

SCHEDULE F

Agency Comments

City of Owen Sound Building Division –April 11, 2025

City of Owen Sound Engineering & Public Works Department – April 16, 2025

Grey Sauble Conservation Authority – April 16, 2025

County of Grey – April 10, 2025

Historic Saugeen Metis -April 17, 2025

Staff Report

Building Division

ROLL NO.: 4259 020 008 13800

DATE: APRIL 11, 2025

TO: ALLISON PENNER, DEPUTY CLERK

FROM: NIELS JENSEN, BUILDING OFFICIAL

SUBJECT: APPLICATION FOR CONSENT & MINOR VARIANCE 2605 3RD AVE WEST

PLANNING FILE: A06-2025 & B05-2025

MUNICIPAL ADDRESS: 2605 3RD AVE WEST

LEGAL DESCRIPTION: TOWN PLOT BROOKE LOT 47 E/S RAGLAN

APPLICANT: DAVE MOYER

BACKGROUND: A06-2025 - The applicant is proposing to sever the subject lands to create one new residential lot, which is intended to contain a single detached dwelling (B05-2025). To facilitate the consent, a minor variance is being requested to address the following lot and building provision deficiencies on the severed lot:

Regulation (Section 6.6)	Required	Proposed	Variance
Minimum Lot Area	400 sq m	344.2 m	55.8 m
Minimum Front Yard Setback	6.5 m	4.5 m	2.0 m
Minimum Rear Yard Setback	7.5 m	6.6 m	0.9 m

B05-2025 - The applicant is proposing to sever the subject lands to create one (1) new residential lot. The severed parcel is currently vacant and is proposed to contain a single detached dwelling with an attached garage and will be accessed from 26th Street West. The retained parcel contains an existing duplex dwelling with driveways accessed from 3rd Avenue West and 26th Street West.

The severed lot is proposed to have approximately 17 m of frontage on 26th Avenue West, 20.2 m of depth, and 344.2 square metres of lot area. The retained lot is proposed to have approximately 20.22 m of frontage on 3rd Avenue West, 33.3 m of depth, and 674.1 square metres of lot area.

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 2024*
 - 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.
- Permit drawings by a qualified Designer to include mechanical (plumbing, HVAC), structural, electrical, architectural details meeting the requirements of the OBC.
- Sanitary sewer to be protected by a back water valve
- Site grading and drainage plan by qualified Engineer
- Building/Demolition 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

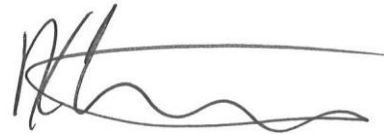
applied for in **2025 (rates subject to change based on Fees and Charges By-law)**:

- Building permit(s) of \$16.67 per m2 of gross floor area of Residential construction (min \$120) plus Admin Fee of \$55.13 per 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



Staff Report

Engineering Services Division
Public Works & Engineering Department



Date: April 16, 2025

Application: A06/2025

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: 2605 3rd Avenue West

Assessment Roll: 425902000813800

Legal Description:

TOWN PLOT BROOKE LOT 47 RAGLAN E/S

Applicant: David Moyer

Background:

The applicant is proposing to sever the subject lands to create one new residential lot, which is intended to contain a single detached dwelling (B05-2025). To facilitate the consent, a minor variance is being requested to address the following lot and building provision deficiencies on the severed lot:

Requested Variances			
Severed Parcel			
Regulation (Section 6.6)	Required (R5)	Proposed	Variance
Minimum Lot Area	400 sq m	344.2 m	55.8 m

Minimum Front Yard Setback	6.5 m	4.5 m	2.0 m
Minimum Rear Yard Setback	7.5 m	6.6 m	0.9 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:

Based on the proposed retained and severed lots, the access for the retained lot includes two (2) locations: from 3rd Avenue West (Grey Road 1) and 26th Street West, which are improved municipal roads and classified as Major Arterial Road – County Highway and a Local Road, respectively. The access to the severed lot is proposed to connect to the City's 26th Street West.

Additional comments relating to site access are discussed in the concurrent Consent Application (B05-2025). There does not appear to be any impact to Site access required as a part of the minor variance application submitted for the proposed development.

Parking:

The proposed severed lot appears to have one (1) parking stall on-site, sufficiently sized to meet the City's minimum parking stall dimension requirements (2.65 m wide by 6.0 m in length for 30-to-90-degree parking). The proposed parking stall appears to be wholly located on-site (the 4.5 m setback is not applied in this location).

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 ductile iron watermain (Municipal Pressure Zone), a 150 mm Ø PVC wastewater sewer and a 250 mm Ø CSP storm sewer fronting the retained lot and/or severed lot, located in 26th 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, B05-2025.

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.

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 (B05-2025) for the proposed development. The grading and drainage plan is to demonstrate that both the retained and severed lots can function independently.

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.

The image shows two handwritten signatures in black ink. The first signature is a stylized, cursive 'M' followed by a horizontal line. The second signature is a more complex, cursive signature, also followed by a horizontal line.

From: [Clinton Stredwick - Environmental Planner](#)
To: [Allison Penner](#)
Cc: [OS Planning](#)
Subject: GSCA COA Comments
Date: Wednesday, April 16, 2025 8:44:05 AM
Attachments: [image001.png](#)
[image002.png](#)

External sender <c.stredwick@greysauble.on.ca>
Make sure you trust this sender before taking any actions.

Hello Allison,

The GSCA has had the opportunity to review the below applications. None of the Applications proposed development within a Natural Hazard Area or regulated area. The GSCA therefore has no concern or comment with regard the he applications.

- A05-2025 for 2010 16th St. E
- A06-2025 and B05-2025 for 2605 3rd Ave. W
- A07-2025 and B06-2025 for 1875 16th Ave. E
- B07-2025 for 855 4th Ave. 'A' W

Kind regards,

Clinton Stredwick, BES, MCIP, RPP
Environmental Planner

519.376.3076
c.stredwick@greysauble.on.ca
www.greysauble.on.ca



We've Temporarily Moved!

While our office gets renovated, find us at 901 3rd Avenue East, Suite 215, Owen Sound (above the Post Office).

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From: planning@grey.ca
To: [Briana Bloomfield](#); [Desiree van Dijk](#); [OS Planning](#); [Staci Landry](#); [Allison Penner](#)
Subject: County comments for A06-2025 Moyer
Date: Thursday, April 10, 2025 11:12:36 AM

External sender <planning@grey.ca>

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County comments for A06-2025 Moyer

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.

Grey County Transportation Services 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

From: [Allison Penner](#)
To: [OS Planning](#)
Subject: FW: Request for Comments - City of Owen Sound (Moyer) - Proposed Consent Application and Minor Variance
Date: Thursday, April 17, 2025 8:51:34 AM
Attachments: [image001.png](#)

From: hsmrcc@bmts.com <hsmrcc@bmts.com>
Sent: Wednesday, April 16, 2025 6:24 PM
To: Allison Penner <apenner@owensound.ca>
Subject: Re: Request for Comments - City of Owen Sound (Moyer) - Proposed Consent Application and Minor Variance

External sender <hsmrcc@bmts.com>

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City of Owen Sound

Re: File number A06-2025, B05-2025

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 application as presented. Apologies for the delayed response, due to technical difficulties.

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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