

SCHEDULE F

Agency Comments

City of Owen Sound Engineering & Public Works Department – March 19, 2025

City of Owen Sound Building Division – January 15, 2025

County of Grey – March 17, 2025

Grey Sauble Conservation – January 27, 2025

Historic Saugeen Metis – January 20, 2025

Public Comments

Dandeno – January 28, 2025

Staff Report

Engineering Services Division
Public Works & Engineering Department



Date: 2025 March 19

Application: A02/2025

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: 859 7th Avenue East

Assessment Roll: 425904002707000 & 425904002707501

Legal Description: PLAN 50 PT LOT 6 PT LOT 7 & PLAN 50 PT LOTS 4 TO 7
RP 16R10663 PART 6

Applicant: Ron Davidson Land Use Planning Consultant Inc.

Background:

The applicant is proposing to sever a portion from 859 7th Avenue East for the purposes of a lot addition to the adjoining, landlocked parcel to the east (Roll No.425904002707501) to provide frontage onto 7th Avenue East. The portion to be conveyed (severed) has approximately 7.0 metres of frontage on 7th Avenue East, 71 metres of lot depth, and 759 square meters of lot area.

The enlarged parcel, subsequent to the lot addition, is proposed to have 7.0 metres of frontage on 7th Avenue East, 95.3 metres of lot depth and an area of 1,439 square meters and will contain the existing accessory structure.

The retained parcel is proposed to have approximately 15.8 metres of frontage on 7th Avenue East, 50 m of lot depth, and 792 square metres of lot area.

No new lot will be created by this application. To facilitate the consent, a minor variance (A02-2025) is being requested to permit a reduced minimum lot frontage of 12.0 metres, as specified in the City's Zoning By-law (for R4 zoning), to 7.0 metres.

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 (859 7th Avenue East) fronts on 7th Avenue East, which is an improved municipal road, and classified as a Collector Road. The existing driveway for the property is from 7th Avenue East to the west.

The existing landlocked parcel does not front on any municipal roads, however, there may be private access to 9th Street East based on review of an aerial photo (Google, 2024), which may be supported by a right of way/easement – the City does not support access over private properties without legal means in place.

The submitted Sketch for the retained and severed lots proposes frontage on 7th Avenue East. The detailed Plans (i.e. Grading and Drainage) required as a condition of the concurrent Consent Application (B02-2024) is to include separate accesses to 7th Avenue East, and meet minimum City standards (i.e. minimum driveway width of 3.0 m).

The applicant has provided a conceptual plan for ESD to review which indicates that the 7.0 m lot width proposed (severed lot) is sufficient to provide a retaining wall, swale, and ~3.1 m wide driveway. As such, there appears to be sufficient lot width proposed on the severed lot to construct an access that meets City standards.

Parking:

The severed and retained residential lots shall have sufficient parking for a minimum of one (1) standard parking stall, sized 2.65 m in width and 6.0 m in length, or larger. Based on the lot sizes proposed for the retained and

severed lots, meeting the minimum residential parking arrangements at the lots are likely not an issue.

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 PVC watermain (East Hill Reduced Pressure Zone), a 225 mm Ø clay wastewater sewer, and a 250 to 300 mm Ø HDPE stormwater sewer fronting the proposed severed and retained lots, located in 7th Avenue East.

Based on the proposed lot width of 7.0 m (severed lot), there appears to be sufficient width to facilitate minimum horizontal separation (i.e. 1.5 m) for the wastewater and water service laterals. It is recommended that the applicant retain a qualified person to produce a servicing plan for each of the lots as a part of the concurrent Consent Application (B02-2024) – the City can provide available documentation (i.e. plan & profiles) for 7th Avenue East in this area of the City, upon request.

Additional comments related to the servicing for the severed and retained lots are provided in the concurrent Consent Application, B02-2025.

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.

The applicant has provided a conceptual grading and drainage plan for ESD to review that indicates that the severed lot can be graded to provide positive drainage to the City's road allowance (use of swales and a retaining wall).

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, B02-2025. 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. The comments provided above were based on the City's most recent Engineering Standards and the records available at the time of preparation of this report. The comments provided do not preclude the applicant's responsibility for meeting all applicable laws, regulations and standards, or provide any assurances.

Prepared By: Matthew Pierog, P.Eng.



Reviewed By: Chris Webb, P.Eng.



Staff Report

Building Division

DATE: JAN 15, 2025

ROLL NO.: 4259 040 027 07000
4259 040 027 07501

TO: SABINE ROBERT, MANAGER PLANNING AND HERITAGE

FROM: NIELS JENSEN, BUILDING OFFICIAL

SUBJECT: **CONSENT & MINOR VARIANCE APPLICATIONS FOR 859 7TH AVE EAST**

PLANNING FILE: A02 & B02-2025

MUNICIPAL ADD: 859 7TH AVE EAST

**LEGAL DESCRIPTION: PLAN 50 PT LOT 6 PT LOT 7 & PLAN 50 PT LOTS
4 TO 7 RP 16R10663 PART 6**

APPLICANT: RON DAVIDSON LAND USE PLANNING CONSULTANT INC

BACKGROUND: The applicant is proposing to sever a portion from 859 7th Ave E for the purposes of a lot addition to the adjoining, landlocked parcel to the east (Roll No.4259 040 027 07501) to provide frontage onto 7th Ave E. To facilitate the consent, a variance of 5.0 metres is being requested to the minimum lot frontage of the enlarged parcel. The required minimum lot frontage is 12.0 m. The proposed lot frontage is 7.0 m. The application may also address the location of the existing non-conforming accessory structure on the enlarged parcel if required.

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 does not have any 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:

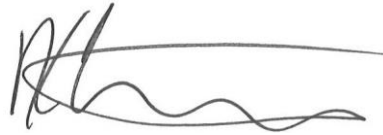
- Design to meet the requirements of Barrier Free Design as per 3.8./9.5.3
- Sanitary sewer to be protected by a back water valve
- New dwellings to be designed by a qualified Designer. Permit drawings to include mechanical (plumbing, HVAC), structural, electrical, architectural.
- Provide detailed plans showing fire separations between units, floors, exits and occupancies meeting the requirements of the OBC.
- Site grading and drainage plan by qualified Engineer.
- Building permit(s) may be revoked if construction not started within 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 m² of gross floor area of Residential construction (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

A handwritten signature in black ink, appearing to read 'Niels Jensen', written on a light gray background.

Reviewed by: Kevin Linthorne, CBO

A handwritten signature in black ink, appearing to read 'Kevin Linthorne', written on a light gray background.

From: planning@grey.ca
To: [Briana Bloomfield](#); [Desiree van Dijk](#); [OS Planning](#); [Staci Landry](#); [Allison Penner](#)
Subject: County comments for A02-2025 Webster
Date: March 17, 2025 2:30:13 PM

External sender <planning@grey.ca>

Make sure you trust this sender before taking any actions.

County comments for A02-2025 Webster

Hello Owen Sound,

Please note that Grey County is taking steps to streamline development review by limiting comments on some planning applications. This includes **all** minor variances and site plan applications, except where connected with a County application. In addition, within settlement areas, County staff may limit comments on zoning by-law amendments and consents.

As such, a formal planning review of the subject application has not been undertaken. Please be advised that planning decisions shall conform with the County's Official Plan and County planning staff can assist with specific questions in this respect.

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

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

Let us know if you have any questions.

Best regards,

Derek McMurdie

January 27, 2025
GSCA File: P25028

Sabine Robart, Manager of Planning & Heritage
City of Owen Sound
808 2nd Ave E
Owen Sound, ON
N4K 2H4

Sent via email: planning@owensound.ca

Re: Application for A2-2025(Minor Variance) and B2-2025(Consent)
Address: 859 7th Ave. E.
Roll No: 425904002707000 & 4259040002707501
City of Owen Sound
Applicant: Ron Davidson

Grey Sauble Conservation Authority (GSCA) has reviewed the subject applications in accordance with our mandate and policies for Natural Hazards and relative to our policies for the implementation of Ontario Regulation 41/24. We offer the following comments.

Subject Proposal

The applicant is proposing to sever a portion from 859 7th Ave E for the purposes of a lot addition to the adjoining, landlocked parcel to the east (Roll No.425904002707501) to provide frontage onto 7th Ave E. To facilitate the consent, a variance of 5.0 metres is being requested to the minimum lot frontage of the enlarged parcel. The required minimum lot frontage is 12.0 m. The proposed lot frontage is 7.0 m. The application may also address the location of the existing non-conforming accessory structure on the enlarged parcel if required

The purpose of application B2-2025 is to sever a portion of land from 859 7th Ave. E. for the purposes of a lot addition to the adjoining, landlocked parcel to the east (Roll No.425904002707501) to provide frontage onto 7th Ave E. The portion to be conveyed (severed) has approximately 7.0 metres of frontage on 7th Ave E, 71 metres of lot depth, and 759 square meters of lot area.

The enlarged parcel, subsequent to the lot addition, is proposed to have 7.0 metres of frontage on 7th Ave E, 95.3 metres of lot depth and an area of 1,439 square meters and will contain the existing accessory structure.

The retained parcel is proposed to have approximately 15.8 metres of frontage on 7th Ave E, 50 m of lot depth, and 792 square metres of lot area.

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

Site Description

The existing lot is developed and contains a dwelling which is to be removed as part of the consent process. The lot being added to contains a small garage which would be an accessory structure to the proposed new residential lot. The existing entrance will be part of the benefiting lot and a new entrance will be required for the retained lot.

Conservation Authority Regulations

The subject property has a small portion at the front that is located within the regulated area under Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits regulation.

Under this regulation a permit is required from this office prior to the construction, reconstruction, erection or placing of a building or structure of any kind; any change to a building or structure that would have the effect of altering the use or potential use of the building or structures, increasing the size of the building or structure, or increasing the number of dwelling units in the building or structure; site grading; or, the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere, if occurring within the regulated area. Also, a permit is required for interference with a wetland, and/or the straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek stream or watercourse.

Depending on the location of the new entrance for the retained parcel a permit may be required. Like wise if the existing entrance is altered a permit would be required.

Provincial Planning Statement 2024

5.1 General Policies for Natural and Human-Made Hazards

1. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

5.2 Natural Hazards

1. Planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.

2. Development shall generally be directed to areas outside of:

a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;

b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and

c) hazardous sites.

3. Development and site alteration shall not be permitted within:

a) the dynamic beach hazard;

b) defined portions of the flooding hazard along connecting channels (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers);

c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and

d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

Comment: The Natural hazard associated with this site is the ravine and associated steep slopes located across 7th Ave. E. The regulated area is associated with this hazard and the drainage that is directed to that area. The GSCA does not have a significant concern with respect to development

on the retained or proposed new developable lot provided that any changes to the entrance that are within the regulated area apply for and receive a permit from the GSCA.

Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan

The subject property is not located within an area that is subject to the Source Protection Plan.

Recommendations

1. If the existing entrance is to be altered or the new entrance is to be located within the regulated area a permit should be obtained from the GSCA. The GSCA has no further concern or objection to the proposed development.

Regards,



Clinton Stredwick, BES MCIP RPP
Environmental Planner

Cc via email:

Scott Greig


Jon farmer


Encl.


1. Reg map


GSCA: Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits.





**ON Parcels**


**Existing Lots**


**Regulation 41/24**

**Regulated Area**

**Streams/Flow**



**Water course**

**LIDAR Contours 50cm - NW**

**Contour Lines**

Hazard Areas

Hazard areas


Scale = 1:820


Regulation Map
Roll Number: 42-59-040-027-070-00
Application A2-2025 and B2-2025
City of Owen Sound
GSCA File#25028

January 27, 2025

The included mapping has been compiled from the information contained within the map Model Versions 1 & 2 & 1:30000 scale mapping.

By accepting this map you agree not to edit the map or disclaimer without the exclusive written permission of Grey Sauble Conservation. You also acknowledge that the information on this map is relevant only to the subject property and may be subject to change.

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January 28, 2025

Allison Penner
Secretary-Treasurer of the Committee of Adjustment
Owen Sound, Ontario

Re: Minor Variance A02-2025, 859 7th Ave East, Owen Sound

Questions for consideration:

1. The application states that the existing structure is to be removed. When will the house be removed?
2. What are the short and long term plans for the two properties? e.g. Will one or both properties be long term rental properties, Airbnb, or permanent private residences?
3. If the application is approved as proposed, the application does not state what the laneway access will be for the two properties. Will there be 2 separate laneways or a mutual driveway?

Mary Jane & Kevin Dandeno,



From: hsmrcc@bmts.com
To: [Allison Penner](#)
Subject: Re: Request for Comments - City of Owen Sound (Webster c/o Davidson) - Proposed Minor Variance and Consent
Date: Monday, January 20, 2025 3:38:56 PM
Attachments: [image001.png](#)

Warning: Unusual sender <hsmrcc@bmts.com>

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City of Owen Sound

Re: File numbers A02-2025, B02-2025

The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and has no objection to the proposed Minor Variance and Consent as presented.

Thank you for the opportunity to review this matter.

Regards,

Neala

Neala MacLeod Farley
Coordinator, Lands, Waters & Consultation

Historic Saugeen Métis
204 High Street
Southampton, ON
saugeenmetis.com
519-483-4000



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