

## **SCHEDULE F**

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### **Agency Comments**

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

**Grey Sauble Conservation Authority** – April 16, 2025

**County of Grey** – April 15, 2025

**Historic Saugeen Metis** – April 16, 2025

**City of Owen Sound Building Division** – April 11, 2025

# Staff Report

Engineering Services Division  
Public Works & Engineering Department



**Date:** April 16, 2025

**Application:** A05/2025

**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:** 1990 16<sup>th</sup> Street East & 2010 16<sup>th</sup> Street East

**Assessment Roll:** 425901000623210 & 425901000623250

**Legal Description:**

RANGE 6 EGR PT PARK LOT 8 AND RP 16R1103 PART 6; and,  
RANGE 6 EGR PT LOT 9 RP 16R8490 PARTS 1 AND 4

**Applicant:** Morgan Planning & Development

**Background:**

The applicant is proposing to establish a 'U-Haul' self-storage and vehicle rental establishment on the subject lands. The proposed development comprises four buildings with an approximate total Gross Floor Area of 11,322 square metres, as well as parking areas, outdoor display, snow storage facilities, and landscaping.

To facilitate the proposal, variances are required to Section 5 General Provisions as follows:

Regulations	Required	Proposed	Variance
5.18.2 Off-Street Parking Requirements	131	21	110

5.19.1 Number of Required Accessible Stalls	5	2	3
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**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:

This site fronts on three (3) City road allowances, 16<sup>th</sup> Street East, 20<sup>th</sup> Avenue East, and the unopened 17<sup>th</sup> Street East. The 16<sup>th</sup> Street East and 20<sup>th</sup> Avenue East roadways fronting the development are improved municipal roads, and classified as a Major Arterial Road – Provincial Highway & Connecting Link, and Future Collector Road, respectively. Comments relating to the site access were provided under separate cover as a part of the Pre-Consultation 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 proposed standard parking stalls (2.7 m wide by 6.1 m in length) shown on the Site Plan appear to exceed the City's minimum parking stall dimensions for 30 to 90-degree parking (2.65 m wide by 6.0 m in length). The barrier free parking stall will be required to meet the City's standards (E4a or E4b), which is to be revised as a part of the Site Plan Approval Application.

ESD has no objection to the reduction in the minimum number of parking stalls required as per the City's Zoning By-law that were proposed as a part of the development application.

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

Site Servicing:

Comments relating to the site servicing were provided under separate cover as a part of the Pre-Consultation Application.

There does not appear to be any impact to the Servicing Plan for the site required as a part of the minor variance application submitted for the proposed development.

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.

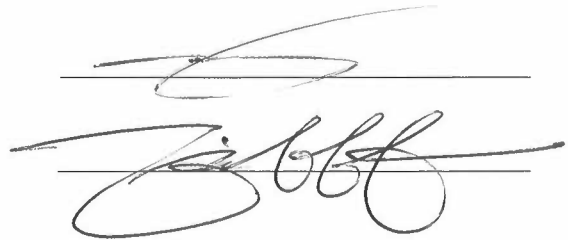
A grading and drainage plan is not required for this Minor Variance application, however, will be required as a part of the upcoming Site Plan Approval Application for the proposed development.

**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 for Matthew Pierog, P.Eng., and the second is for Chris Webb, P.Eng. Both signatures are written over horizontal lines.

**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](#)

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**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 16<sup>th</sup> St. E
- A06-2025 and B05-2025 for 2605 3<sup>rd</sup> Ave. W
- A07-2025 and B06-2025 for 1875 16<sup>th</sup> Ave. E
- B07-2025 for 855 4<sup>th</sup> Ave. 'A' W

Kind regards,

**Clinton Stredwick, BES, MCIP, RPP**  
Environmental Planner

519.376.3076  
[c.stredwick@greysauble.on.ca](mailto:c.stredwick@greysauble.on.ca)  
[www.greysauble.on.ca](http://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](mailto:planning@grey.ca)  
**To:** [Briana Bloomfield](#); [Desiree van Dijk](#); [OS Planning](#); [Staci Landry](#); [Allison Penner](#)  
**Subject:** County comments for A05-2025 U-Haul Co. (Canada) Ltd  
**Date:** Tuesday, April 15, 2025 1:17:59 PM

**External sender** <[planning@grey.ca](mailto:planning@grey.ca)>

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## County comments for A05-2025 U-Haul Co. (Canada) Ltd

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 provided the following comments:

*The subject property contains and/or is adjacent to potential 'Habitat of Threatened or Endangered Species', 'Significant Woodlands', 'Significant Wildlife Habitat' and a 'Pond'. Additionally, the property is considered an area that influences Highly Vulnerable Aquifers and an Intake Protection Zone. County ecologists have reviewed and approved a Terms of Reference for the scoped EIS. The EIS should include justification as to why the woodland does not meet the significance criteria per the NHRM and the County OP. While the County doesn't request replacement trees for removal of non-significant woodlands, please consult Owen Sound's policies for woodland removal and include these details within the EIS.*

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

Let us know if you have any questions.

Best regards,

Derek McMurdie

County of Grey, Owen Sound, ON

**From:** [Allison Penner](#)  
**To:** [OS Planning](#)  
**Subject:** FW: Request for Comments - City of Owen Sound (Morgan Planning) - Proposed Minor Variance  
**Date:** Thursday, April 17, 2025 8:51:29 AM  
**Attachments:** [image001.png](#)

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**From:** hsmrcc@bmts.com <hsmrcc@bmts.com>  
**Sent:** Wednesday, April 16, 2025 5:30 PM  
**To:** Allison Penner <apenner@owensound.ca>  
**Subject:** Re: Request for Comments - City of Owen Sound (Morgan Planning) - Proposed Minor Variance

**External sender** <[hsmrcc@bmts.com](mailto:hsmrcc@bmts.com)>

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## City of Owen Sound

### **Re: File number A05-2025**

The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and has no objection to the proposed Minor Variance as presented. HSM encourages the applicant to support climate mitigation and biodiversity by adding the planting of native tree species to the existing plans for this site.

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](http://saugeenmetis.com)  
519-483-4000





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# Staff Report

Building Division

**DATE:** APRIL 11, 2025

**ROLL NO.:** 4259 010 006 23210

4259 010 006 23250

**TO:** ALLISON PENNER, DEPUTY CLERK

**FROM:** NIELS JENSEN, BUILDING OFFICIAL

**SUBJECT:** APPLICATION FOR MINOR VARIANCE 2010 16<sup>TH</sup> ST EAST

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**PLANNING FILE: A05-2025**

**MUNICIPAL ADDRESS: 2010 16<sup>TH</sup> ST EAST**

**LEGAL DESCRIPTION: RANGE 6 EGR PT PARK LOT 8 AND RP 16R1103  
PART 6 & RANGE 6 EGR PT LOT 9 RP 16R8490 PARTS 1 AND 4**

**APPLICANT: MORGAN PLANNING**

**BACKGROUND:** The applicant is proposing to establish a 'U-Haul' self-storage and vehicle rental establishment on the subject lands. The proposed development comprises four buildings with an approximate total Gross Floor Area of 11,322 square metres, as well as parking areas, outdoor display, snow storage facilities, and landscaping.

To facilitate the proposal, variances are required to Section 5 General Provisions as follows:

5.18.2 Off-Street Parking Requirements 131 req'd 21 proposed

5.19.1 Number of Required Accessible Stalls 5 req'd 2 proposed.

**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. Applicant to be aware that OBC and AODA requirements have changed as of Jan 1<sup>st</sup>, 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 and design 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 m<sup>2</sup> of gross floor area of Commercial construction (min \$240) plus Admin Fee of \$110.25 per unit.
  - Sign permit(s) as per Fees & Charges By-law, if applicable
  - City of Owen Sound Development Charges, if applicable
  - County of Grey Development Charges, if applicable

**Submitted by:** Niels Jensen



**Reviewed by:** Kevin Linthorne, CBO

