

Agency and Public Comments

- 1) Fire Prevention Division Staff Report – March 10, 2022
- 2) Risk Management Office, Grey Sauble Conservation Authority – April 18, 2023
- 3) Historic Saugeen Metis – April 19, 2023
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- 5) Grey Sauble Conservation Authority – May 1, 2023
- 6) Grey County Planning and Development – May 3, 2023

Staff Report

Fire Prevention

DATE: March 10, 2022

TO: Jacklyn Iezzi, Junior Planner

FROM: Greg Nicol, Fire Prevention Officer

SUBJECT: PRE-APPLICATION FIRE PREVENTION REVIEW

PLANNING FILE: PC2022-006

MUNICIPAL ADDRESS: 1043 & 1057 3rd Ave E

APPLICANT: Lutheran Social Services

BACKGROUND: The proponent has submitted a proposal for:

The applicant, Lutheran Social Services, has submitted a pre-consultation application proposing to construct a 6-storey, 46-unit apartment building at 1043 & 1057 3rd Avenue East. The proposal includes 38, one-bedroom units and eight (8), two-bedroom units. 20 units are designated as affordable and will receive funding through Grey County Housing. The remaining 26 units will be offered at market rents.

The proposal also includes the demolition of the existing two-storey, mixed-use building at 1043 3rd Ave E, a parking area containing 29 spaces (8 covered and 21 surface) to serve the apartment use, a common amenity area at the front (west) of the building facing 3rd Ave E, site servicing, and landscaping.

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

- The comments are from the site drawings included in the email dated March 10, 2022 from Jacklyn Iezzi.

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. The drawings do not show the locations of the fire department connections for the sprinkler system or for the standpipe system. The fire department connection for an automatic sprinkler system shall be located so that the distance from the fire department connection to a hydrant is not more than 45 m and is unobstructed as per Article 3.2.5.16. of Div. B of the OBC.
 - b. The drawings do not show the location of the fire route or the required fire route signage as per Article 3.2.5.6. of Div B of the OBC and the City Fire Route By-Law.

RECOMMENDATIONS:

- 2) The following should be considered by the proponent as they finalize their plans to enhance the fire prevention at the site:
 - a. This office recommends the installation of a fire department key box (Chubb box) at the main entrance to be used by firefighters

Submitted by: Greg Nicol, Fire Prevention Officer _____

Risk Management Office

237897 Inglis Falls Road

RR4 Owen Sound, ON N4K 5N6

Phone: 519-470-3000 Toll Free: 877-470-3001

rmo@greysauble.on.ca

Notice of Restricted Land Use *Clean Water Act – ss. 59(2)(a)*

TO/ATTN: SABINE ROBART

Location Address: 1043 AND 1057, 3rd AVE. E. OWEN SOUND

Assessment Roll #: 42590100010970000000

Property Owner Name LUTHERAN OUTREACH MINISTRIES and/or


Person engaged
in Activity
(where applicable) _____

Notice File No. RLU-4259-2023-001 RMP File No. n/a

From the information noted in the application permit a mixed-use development consisting of a six storey, 40-unit apartment building providing purpose built rental housing for seniors together with a commercial component on the ground floor, it has been determined that **neither section 57 (Prohibited Activities) nor section 58 (Regulated Activities)** applies on the above-noted property, pursuant to the *Clean Water Act*, 2006.

Consequently, **no policies apply to the activities identified in the application**, under the approved Source Protection Plan for the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region (effective July 1, 2016). However, it is important to note that the above property is located within the Events-based Area for the Owen Sound Drinking Water System, whereby the storage of fuel greater than 50,000 litres is regulated.

If any activities or operations on this property change, please contact this office. If you have any questions, please contact this office (519-470-3000 or toll-free 1-877-470-3001) or via email at c.seider@greysauble.on.ca.

Signature of RMO:  Date: April 18, 2023

From: [Emily Carter](#)
To: [Sabine Robart](#)
Subject: FW: Request for Comments - Owen Sound (Lutheran Outreach Ministries) - Zoning By-law Amendment
Date: May 1, 2023 10:58:03 AM

From: hsmrcc@bmts.com <hsmrcc@bmts.com>
Sent: Wednesday, April 19, 2023 1:15 PM
To: OS Planning <osplanning@owensound.ca>
Subject: Request for Comments - Owen Sound (Lutheran Outreach Ministries) - Zoning By-law Amendment

Owen Sound Municipality

RE: ZBA-46

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

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Staff Report

Engineering Services Division



DATE: 2023 April 21

ENG. FILE: 1043 3rd Avenue East
1057 3rd Avenue East
4259 01000 109700
4259 01000 109400

TO: Sabine Robart, Manager of Planning & Heritage
Pam Coulter, Director of Community Services
Lara Widdifield, Director of Public Works & Engineering

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

SUBJECT: ZONING BY-LAW AMENDMENT ENGINEERING REVIEW

APPLICANT: Lutheran Outreach Ministries (St. Clare Place)

PLANNING FILES: ZBA 46

MUNICIPAL ADDRESS: 1043 3rd Avenue E
1057 3rd Avenue E

LEGAL DESCRIPTION: Pt Lot 3 BAY E/S; Pt Lot 4 BAY E/S

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

BACKGROUND:

The applicant, Lutheran Outreach Ministries (Sylvia Statham) through Ron Davidson Land Use Planning, has submitted an application for a Zoning By-law Amendment to the City's Zoning By-law 2010-078, as amended for 1043 and 1057 3rd Avenue East

The purpose of the application is to permit a mixed-use development consisting of a six-storey, 40-unit apartment building providing purpose-built rental housing for seniors together with a commercial component on the ground floor. The proposal also includes the construction of a parking area with 23 spaces, an internal drive aisle, landscaping, and a stormwater management system. The development is proposed to be accessed via two entrances from 3rd Avenue East, one of which is the entrance for St. Francis' Place.

The effect of the application is to amend the site-specific Core Commercial (C1) with Special Provision 14.90 (C1 14.90) zoning to permit a reduced side yard setback to 0 m and an increased maximum height to 24.6 m in addition to the existing special provisions which permit a reduced parking ratio of 0.5 parking spaces per dwelling unit

and an amended definition of Landscape Open Space to permit common balconies to count toward landscape open space.

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*
- *City of Owen Sound Official Plan adopted by City Council June 28, 2021*
- *Stormwater Management Planning and Design Manual, March 2003; Province of Ontario Ministry of the Environment – published by: Queen's Printer for Ontario*
- *Land Use Planning Report prepared by Ron Davidson Land Use Planning Consultant Inc., dated March 2023*
- *Servicing Feasibility Study prepared by GM BluePlan Engineering dated April 2023.*

STORMWATER MANAGEMENT (SWM):

A Stormwater Management Plan and design will be submitted as a component of site plan approval.

GRADING & DRAINAGE:

The lot grading and drainage shall conform to the stormwater management plan and 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 ZBA. The SFS demonstrates that the proposed use can be supported by existing service capacity.

STORM SEWER: A 400mm dia. CP collector sewer fronts the property on 3rd Avenue East.

WASTEWATER SEWER: A 300mm dia. CP collector sewer fronts the property on 3rd Avenue East.

WATER SERVICE: The property is serviced from a 150mm dia. CI watermain fronting the property on 3rd Avenue East.

PARKING, SITE ACCESS & ROADWAYS:

TRAFFIC IMPACT STUDY (TIS): A traffic impact study is not required.

SITE ACCESS: The vehicular site access is provided by a main entrance to the lot from 3rd Avenue East.

PARKING: This property will provide 23 parking stalls for the development.

TRANSIT ACCESS: The City's transit system is accessible on 3rd Avenue East.

TRANSPORTATION PLAN: A Transportation Plan is not required.

ROAD WIDENING: This portion of 3rd Avenue East is a designated Minor Arterial / County Road (Grey Road 15) with an existing 20 metres wide road allowance. The proper road allowance width for this road should be 30 metres but the existing infrastructure and buildings preclude the obtaining of a roadway widening in this area.

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 within "Intake Protection Zone 2" (IPZ-2), an Events Based Threat area concerned with fuel storage exceeding 50,000 litres.

GARBAGE AND RECYCLING COLLECTION SERVICES: As this property includes a total number of dwelling units that exceeds 6 units, the City will not collect garbage from individual residential units in this development. Circular Materials Ontario, a producer responsibility organization, will be assuming residential blue box collection services in Owen Sound as of July 1 2023.

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.



May 1, 2023

GSCA File: P23152

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 No. 46
Address: 1043 and 1057 3rd Avenue East
Roll No: 425901000109700 & 425901000109400
City of Owen Sound
Applicant: Statham

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 subject proposal is to construct a 6-storey, 40 unit, rental apartment building.

GSCA Regulations

The subject properties are 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 properties.

Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan

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

Recommendations

GSCA generally has no objections to the proposed rezoning.

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

Regards,

A handwritten signature in black ink, appearing to read 'J. Bousfield-Bastedo', written over a light blue circular stamp.

Jake Bousfield-Bastedo, Watershed Planner, RPP

c.c. Scott Greig, GSCA Director, City of Owen Sound
Jon Farmer, GSCA Director, City of Owen Sound

From: planning@grey.ca <planning@grey.ca>

Sent: Wednesday, May 3, 2023 4:34 PM

To: Briana Bloomfield <bbloomfield@owensound.ca>; Desiree van Dijk <dvandijk@owensound.ca>; OS Planning <osplanning@owensound.ca>

Subject: County comments for ZBA 46 Lutheran Outreach Ministries

County comments for ZBA 46 Lutheran Outreach Ministries



Hello Owen Sound,

Please note that County staff have reviewed Zoning application ZBA 46 - Lutheran Outreach Ministries c/o Sylvia Statham. The application proposes to re-zone the subject property to permit a six-storey, 40-unit purpose-built apartment rental building, with commercial facilities on the ground floor and various site-specific special provisions.

The subject lands are designated 'Primary Settlement Area' in Schedule A of the County's Official Plans, and County staff would generally defer to the City for a detailed review of the local Official Plan. The proposed development would provide much-needed affordable housing to residents. In this respect, the County's Housing department is highly supportive of this proposal.

From a general planning perspective, the location is well-located to support walkability; including the various social, economic, recreational and service needs of residents. There is a significant need for age-friendly housing that supports aging-in-place throughout Grey County. In this respect, the proposal is well-aligned to the County's Age-Friendly Action Plan.

Given the proposed density of the site, walkability of the community, full connectivity to municipal servicing, and ease of proximity to municipal transit services, this proposal also aligns with the priorities of the County's Climate Change Action Plan.

Grey County Transportation Services have reviewed the proposal and provided the following comments:

- 1.
2. No objection to zoning
3. Site Plan required
4. Post-Development Flows shall not exceed Pre-Development Flows
5. Commercial Entrance Permit will be required. The applicant should email roads@grey.ca for further information at a Site Plan stage
6. The County supports the City if widenings are required and/or if the City requires a TIS

To confirm, Transportation Services staff are not requesting a Traffic Impact Study at this time.

Grey County staff have no objections to this proposal and support the initiative of the applicants towards the creation of affordable, purpose-built rental housing.

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

Let us know if you have any questions.

Best regards,

Becky Hillyer