

SCHEDULE F

Agency Comments

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

Historic Saugeen Metis – April 16, 2025

Grey Sauble Conservation Authority – April 16, 2025

County of Grey – April 15, 2025

City of Owen Sound Building Division – April 11, 2025

Staff Report

Engineering Services Division
Public Works & Engineering Department



Date: April 16, 2025

Application: A07/2025

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: 1875 16th Avenue East & 1929 20th Street East

Assessment Roll: 425901000623850 & 425901000623800

Legal Description:

- PLAN 920 PT LOT 1 RP 16R10465 PART 1; and,
- PLAN 920 PT LOT 1 RP 16R10465 PART 4

Applicant: 1799 20th Street East Inc. (Markland Properties Management)

Background:

The applicant is proposing the construction of a 1,100 sq. m. last-mile distribution centre ('Storage, Indoor, Warehouse, Office') where commercial products are transferred from trailers to delivery vans for local distribution.

As part of the development, the applicant proposes that a portion of the parking area be paved with a permeable paving system, which features a reinforced grid with gravel fill.

The reinforced gravel parking area is proposed to cover the staff parking area and the delivery van parking area. The truck court for the large trailers would remain conventional asphalt.

The proposed use of a permeable paving system requires the following relief from the City's Zoning By-law 2010-078, as amended:

Zoning Provision	Required	Proposed
5.18.12 Parking Surface & Drainage	Non-migrating hard surface material - surface cover shall consist of asphalt, paving brick, concrete or similar hard-surfaced materials.	EcoRaster permeable paving system - reinforced grid with gravel fill. The grid is made from recycled LDPE, and the gravel fill will be an angular stone with relatively uniform size distribution.

Consent application B06-2025 will facilitate the proposed development to be entirely located on one parcel and provide access and stormwater outlet to 20th Street East. No new lot will be created by this application.

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 concurrent Consent Application (B07-2025), the proposed Site Access will be contained to the 1875 16th Avenue East parcel, at existing entrances to 16th Avenue East and 20th Street East. Both 16th Avenue East and 20th Street East are improved municipal roads, and classified as Minor Arterial Roads.

Additional comments relating to site access will be detailed during the Site Plan Approval Application. 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 applicant is requesting relief from the zoning by-law that requires hard surfaced material for parking in select areas of the site. The City has not

adopted a standard for alternative surface treatments at this time, however, is agreeable to review site specific alternatives, such as the low-impact-development proposed.

ESD has no objection to the use of low-impact-development options for surface treatment, however, will require that the use and installation of LIDs be constructed in accordance with manufacturer requirements, and administered through/by a qualified person – this will be a requirement for the Site Plan Approval Application.

It is noted that the lands subject to the LID surface treatment will remain private and be the responsibility of the property owner to maintain. Additionally, the parking stall types, orientation and dimensions at the site will be detailed during the Site Plan Approval Application.

Site Servicing:

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 site will be detailed as a part of the Site Plan Approval Application.

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 subsequent applications at the property (i.e. Site Plan Approval Applications).

It is noted that the Grading and Drainage Plan and Stormwater Management Report for the site will be required to be prepared by a qualified person, include reference to the surface treatment at the site, and be provided as a part of the Site Plan Approval Application.

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.



From: [Allison Penner](#)
To: [OS Planning](#)
Subject: FW: Request for Comments - City of Owen Sound (Markland Properties and Blanchard) - Proposed Minor Variance and Consent
Date: Thursday, April 17, 2025 8:51:43 AM
Attachments: [image001.png](#)

From: hsmrcc@bmts.com <hsmrcc@bmts.com>
Sent: Wednesday, April 16, 2025 6:35 PM
To: Allison Penner <apenner@owensound.ca>
Subject: Re: Request for Comments - City of Owen Sound (Markland Properties and Blanchard) - Proposed Minor Variance and Consent

External sender <hsmrcc@bmts.com>

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City of Owen Sound

Re: File number A07-2025, B06-2025

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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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>
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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 A07-2025 1799 20th Street East Inc
Date: Tuesday, April 15, 2025 8:45:22 AM

External sender <planning@grey.ca>

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County comments for A07-2025 1799 20th Street East Inc

Hello Owen Sound,

Please note that Grey County is taking steps to streamline development review by limiting planning 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 fulsome 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. Please note that County Planning Ecology staff will continue to review all files.

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

Staff Report

Building Division

DATE: APRIL 11, 2025

ROLL NO.: 4259 010 006 23850

4259 010 006 23800

TO: ALLISON PENNER, DEPUTY CLERK

FROM: NIELS JENSEN, BUILDING OFFICIAL

SUBJECT: **APPLICATION FOR CONSENT & MINOR VARIANCE 1875 16TH AVE EAST & 1929 20TH ST EAST**

PLANNING FILE: A07-2025 & B06-2025

MUNICIPAL ADDRESS: 1875 16TH AVE EAST & 1929 20TH ST EAST

**LEGAL DESCRIPTION: PLAN 920 PT LOT 1 RP 16R10465 PART 1&
PLAN 920 PT LOT 1 RP 16R10465 PART 4**

APPLICANT: PETER VAN DOLDER

BACKGROUND: A07-2025 - The applicant is proposing the construction of a 1,100 sq. m. last-mile distribution centre ('Storage, Indoor, Warehouse, Office') where commercial products are transferred from trailers to delivery vans for local distribution.

As part of the development, the applicant proposes that a portion of the parking area be paved with a permeable paving system, which features a reinforced grid with gravel fill.

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5.18.12 Parking Surface & Drainage	Non-migrating hard surface material – surface cover shall consist of asphalt, paving brick, concrete or similar hard surfaced materials.	EcoRaster permeable paving system - reinforced grid with gravel fill. The grid is made from recycled LDPE, and the gravel fill will be an angular stone with relatively uniform size distribution.

B06-2025 - The applicant is proposing to sever a portion from 1929 20th Street East for the purpose of a lot addition to the adjoining parcel to the west, 1875 16th Avenue East, to ensure that a proposed industrial development is entirely located on one parcel and to provide access and a stormwater outlet to 20th Street East. No new lot will be created by this application.

The severed parcel is proposed to have approximately 176 m of frontage on 20th St E, 238 m of depth and an area of 5.1 hectares.

The retained parcel is proposed to have approximately 165 metres of frontage on 20th St E, 355 metres of lot depth, and 9.7 hectares of lot area. The retained parcel is currently vacant.

The enlarged parcel, following the lot addition, is proposed to have approximately 352 metres of frontage on 16th Ave E, 608 metres of frontage on 20th St E and an area of 12.8 hectares and will contain the existing industrial building.

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*
 - *D/E & F*
- *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. Applicant to be aware that OBC and AODA requirements have changed as of Jan 1st, 2025 and all pedestrian entrances to be constructed as a barrier free entrance with door operators, and direct barrier free path of travel is required between entrances and barrier-free parking areas and public thoroughfares.
- Permit drawings by and Architect and Engineer to include mechanical (plumbing, HVAC), structural, electrical, architectural details including fire separations between units, floors, exits and occupancies, fire alarm and sprinkler system meeting the requirements of the OBC.
- Ensure backflow prevention installed on potable water lines
- Sanitary sewer to be protected by a back water valve
- Provisions for Firefighting including, but not limited to, location of hydrants, location, design and weight capacity of access routes as per OBC 3.2.5 to be installed by the developer if required.
- 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(s) of \$18.74 per m² of gross floor area of Commercial construction (min \$240) plus Admin Fee of \$110.25 per unit.

- Building permit(s) of \$12.13 per m² of gross floor area of Industrial construction (min \$240) plus Admin Fee of \$110.25 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

