

SCHEDULE F

Agency Comments

City of Owen Sound Engineering & Public Works Department – July 11, 2024

City of Owen Sound Building Division – July 10, 2024

County of Grey – July 5, 2024

Staff Report

Engineering Services Division
Public Works & Engineering Department



DATE: 2024 July 11

APPLICATION: A06/2024

TO: Allison Penner, Secretary-Treasurer, Committee of Adjustment
Jocelyn Wainright, Planner
Sabine Robart, Manager of Planning and Heritage
Pam Coulter, Director of Community Services
Lara Widdifield, Director of Public Works & Engineering

FROM: Matthew Pierog, Engineering Technologist

SUBJECT: APPLICATION FOR MINOR VARIANCE – ENGINEERING
REVIEW

MUNICIPAL ADDRESS: 367 29th Street West

ASSESSMENT ROLL: 425902000821700

LEGAL DESCRIPTION: TOWN PLOT BROOKE E PT LOT 13

APPLICANT: Vasa Gataiance on behalf of Pam Morrison

BACKGROUND:

The applicant is proposing to convert a single-storey garage to a two-storey accessory building containing a garage on the ground floor and an Additional Residential Unit (ARU) on the second storey. To facilitate the proposal, a variance of 0.5 metres is being requested from the maximum height requirement for accessory buildings. Accessory buildings are permitted to have a maximum height of 5.0 metres. The proposed accessory building height is 5.5 metres.

RECOMMENDATION:

In addition to our review of the above-noted application, the Public Works and Engineering Department recommends that the Committee of Adjustment approve it.

ANALYSIS:

SITE ACCESS:

The property fronts on 29th Street West, an improved municipal road. The existing driveway is located at the north side of the lot with access from 29th Street West. No change to the vehicle access is required.

PARKING:

On-site parking for multiple vehicles is provided. No change to the existing on-site parking is required. The existing parking area is surfaced with a granular material. It is noted that any expansion to the existing footprint for areas used for vehicular parking, loading, and access are to be hard surfaced with a non-migrating material.

SITE SERVICING:

The property is connected to municipal services for sanitary sewer and water services through laterals connected to mains, on 29th Street West. The City is not aware of any servicing issues for this property. Should upsizing of service laterals be required, the owner may enter into a Special Services Application for lateral improvements on City property, as required. Any changes to the site servicing will be determined at the time of the building permit.

The City has a 200 mm Ø ductile iron watermain and 200 mm Ø AC sanitary sewer located in 29th Street West, fronting the property. Based on the proposed minor variance application, there is sufficient capacity in the City's watermain and sanitary sewer fronting the property to handle an additional ARU.

GRADING, DRAINAGE & STORMWATER MANAGEMENT:

Overall grading, drainage and stormwater management plans must conform to Section 2.2.2 of By-law 1999-030; the City of Owen Sound Property Standards By-law, and the approved grading plan.

The City is not aware of any grading and drainage issues for this property. A grading and drainage plan is not required for this Minor Variance application, however, will be required as a part of the building permit application.


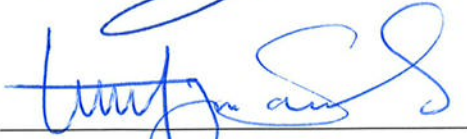
ENVIRONMENTAL: There are no known environmental issues concerning this property that are relevant to this application.

CONSULTATION: This document incorporates comments from all Divisions

of the Public Works and Engineering Department.

Prepared By: Matthew Pierog

Reviewed By: Lara Widdifield on behalf
of Chris Webb



Tim Simmonds, City Manager
on behalf of Engineering.

Staff Report

Building Division

DATE: JULY 10, 2024

ROLL NO.: 4259 020 008 21700

TO: JOCELYN WAINWRIGHT, JUNIOR PLANNER

FROM: NIELS JENSEN, BUILDING OFFICIAL

SUBJECT: MINOR VARIANCE APPLICATION FOR 367 29TH ST WEST

PLANNING FILE: A06-2024

MUNICIPAL ADD: 367 29TH ST WEST

**LEGAL DESCRIPTION: BROOKE E PT LOT 13, PT LOT 15, RP-16R-164
PT 1**

APPLICANT: VASA GATAIANCE

BACKGROUND: The applicant is proposing to convert a single-storey garage to a two-storey accessory building containing a garage on the ground floor and an Additional Residential Unit (ARU) on the second storey. To facilitate the proposal, a variance of 0.5 metres is being requested from the maximum height requirement for accessory buildings. Accessory buildings are permitted to have a maximum height of 5.0 metres. The proposed accessory building height is 5.5 metres.

ANALYSIS: This document incorporates comments from the Building Division of the Community Service Department.

The above noted site plan has been reviewed using the requirements from the Ontario Building Code and related City and County By-laws. The following comments reflect the results of the review:

- All construction to be in accordance with either the Ontario Building Code or successor legislation in place at the time of building permit application.
- The payment of permit fees, City, County and site specific Development Charges will be due upon the issuance of a building permit.

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

- *Ontario Building Code 2012*
 - *C*
- *City of Owen Sound Development Charges By-law*
- *County of Grey Development Charges By-laws*

The Building Division does not have any concerns regarding the application, please be aware that the building must comply with the Ontario Building Code including and City By-laws, but not limited to, the following:

- Provide detailed plans showing fire separations, glazed area meeting 9.7.2.3, location of smoke and co detectors, separation of dwelling and entrance from garage below.
- Fenestrations within 1.2m of a property line to be protected by fire dampers, exterior walls within 1.2m to be constructed as a fire separation per 9.10.15.5.
- Any occupied exterior spaces above the ground floor to be protected with 42" tall guards.
- Existing services to garage through house to be used for dwelling unit.
- Site drainage and grading plan to be provided as part of the Building Permit application showing how rainwater and surface runoff will be controlled away from lot lines.
- Existing foundation width, depth and approximate footing width to be noted on addition plans to ensure they are structurally sufficient for the added loads.
- Building/Demolition permit(s) may be revoked if construction not started with 6 months of permit issuance or if construction is substantially halted, suspended, or discontinued for a period of over one year.
- Fees and charges are to be paid at the rate current at time of building permit issuance. The following estimated rates would apply if permit

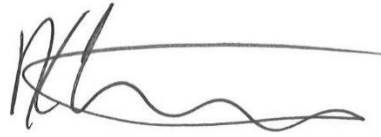
applied for in **2024 (rates subject to change based on Fees and Charges By-law)**:

- Building permit of \$15.96 per m2 of additional gross floor area of plus Admin Fee of \$52.50
- City of Owen Sound Development Charges, if applicable
- County of Grey Development Charges, if applicable

Submitted by: Niels Jensen



Reviewed by: Kevin Linthorne, CBO



From: planning@grey.ca
To: [Briana Bloomfield](#); [Desiree van Dijk](#); [OS Planning](#); [Staci Landry](#); [Allison Penner](#)
Subject: County comments for A06-2024 Morrison
Date: Friday, July 5, 2024 11:21:30 AM

County comments for A06-2024 Morrison

Hello Owen Sound,

Please see below for the County comments for Minor Variance application A06-2024 Morrison - Pam Morrison.

County Planning staff have reviewed the subject application. Appendix A of the County OP indicates that the subject lands are near two 'Unknown Petroleum Wells'. The Ontario Oil, Gas, and Salt Resources Library mapping indicates that both wells are located within 1,000 metres of the mapped location. The proposed development is located approximately 550 metres and 630 metres from the mapped locations of the wells. However, the proposed development is for a second storey addition on an existing garage; therefore, County Planning staff have no concerns.

County Planning Ecology staff have reviewed the subject application and have no concerns.

County Planning staff have no concerns with the subject application.

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

Let us know if you have any questions.

Best regards,

Derek McMurdie