

# SCHEDULE F

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## Agency Comments

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

# Staff Report

Engineering Services Division  
Public Works & Engineering Department



**DATE:** 2025 January 17

**APPLICATION:** B01/2025

**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 CONSENT TO SEVER – 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 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 6<sup>th</sup> 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 6<sup>th</sup> 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.

## **RECOMMENDATION:**

Further to our review of the above noted application, the Public Works and Engineering Department recommends approval by the Committee of Adjustment subject to the following conditions:

1. That the applicant provide to the Secretary-Treasurer written confirmation from the City Clerk that the 3.0 m of road widening along the frontage of 10<sup>th</sup> Street West, and a 3.0 m by 3.0 m daylight triangle at the intersection of 10<sup>th</sup> Street West and 6<sup>th</sup> Avenue West, required by the City has been conveyed and registered in an acceptable manner to the City Solicitor, for which the City Clerk will require the following to be provided at the applicant's expense:
  - a) A reference plan prepared by a qualified land surveyor describing the lands subject to the road widening;
  - b) An Acknowledgement and Direction form to be signed by the City respecting the registration of the transfer by the applicant's solicitor on the City's behalf; and,
  - c) The proposed draft transfer document including a Land Transfer Tax Affidavit which must include the following "other" statement: *"The subject property is acquired by the municipality for the purpose of widening the highway abutting the property and the property forms part of that highway pursuant to section 31(6) of the Municipal Act, 2001"*.
2. That the owner prepare and submit a grading and drainage plan for both the retained and severed lots, in accordance with applicable zoning, to the satisfaction of the City's Public Works and Engineering Department (Engineering Services Division) and the Community Services Department (Planning and Heritage Division) prior to the issuance of a Building Permit.
3. That the applicant provides to the Secretary-Treasurer written confirmation from the City's Public Works and Engineering Department (Engineering Services Division) that servicing arrangements acceptable to the City have been made for each of the separate lots (execution of a Special Services Application between the Owner and the City) and payment of applicable servicing charges and fees.

- a. The existing wastewater lateral for the severed lot appears to cross over the retained lot, and this is to be revised on the servicing plan, as prepared by a qualified person.
4. That the applicant pay outstanding frontage charges for watermain required by the City's Public Works and Engineering Department (Engineering Services Division) to the Secretary-Treasurer relevant to the severed lot. The rate established by policy of City Council applicable at the time of this decision is \$84.00 per metre of lot frontage (12.18 metres total length).
5. That the applicant pay outstanding charges for wastewater sewer required by the City's Public Works and Engineering Department (Engineering Services Division) to the Secretary-Treasurer relevant to the severed lot. The rate established by policy of City Council applicable at the time of this decision is \$84.00 per metre of lot frontage (12.18 metres total length).
6. That the applicant pay outstanding charges for storm sewer required by the City's Public Works and Engineering Department (Engineering Services Division) to the Secretary-Treasurer relevant to the severed lot. The rate established by policy of City Council applicable at the time of this decision is \$71.00 per metre of lot frontage (12.18 metres total length).
7. That the applicant pay outstanding charges for sidewalk required by the City's Public Works and Engineering Department (Engineering Services Division) to the Secretary-Treasurer relevant to the severed lot. The rate established by policy of City Council applicable at the time of this decision is \$128.00 per square metre of sidewalk per meter of lot frontage (12.18 metres total length x 1.5 m sidewalk width).
8. That the applicant pay outstanding charges for urban roadway with curb & gutter required by the City's Public Works and Engineering Department (Engineering Services Division) to the Secretary-Treasurer relevant to the severed lot. The rate established by policy of City Council applicable at the time of this decision is \$62.00 per metre of lot frontage (12.18 metres total length).

**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 proposed 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).

The proposed parking for the severed and retained lot is acceptable.

### 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.

The existing building at 1010 6<sup>th</sup> Avenue West appears to be serviced (water and wastewater) from the existing infrastructure along 6<sup>th</sup> Avenue West. It

appears that the existing wastewater lateral for 1010 6<sup>th</sup> Avenue West crosses through the area proposed for the retained lot, as such, this may need to be repurposed for the retained lot (or other means), as the City will not permit lots to be serviced through adjacent private property.

The applicant will be required to ensure that both the severed and retained lots are serviced independently, and connected to the infrastructure in 6<sup>th</sup> Avenue West, fronting the lots. A servicing plan prepared by a qualified person will be required by the applicant as a condition of Consent, to ensure that both lots can be serviced independently.

The applicant is to be aware that a Special Services Application will be required for infrastructure improvements off-Site (i.e. wastewater and water service lateral connections) to support the retained and severed lots, before issuance of a Building Permit.

Based on the proposed consent application, and addition of one (1) residential unit, there appears to be sufficient capacity in the City's watermain and sanitary sewer fronting the property to service the additional residential unit.

#### ROAD WIDENING:

The City's Official Plan classifies the road allowance fronting the property on 10<sup>th</sup> Street West as a Major Arterial Road – Provincial Highway & Connecting Link. The present road allowance width for this roadway is irregular, ranging from approximately 26 to 28 metres. To achieve the minimum road allowance width for this roadway, approximately 30.0 m, a road widening of 3.0 metres is required along the 10<sup>th</sup> Street West frontage of the property, consistent with widenings on the north side of 10<sup>th</sup> Street West.

The City's Official Plan classifies the road allowance fronting the property on 6<sup>th</sup> Avenue West as a Local Road. The present road allowance width for this roadway is approximately 20 metres. Road widening along the 6<sup>th</sup> Avenue West frontage of the property is not required at this time.

As this property fronts on both 10<sup>th</sup> Street West and 6<sup>th</sup> Avenue West, a 3.0 metre by 3.0 metre daylight triangle is required by the City, at the intersection of 10<sup>th</sup> Street West and 6<sup>th</sup> Avenue West.

#### 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.

The applicant will be required to provide a grading and drainage plan prepared by a qualified person for the retained and severed lots, to ensure that the lots will function independently of each other.

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.

**ENVIRONMENTAL:**

There are no known environmental concerns associated with this property.

**Fees:**

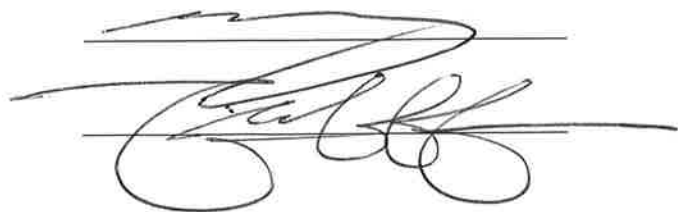
Based on the consent application, the applicant will be required to pay outstanding frontage fees associated with the severed lot for watermain, wastewater, stormwater, sidewalk, and urban roadway with curb and gutter, in accordance with the City's Fees and Charges By-law (2024-078), as amended.

**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.

A handwritten signature in black ink, appearing to read 'Chris Webb', is written over a horizontal line. The signature is stylized with loops and a long horizontal stroke extending to the right.