

## **SCHEDULE F**

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### **Agency Comments**

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

**Historic Saugeen Metis** – June 13, 2025

**County of Grey** – June 11, 2025

**Grey Sauble Conservation Authority** – June 18, 2025

# Staff Report

Engineering Services Division  
Public Works & Engineering Department



**Date:** June 19, 2025

**Application:** A09/2025

**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:** 1548 20<sup>th</sup> Street East

**Assessment Roll:** 425901000623903

**Legal Description:**

RANGE 8 EGR PT PARK LOT 4 5 RP 16R6691 PART 1 AND PT PART 3 RP 16R8583 PART 2

**Applicant:** Martin Webster

**Background:**

The applicant is proposing to establish a self storage facility on the subject lands. The proposed development comprises 11 buildings with an approximate total Gross Floor Area of 4,999 m<sup>2</sup>, as well as parking and landscaped areas. To facilitate the proposal, variances are required to Section 5 General Provisions as follows:

Regulations	Required	Proposed	Variance
5.18.2 Off-Street Parking Stall Requirements	63	13	50

5.19.1 Number of Required Accessible Stalls	3	1	2
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In 2024 a severance (B01-2024) was conditionally approved for the lands and at the time of this notice the conditions had not been fulfilled. Should the conditions of B01-2024 be fulfilled, the development proposed by this application A09-2025 would be located entirely on the retained parcel and the severed parcel would remain vacant until a new development application was made.

### **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 property fronts on two improved municipal roads (16<sup>th</sup> Avenue East and 20<sup>th</sup> Street East). The proposed access to the site for the self storage facility is from 16<sup>th</sup> Avenue East (Minor Arterial Road).

There are no sidewalks fronting the property.

Additional comments relating to site access will be provided as a part of a future 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 proposed parking at the site appears to meet or exceed the City's minimum parking stall dimensions for standard parking stalls (2.65 m by 6.0 m). The barrier-free parking stall is to be in accordance with City standards (Type 'A' or Type 'B' – drawing No.'s E4a or E4b) and AODA requirements.

ESD has no objection to the proposal for a reduction in standard parking stalls or accessible stalls at the site. As noted, the provided parking is to be in accordance with City standards, and a detailed review will be completed as a part of the Site Plan Approval Application.

Site Servicing:

A 200 mm Ø concrete pipe wastewater sewer, and a 300 mm Ø ductile iron watermain front the property on 16<sup>th</sup> Avenue East. There are ditches on the west and east sides of 16<sup>th</sup> Avenue East, which ultimately discharge into the Kenny Drain.

A 400 mm Ø concrete pipe wastewater sewer, a 300 mm Ø asbestos cement watermain and 250mm cast iron watermain front the property on 20<sup>th</sup> Street East. There are ditches on the north and south sides of 20<sup>th</sup> Street East, which ultimately discharge into the East Bluffs Drainage Channel.

There doesn't appear to be any impact to the existing servicing for the development based on the minor variance application. Additional comments related to the servicing will be reviewed and 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 future Site Plan Approval Application.

It is noted that a Stormwater Management Report and Design will be required as a part of the future Site Plan Approval Application and are to incorporate the Design Criterion listed in Section 3.1 of the City's Site Plan Engineering Standards.

There doesn't appear to be any impact to the grading and drainage for the development based on the minor variance application.

**Consultation:**

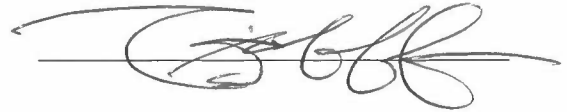
This document incorporates comments from all Divisions of the Public Works and Engineering Department. The Comments provided above were based on the City's most recent Engineering Standards and the records available at

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.

A handwritten signature in black ink, appearing to be 'M. Pierog', written over a horizontal line.

**Reviewed By:** Chris Webb, P.Eng.

A handwritten signature in black ink, appearing to be 'C. Webb', written over a horizontal line.

**From:** [Public Notices](#)  
**To:** [OS Planning](#)  
**Subject:** FW: Request for Comments - City of Owen Sound (1000133054 Ontario Inc.) - Proposed Minor Variance  
**Date:** Friday, June 13, 2025 3:52:19 PM  
**Attachments:** [attachment.png](#)

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**From:** hsmlrcc <hsmlrcc@bmts.com>  
**Sent:** Friday, June 13, 2025 2:20 PM  
**To:** Public Notices <notice@owensound.ca>  
**Subject:** Re: Request for Comments - City of Owen Sound (1000133054 Ontario Inc.) - Proposed Minor Variance

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

Make sure you trust this sender before taking any actions.

Final correction - A09-2025. Apparently it is one of those days!

## City of Owen Sound

### **Re: File number A09-2025**

The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and has no objections to the proposed Minor Variance 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  
[www.saugeenmetis.com](http://www.saugeenmetis.com)  
519-483-4000

**From:** [planning@grey.ca](mailto:planning@grey.ca)  
**To:** [Briana Bloomfield](#); [OS Planning](#); [Staci Landry](#); [Allison Penner](#); [Tim Simmonds](#); [Pam Coulter](#); [Engineering](#); [Emily Carter](#)  
**Subject:** County comments for A09-2025 1000133054 Ontario Inc.  
**Date:** Wednesday, June 11, 2025 9:23:43 AM

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

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## County comments for A09-2025 1000133054 Ontario Inc.

Hello Owen Sound,

Please note that Grey County is taking steps to streamline development review by limiting planning policy comments on some development applications. Unless otherwise requested by municipal staff, County planning comments will be limited for the following applications:

- All minor variance and site plan applications; and
- zoning by-law amendments and consents within settlement areas.

County planning staff may continue to provide comments where the above applications are connected to a County application.

Grey County Ecology staff will continue to review all applications with regards to natural heritage matters. Other County departments will continue to be circulated through our 'one-window' approach and will provide comments as needed.

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

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

County staff have no further comments at this time. Please let us know if you have any questions.

Best regards,

Derek McMurdie

June 18, 2025

**GSCA File: P25193**

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

Sent via email: [planning@owensound.ca](mailto:planning@owensound.ca)

**Re: Application for A09-2025**  
**Address: 1548 20<sup>th</sup> Street East**  
**Roll No: 425901000623903**  
**City of Owen Sound**  
**Applicant: Martin Webster**

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 establish a self storage facility on the subject lands. The proposed development comprises 11 buildings with an approximate total Gross Floor Area of 4,999 m<sup>2</sup>, as well as parking and landscaped areas.

To facilitate the proposal, variances are required to Section 5 General Provisions to reduce the required number of parking spaces required and to reduce the required number of accessible parking spaces required.

### **Site Description**

The site is a vacant industrial lot within the City on full services. It has a significant drain running through the property which bisects the property.

### **Conservation Authority Regulations**

The subject property has a small portion 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

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### **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



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.

A portion of the proposed work is within the regulated area and a permit is required from our office. We recommend an engineered grading plan and stormwater management report be prepared.

### **Provincial Policy Statement 2020**

The Provincial Policy Statement as outlined below generally directs development to areas outside of Hazard lands adjacent to rivers, streams and small inland lake systems.

#### **3.1 Natural Hazards**

3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), 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.

Comment: The Natural hazards related to the development would include flooding on site and or downstream of the existing watercourse/drain on site. Generally we do not have a significant concern with the reduction in parking but we recommend engineered plans and stormwater management reports be submitted for the formal site plan application and permitting.

### **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**

The GSCA has no concern with the minor variance application. We note that it does not appear that we have received our commenting fee for this minor variance application. The GSCA recommends an engineered plan and a stormwater management report be submitted for the formal site plan application.

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**


**Regulation 41/24**

**Streams/Flow**


**LIDAR Contours 50cm - NW**

**Hazard Areas**

**Hazard areas**



**Scale = 1:2000**



Regulation Map

Roll Number: 42-59-010-006-239-03

City of Owen Sound

GSCA File#25193

June 18, 2025

The included mapping has been compiled from the information contained within the map Model Versions 1 & 2 & 1:10000 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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