

SCHEDULE F

AGENCY COMMENTS

Historic Saugeen Metis – April 19, 2023

Engineering Services Division Staff Report – April 21, 2023

Grey County Planning & Development – April 28, 2023

Grey Sauble Conservation – May 1, 2023

From: [Emily Carter](#)
To: [Sabine Robart](#)
Subject: FW: Request for Comments - Owen Sound (Masonic Temple) - Zoning By-law Amendment
Date: May 1, 2023 10:58:12 AM

From: hsmlrcc@bmts.com <hsmlrcc@bmts.com>
Sent: Wednesday, April 19, 2023 1:07 PM
To: OS Planning <osplanning@owensound.ca>
Subject: Request for Comments - Owen Sound (Masonic Temple) - Zoning By-law Amendment

Owen Sound Municipality

RE: ZBA-47

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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Staff Report

Engineering Services Division

DATE: 2023 April 21 **ENG. FILE:** 1032 2nd Avenue West
4259 02001 300300

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: Owen Sound Masonic Temple

PLANNING FILES: ZBA 47

MUNICIPAL ADDRESS: 1032 2nd Ave W

LEGAL DESCRIPTION: N PT LOT 2 WEST W FROST N

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, Owen Sound Masonic Temple (Bill Moran) 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 1032 2nd Avenue West.

The purpose of the application is to permit the conversion of the existing building, which formerly contained a day nursery, to contain two dwelling units as a 'Dwelling, Duplex'.

The effect of the application is to amend the zone category applying to the subject lands from 'Institutional' (I) to 'Medium Density Residential' (R4).

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*

STORMWATER MANAGEMENT (SWM):

The large, paved parking lot shares a drainage system with the property to the north. This constitutes a communal drainage system which should be enshrined with a legal agreement between the affected property owners.

If the parking area is not required for the proposed use, the landscaped area in the rear yard should be enlarged to enhance the environmental footprint of the property.

GRADING & DRAINAGE:

The lot grading and drainage shall 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 not been submitted in support of this ZBA. A SFS will be required prior to re-development to demonstrate that the proposed use can be supported by existing service lateral capacity.

STORM SEWER: A 250mm dia. HDP collector sewer fronts the property on 2nd Avenue West.

WASTEWATER SEWER: A 250mm dia. PVC collector sewer fronts the property on 2nd Avenue West.

WATER SERVICE: The property is serviced from a 150mm dia. watermain fronting the property on 2nd Avenue West.

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 2nd Avenue West. This access is shared, by mutual easements, with the property to the north.

PARKING: This property and the property to the north both have a large, paved parking area with very little vegetation present. The property owner should consider returning a portion of the parking area to a vegetated condition to lessen the environmental footprint of the property and achieve an aesthetic more conducive to a residential use of the property.

TRANSIT ACCESS: The City’s transit system is accessible on 2nd Avenue West.

TRANSPORTATION PLAN: A Transportation Plan is not required.

ROAD WIDENING: This portion of 2nd Avenue West is a designated Minor Arterial / County Road (Grey Road 1) with an existing 20 metres wide road allowance. The proper road allowance width for this road should be 30 metres which would require taking a 5.2 metres widening across the frontage of this property should re-development occur.

ENVIRONMENTAL:

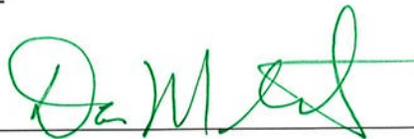
There are no known environmental concerns associated with this property.

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 does not exceed 6 units, the City will 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.

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



Reviewed By: Chris Webb, P.Eng.





Planning and Development

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

April 28th, 2023

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

RE: Zoning By-law Amendment 47
North Part Lot 2 West W Frost N (1032 2nd Avenue West)
City of Owen Sound
Roll: 425902001300300
Owner: Owen Sound Masonic Temple c/o Bill Moran
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 permit the conversion of the existing building, which formerly contained a day nursery, to contain two dwelling units as a 'Dwelling, Duplex'. To permit this the zone category applying to the subject lands must be amended from 'Institutional' (I) to 'Medium Density Residential' (R4).

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

County Children's Services have reviewed the subject application and have no concerns as childcare is no longer located at this location.

Provided our comments relating to Pre-consultation PC2022-023 have been addressed; 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,

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April 28th, 2023

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

May 1, 2023

GSCA File: P23153

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. 47
Address: 1043 and 1057 3rd Avenue East
Roll No: 4259020013000
City of Owen Sound
Applicant: Moran

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 rezone the subject lands from 'I' to 'R4' to allow for the conversion of the existing building into a detached dwelling with an accessory dwelling unit.

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.

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 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 'Jake Bousfield-Bastedo', written in a cursive style.

Jake Bousfield-Bastedo, Watershed Planner, RPP

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