 8, 2010. Please refer to the file number and title below:

DFO File No.: **BU-10-1996**
Title: **Stream Realignment, Unnamed Tributary of Bothwell Creek, Owen Sound**

Your proposal has been reviewed to determine whether it is likely to result in impacts to fish and fish habitat which are prohibited by the habitat protection provisions of the *Fisheries Act* or those prohibitions of the *Species at Risk Act* that apply to aquatic species.*

Our review consisted of:

- the report entitled "Application for Intermittent Stream Course Realignment Andpet Realty Ltd. c/o Peter VanDolder 28th Ave East Block, City of Owen Sound, Ontario".

Provided that your plans are implemented as described DFO has concluded that your proposal is not likely to result in impacts to fish and fish habitat.

You will not need to obtain a formal approval from DFO in order to proceed with your proposal.

*Those sections most relevant to the review of development proposals include 20, 22, 32 and 35 of the *Fisheries Act* and sections 32, 33 and 58 of the *Species at Risk Act*. For more information please visit www.dfo-mpo.gc.ca.

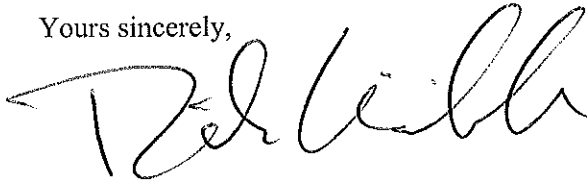
Please notify this office at least 10 days before starting the work. A copy of this letter should be kept on site while the work is in progress.

If the plans have changed or if the description of your proposal is incomplete you should contact this office to determine if the advice in this letter still applies.

Please be advised that any impacts to fish and fish habitat which result from a failure to implement this proposal as described could lead to corrective action such as enforcement.

If you have any questions please contact the undersigned at (905) 639-6378, by fax at (905) 639-3549, or by email at rick.kiriluk@dfo-mpo.gc.ca.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Rick Kiriluk', written in a cursive style.

Rick Kiriluk
Fish Habitat Biologist
Ontario – Great Lakes Area

c.c.: John Bittorf, Grey Sauble Conservation Authority, Owen Sound
John Morton, Aquatic and Wildlife Services, Shallow Lake