

# SCHEDULE F

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## Agency Comments

**City of Owen Sound Engineering & Public Works Department** – January 17, 2025

**City of Owen Sound Building Division** – January 15, 2025

# Staff Report

Engineering Services Division  
Public Works & Engineering Department



**DATE:** 2025 January 17

**APPLICATION:** A01/2025

**TO:** Allison Penner, Secretary-Treasurer, Committee of Adjustment  
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:** 1010 6<sup>th</sup> Avenue West

**ASSESSMENT ROLL:** 425902001214700

**LEGAL DESCRIPTION:** PLAN 34 S PT LOT 63

**APPLICANT:** Barry's Construction and Insulation Ltd.

## BACKGROUND:

The applicant is proposing to sever the subject lands for the purpose of creating one (1) new residential lot, which is proposed to contain a single detached dwelling (B01-2025 ). To facilitate the consent, a minor variance is being requested to address the following deficiencies on the severed and retained lots:

Requested Variances			
Retained Parcel			
Regulation	Required (R5)	Proposed	Variance
Minimum Lot Area	400 sq m	338.4 sq m	61.6 sq m
Minimum Rear Yard Setback	7.5 m	0.0 m	7.5 m
Severed Parcel			
Regulation	Required (R5)	Proposed	Variance
Maximum Lot Area	400 sq m	249.8 m	150.2 m
Maximum Lot Coverage	40 %	45 %	5 %

Minimum Front Yard Setback	6.5 m	6.0 m	0.5 m
Minimum Rear Yard Setback	7.5 m	4.0 m	3.5 m

**RECOMMENDATION:**

Further to our review of the above noted application, the Public Works and Engineering Department recommends approval of this application for minor variance by the Committee of Adjustment.

**ANALYSIS:****SITE ACCESS:**

The existing lot fronts on 10<sup>th</sup> Street West and 6<sup>th</sup> Avenue West, which are improved municipal roads, and classified as a Major Arterial Road – Provincial Highway & Connecting Link and a Local Road, respectively. The existing driveway for the property appears to be from 10<sup>th</sup> Street West to the south.

The submitted Site Plan for the retained lot proposes site access to remain as is, from 10<sup>th</sup> Street West, and access for the severed lot to be from 6<sup>th</sup> Avenue West. Each of the proposed driveways meet the City's minimum width for driveway entrances (3.0 m).

**PARKING:**

The submitted Site Plan for the retained lot proposes the parking arrangement to remain as is (concrete surfaced), and appears to be sized for one (1) standard parking stall. The severed lot proposes two (2) standard parking stalls, one (1) in the garage and one (1) within the driveway. All parking stalls exceed the City's minimum standard parking stall dimensions (2.65 m in width and 6.0 m in length).

All areas used for parking shall be hard surfaced material, in accordance with City Zoning By-law (2010-078, as amended).

**SITE SERVICING:**

The City has a 150 mm Ø cast iron watermain (Municipal Pressure Zone), a 375 mm Ø vitrified clay pipe wastewater sewer, a 1200 mm Ø concrete pipe storm sewer, and a 375 mm Ø storm sewer (material unknown) fronting the severed and retained lots, located in 6<sup>th</sup> Avenue

West. The 375 mm Ø storm sewer may be abandoned in this block, and the City will not permit a new connection to this sewer.

The City has a 150 mm Ø cast iron watermain (Municipal Pressure Zone), a 300 mm Ø concrete wastewater sewer and a 300 mm Ø concrete storm sewer fronting the retained lot, located in 10<sup>th</sup> Street West.

There doesn't appear to be any impact to the existing servicing for the development based on the minor variance application. Comments related to the servicing for the severed and retained lots are provided in the concurrent Consent Application, B01-2025.

**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.

There appears to be a downspout from the retained lot that may be diverting stormwater into the severed lot, that will be required to be redirected, in accordance with the City's Property Standards By-law.

A grading and drainage plan is not required for this Minor Variance application, however, will be required as a part of the concurrent Consent Application, B01-2025. There is a positive outlet for stormwater generated from the severed and retained lots to the City's road allowance and associated stormwater infrastructure, if required.

**CONSULTATION:** This document incorporates comments from all Divisions of the Public Works and Engineering Department.

**Prepared By:** Matthew Pierog, P.Eng.



**Reviewed By:** Chris Webb, P.Eng.



# Staff Report

Building Division

**DATE:** JAN 15, 2025

**ROLL NO.:** 4259 020 012 14700

**TO:** SABINE ROBART, MANAGER PLANNING AND HERITAGE

**FROM:** NIELS JENSEN, BUILDING OFFICIAL

**SUBJECT:** **CONSENT AND MINOR VARIANCE APPLICATION FOR 1010 6<sup>TH</sup> AVE WEST**

**PLANNING FILE: A01/B01-2025**

**MUNICIPAL ADD: 1010 6<sup>th</sup> AVE WEST**

**LEGAL DESCRIPTION: PLAN 34 S PT LOT 63**

**APPLICANT: BARRY'S CONSTRUCTION AND INSULATION LTD.**

**BACKGROUND:** The applicant is proposing to sever the subject lands to create a new residential lot. The severed parcel is currently vacant and is proposed to contain a single detached dwelling with an attached garage. The retained parcel contains an existing detached dwelling with an attached garage. The severed lot is proposed to have approximately 12.2 m of frontage along 6th Avenue West, 20.6 m of depth, and 249.8 square metres of lot area. The retained lot is proposed to have approximately 16.6 m of frontage along 6th Avenue West, 20.3 m of depth, and 338.4 square metres of lot area.

To facilitate the consent, a minor variance (A01-2025) is being requested to address the requested site and building deficiencies.

**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 2025*
  - C
- *City of Owen Sound Development Charges By-law*
- *County of Grey Development Charges By-laws*

The Building Division has the following requests regarding the application:

- Foundation of new construction setbacks to be verified (pinned) by OLS or PEng.
- Exterior wall(s) of structure on retained lot within 1.2m of lot line on retained parcel to be renovated to meet requirements of 9.10.15.(3) or garage to be removed under a demolition permit.

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

- Design to meet the requirements of Barrier Free Design as per 3.8./9.5.2
- Sanitary sewer to be protected by a back water valve
- New construction and renovations to structures to be designed by a qualified Designer. Permit drawings to include mechanical (plumbing, HVAC), structural, electrical, architectural.
- Exterior walls within 1.2m of lot lines to be constructed as a fire separation with closures (fire dampers) on any fenestrations.
- Provide detailed plans showing fire separations between units, floors, exits and occupancies meeting the requirements of the OBC.

- Site grading and drainage plan by qualified Engineer.
- 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 **2025 (rates subject to change based on Fees and Charges By-law)**:
  - Building permit of \$16.76 per m<sup>2</sup> of gross floor area of Residential dwellings (min. \$120) plus Admin Fee of \$55.13 per dwelling unit.
  - Renovation permit of \$7.72 per m<sup>2</sup> of gross floor area of Residential dwellings (min \$120) plus Admin Fee of 55.13 per dwelling unit.
  - City of Owen Sound Development Charges, if applicable
  - County of Grey Development Charges, if applicable

**Submitted by:** Niels Jensen



**Reviewed by:** Kevin Linthorne, CBO

