

Undisputed Consent

B06-2024 Authority & Background:

The following is a decision respecting an Undisputed Consent made by the delegate or authorized approval authority having jurisdiction under the City's Powers of Delegation By-law 2014-019 and s. 5 of the Committee of Adjustment By-law 2022-074 and Sec. 54(2) of the Planning Act. The decision is considered on the basis of the information summarized below.

File No.	B06-2025
Staff Report No.	DA-25-010
Property Address	1929 20th Street East
Purpose & Effect	Consent B06-2025 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.

Decision Declaration:

I, Pamela Coulter, being the Director of Community Services of the City of Owen Sound render the following decision based on the facts of the application and the recommendation made in the abovementioned Staff Recommendation Report:

- ☒ Approved, subject to the conditions outlined in Schedule 'E' of the Staff Report.

Decision Date: June 23, 2025



Signature: _____

I affirm that I am authorized to render this decision by the City of Owen Sound and applicable legislation.

Staff Report

Report To: Director of Community Services
Report From: Dave Aston/ Aleah Clarke, MHBC Planning
Meeting Date: June 23, 2025
Report Code: DA-25-010
Subject: Consent B06-2025 for 1929 20th Street East (Peter Van Dolder)

Recommendations:

THAT in consideration of Staff Report DA-25-010 respecting a consent for lot addition for the property known as 1875 16th Avenue East and 1929 20th Street East, the Director of Community Services as the delegate or authorized approval authority having jurisdiction under the City's Powers of Delegation By-law 2014-019 and s. 5 of the Committee of Adjustment By-law 2022-074 and Sec. 54(2) of the *Planning Act*, approves Consent Application B06-2025 by Peter Van Dolder on behalf of 1929 20th St E Inc. subject to the conditions outlined in Schedule 'E'.

Highlights:

- A consent application has been submitted by Peter Van Dolder on behalf of 1929 20th St E Inc. for the property known as 1929 20th Street East (former PPG site).
- Consent B06-2025 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 located on one parcel, and to provide access and a stormwater outlet to 20th Street East.
- Staff recommends approval of the consent application, subject to conditions.

Strategic Plan Alignment:

[Strategic Plan](#) Priority: This report supports the delivery of Core Service.

The subject application represents a legislated review process.

Climate and Environmental Implications:

The subject application represents development on an underutilized lot and efficient use of municipal services.

There are no anticipated climate or environmental impacts.

Previous Report/Authority:

[Owen Sound Official Plan \(2021\)](#)

[Owen Sound Zoning By-law \(2010-078, as amended\)](#)

Background & Proposal:

Peter Van Dolder, on behalf of 1929 20th St E Inc., has submitted an application for consent (A06-2025) for the property known as 1929 20th Street East.

Property Description

The property subject to the severance is located at 1929 20th Street East in the City of Owen Sound. The property intended to receive the lot addition is located at 1875 16th Ave E. These two parcels comprise lands that formerly contained PPG.

The parcel municipally addressed as 1875 16th Avenue East is a corner lot with approximately 350 metres of frontage on 16th Avenue East and approximately 430 metres of frontage on 20th Street East and is occupied by an industrial building. The 1929 20th Street East property has approximately 340 metres of frontage on 20th Street East and has a depth of approximately 350 metres. The 1929 20th Street East property is vacant and also has frontage on two unopened municipal road allowances, 18th Street East (to the south) and 20th Avenue East (to the east). The owner is proposing to sever a portion of the 1929 20th Street East property and to convey the severed lands to the adjacent property known as 1875 16th Avenue East.

Surrounding land uses include:

- North: Existing heavy industrial uses including warehouses, indoor storage, manufacturing and the Owen Sound Public Works yard.
- East: To the immediate east of the proposed development area are additional lands owned by the applicant. Further east is the Transcontinental Owen Sound (RBW Graphics) facility.
- South: South of the property is a large industrial building which houses Hydrogen Optimized, and further south are commercial uses with frontage on 16th Street East.
- West: To the west of the property are vacant General Industrial lands and to the south-southwest is Heritage Place Mall.

The subject lands are designated 'Employment' in the City's Official Plan (OP) and are zoned 'Heavy Industrial' (M2) in the City's Zoning By-law (2010-078, as amended). For location context and surrounding land uses, please see the Orthophoto in Schedule 'A'. For the planning policy context, please see the Official Plan and Zoning Map in Schedule 'B'. The subject lands are fully described in Schedule 'C'.

The Proposal

The applicant proposes 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 lot 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, and the applicant has not submitted any conceptual plans for the site's development.

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. Minor Variance A07-2025 will facilitate the construction of

a 'last-mile' distribution centre on the severed lands. The minor variance is not required to facilitate the consent.

The submitted Concept Plan is attached in Schedule 'D'.

A fulsome review and analysis of the proposed consent is outlined below.

Analysis:

The subject consent is required to meet all development standards and policies applicable to projects within the City of Owen Sound. The proposal is required to be consistent with the Provincial Planning Statement and in conformity with the City Official Plan and Zoning By-law. The application is subject to review by City Planning, Engineering and Building staff, as well as external commenting agencies. All applicable policies, standards, and comments are reviewed below in the context of the subject application.

Provincial Policy Statement

The Provincial Planning Statement (PPS, 2024) has been reviewed with regard to the subject application. Municipal decisions on planning matters are required to be consistent with the PPS.

The PPS Vision for the long-term prosperity and social well-being of Ontario focuses growth and development within settlement areas and recognizes that land use must be carefully managed. Strong, liveable and healthy communities promote and enhance human health and social well-being, are economically and environmentally sound, and are resilient to climate change. The proposed employment use will add to the mix of industrial uses and create employment opportunities for the community.

The PPS directs development to fully serviced, designated settlement areas and requires contiguous development that minimizes land consumption and servicing costs. The proposal represents growth within a Settlement Area that uses existing infrastructure and minimizes negative impacts.

All applications must demonstrate that the lands can be serviced with full municipal water and sanitary services and are designed with stormwater management best practices to ensure consistency with the PPS (Section 3.6). Full municipal service infrastructure and capacity are available for the proposed development.

The proposal is consistent with the direction provided by the PPS, subject to the conditions. All conditions can be found attached hereto as Schedule 'E'.

County of Grey Official Plan

The subject property is designated 'Primary Settlement Area' in the County of Grey Official Plan (County OP, 2019). Settlement areas with full municipal services are to be the focus of the majority of growth within the County.

The County OP promotes a full range of residential, commercial, industrial, recreational, and institutional land uses within the Primary Settlement Area. Land use policies and development standards are to be in accordance with the local Official Plan. The County has been consulted on the proposal and Planning staff have no objection to the application.

The proposal conforms with the County of Grey Official Plan (2019).

City of Owen Sound Official Plan

The subject property is designated 'Employment' in the Owen Sound Official Plan (OP).

Within the Employment designation the predominant use shall be manufacturing, assembly, fabricating, processing, packaging, printing, warehousing uses, and the storage of goods and materials.

Section 9.3.2.4

Section 9.3.2.4 of the OP provides criteria for considering applications for consent as follows:

a. The lands front onto an existing, assumed public road that is maintained on a year-round basis.

16th Avenue East and 20th Street East are both assumed public roads that are maintained on a year-round basis. The Official Plan Classifies 20th Street East and 16th Avenue East as Minor Arterial Roads. Minor Arterial Roads are intended to carry large volumes of traffic from Provincial Highways and other County roads to the collector road system to destinations within or beyond the City.

At the present time, both parcels of land have access to 20th Street East, and the 1875 16th Avenue East property also has access from 16th Avenue East. The existing access to 1929 20th Street East will be conveyed to the enlarged parcel (1875 16th Avenue East), and there will be no existing entrance remaining for 1929 20th Street East. 1929 20th Street East will continue to have frontage on an improved public road.

Comments received from the City's Engineering Services Division indicate that, should a separate access be required (i.e. change of property owners), it is recommended that the applicant work with the City to obtain a Temporary Encroachment Permit/Special Services Application to construct a separate access into the 20th Street East property. Any need for traffic impact analysis or other study would be determined in future through the appropriate development application process, depending on the nature and use of the development proposed.

b. The consent shall have the effect of infilling in existing areas and not extending existing development.

The subject lands are within an existing built-up area of the City. The subject property abuts existing employment uses to the north and south, and represents a lot adjustment for the purpose of infill development in an existing employment area.

c. Creation of the lot does not compromise the long-term use of the remaining land or retained parcel.

The severed parcel of land is proposed to merge with the adjoining parcel to the west to facilitate industrial development. The lot addition will provide access to the 20th Street East stormwater outlet to provide for the long-term use of the subject lands. The retained and severed parcels are both appropriately configured to allow for their long-term use for industrial development in accordance with the M2 zone.

d. The size of the parcel of land created by consent should be appropriate for the use proposed.

The proposed severed and retained parcels both exceed the minimum lot size requirement of the M2 zone.

e. Soil and drainage conditions are suitable or can be made suitable to permit the proper siting of buildings.

The subject lands have access to existing stormwater infrastructure and soil and drainage conditions will be reviewed through the applications for Site Plan Approval as the retained and enlarged parcels are developed. Comments received from the City's Engineering Division note that the enlarged lot appears to be sized and oriented appropriately to maintain stormwater generated on the subject lands within the lot until out letting to 20th Avenue East. Both the retained and enlarged lots will be subject to site

plan approval, grading and drainage plans, and stormwater management reports will be required for both sites during the future Site Plan Approval applications.

f. Impact on any adjacent built heritage or archaeological resource.

There are no identified built or archaeological resources on or adjacent to the subject lands.

The proposed consent conforms to the policies of the City Official Plan subject to the recommended conditions.

City of Owen Sound Zoning By-law

The subject property is zoned 'Heavy Industrial' (M2) in the City's Zoning By-law (2010-078, as amended). Warehouse and office are among the permitted uses in the M2 Zone.

A zoning conformity check has been completed as part of the application and all zoning requirements regarding the consent have been met.

The proposal meets the requirements of the City's Zoning By-law, subject to the recommended conditions.

City Staff & Agency Comments

In accordance with the requirements of the Planning Act (Sec. 45, O. Reg. 200/96), Notice of the subject application was provided on April 7, 2025, for a hearing scheduled on April 22, 2025 to the public and prescribed bodies. Comments received by the Secretary-Treasurer as of the writing of this report are described below and included in Schedule 'F'.

City of Owen Sound Engineering & Public Works Department

Comment has been received from the City's Engineering & Public Works Department. The City's Engineering & Public Works Department recommends approval of application B06-2025 subject to certain recommended conditions regarding the conveyance of a road widening along 20th Avenue East and the conveyance of sight triangles at the intersection of all road allowances.

The recommended conditions are included in Schedule 'E' and the complete comments can be found in Schedule 'F'.

County of Grey

Comment has been received from the County of Grey with no objection to the proposed consent.

Historic Saugeen Metis

Comment has been received from the Historic Saugeen Metis with no objection to the proposed consent.

Grey Sauble Conservation Authority (GSCA)

Comment has been received from GSCA with no objection to the proposed consent.

City of Owen Sound Building Division

Comment has been received from the Building Division with no objection to the proposed application.

Financial Implications:

None at this time.

Future development on the retained and enlarged parcel may be subject to City and County Development Charges prior to the issuance of a Building Permit.

Communication Strategy:

Notice of the consent application was given in accordance with Section 53 of the *Planning Act* and Ontario Regulation 197/96.

Consultation:

The application was circulated to various City Departments and our commenting agencies as part of the consultation process.

Attachments:

Schedule 'A': Orthophoto

Schedule 'B': Official Plan and Zoning Map

Schedule 'C': Property Details

Schedule 'D': Site Plan

Schedule 'E': Conditions of Approval

Schedule 'F': Agency Comments

Schedule 'G': Consent Markup

Recommended by:

Dave Aston, MSc, MCIP, RPP (MHBC Planning)

Aleah Clarke, BES, MCIP, RPP (MHBC Planning)

Reviewed by:

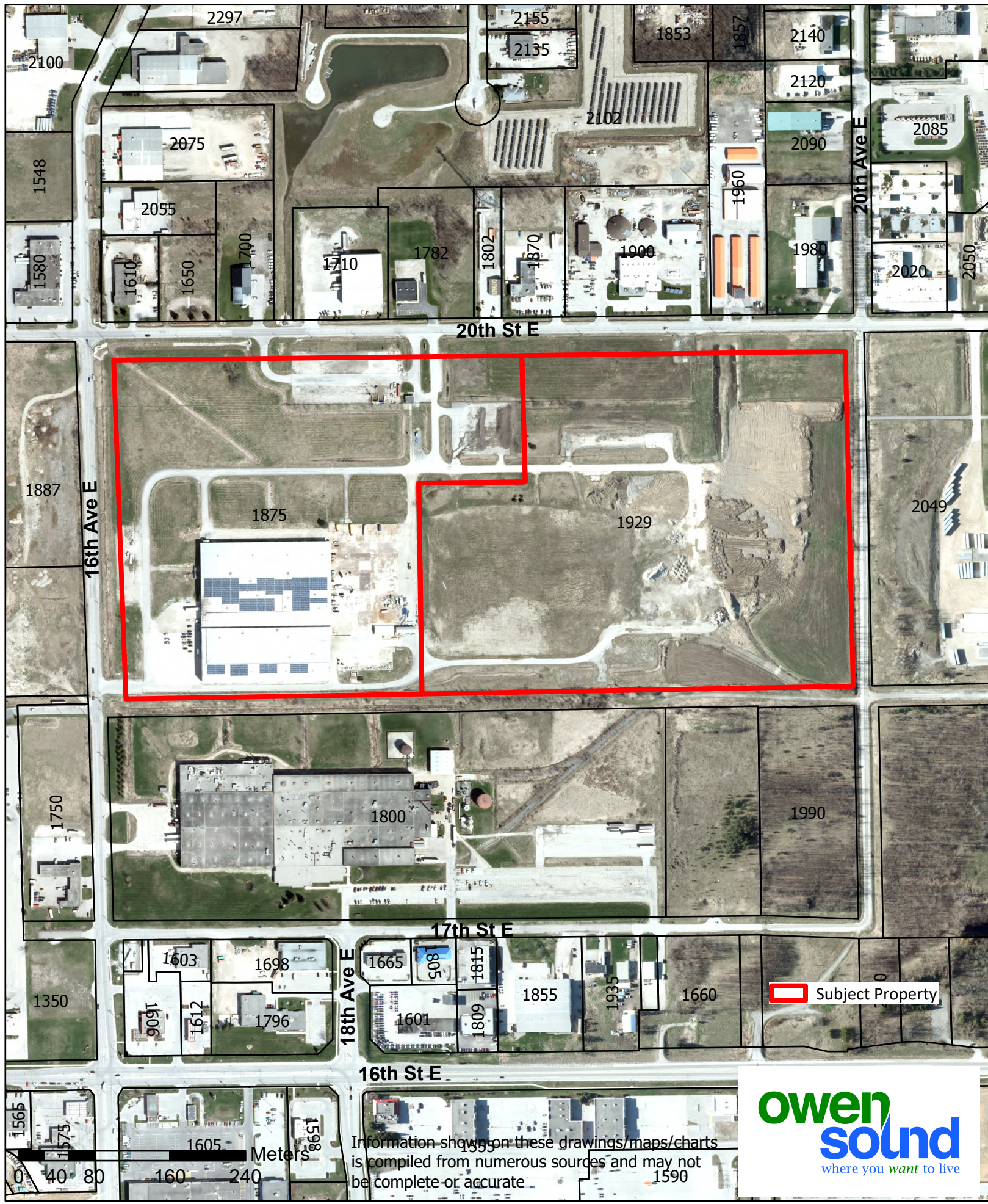
Sabine Robart, M.Sc. (PL), MCIP, RPP, Manager of Planning & Heritage


Submission approved by:

Pamela Coulter, BA, RPP, Director of Community Services

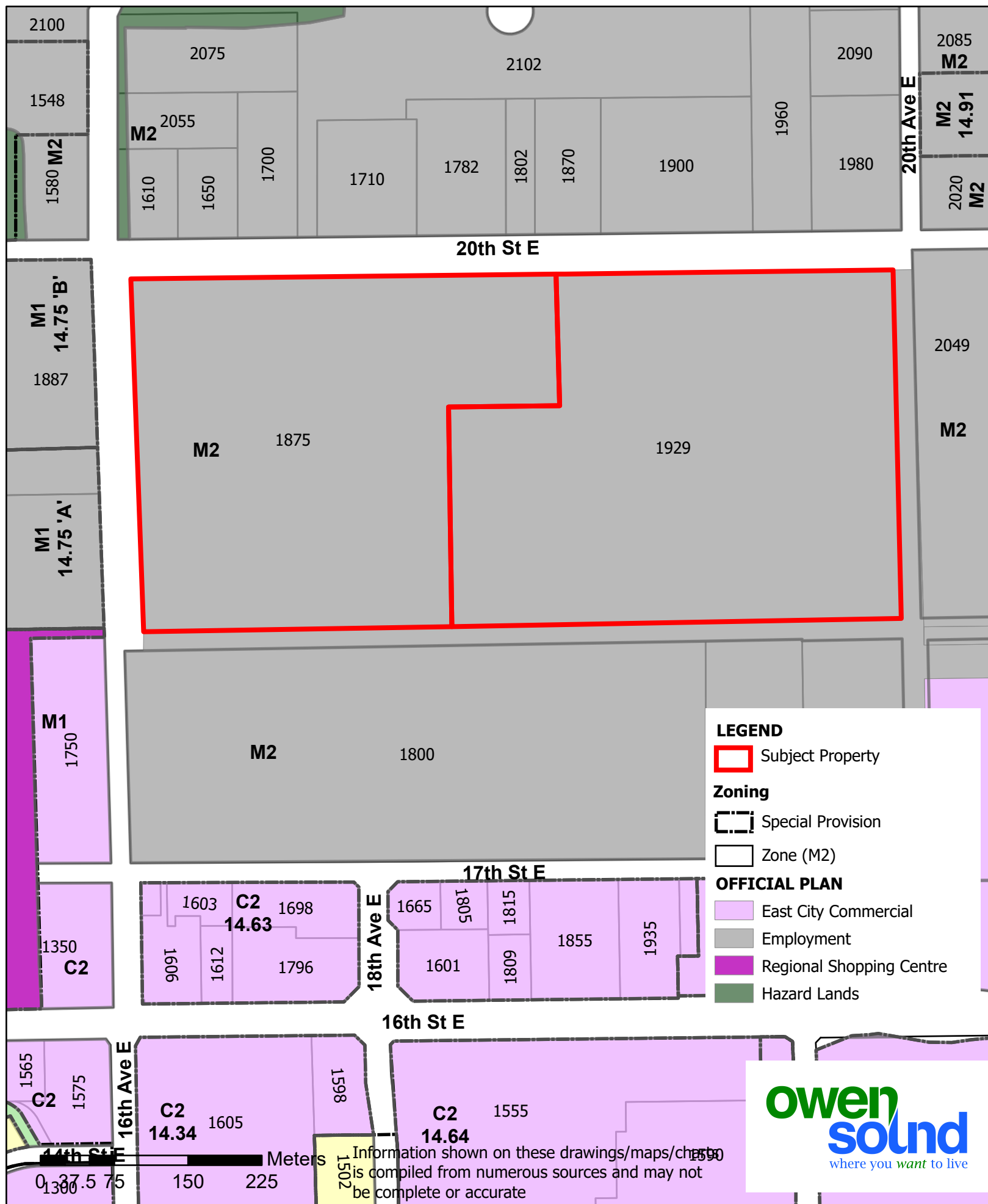
For more information on this report, please contact Sabine Robart, Manager of Planning & Heritage, at srobart@owensound.ca or 519-376-4440 Ext. 1236.

Schedule 'A': Orthophoto



 Subject Property

Schedule 'B': Planning Policy



SCHEDULE C

PROPERTY DETAILS

Property Information	Detail	
Civic Address	1875 16TH AVE E	1929 20TH ST E
Roll Number	425901000623850	425901000623800
Legal Description	PLAN 920 PT LOT 1 RP 16R10465 PART 1	PLAN 920 PT LOT 1 RP 16R10465 PART 4
Site Frontage	353 m (16 th Ave E) 428 m (20 th St E)	352 m (20 th St E) 353 m (10 th St E)
Site Depth	353 m	353 m
Site Area	12.6 ha (31.1 ac)	14.8 ha (36.6 ac)
Road Access/Frontage	16 th Ave E & 20 th St E	20 th St E & 20 th Ave E

Available Servicing	Detail	
Potable Water	250 mm Ø PVC (Bionax) – 16 th Ave E	250 mm Ø WM – 20 th Street E (to be verified)
Wastewater	250 mm Ø PVC – 16 th Ave E	To be determined
Stormwater	To be determined	To be determined

Planning Policy	Detail
County of Grey Official Plan	Primary Settlement Area
City of Owen Sound Official Plan	Employment
City of Owen Sound Zoning By-law 2010-078, as amended	Heavy Industrial (M2)



SCHEDULE E

DRAFT CONDITIONS OF APPROVAL

1. That the applicant submit to the Secretary-Treasurer of the Committee of Adjustment a legal description of the subject lands which will meet the requirements of the Registrar and request in writing (either through presentation of deeds for stamping or a written statement) from the Secretary-Treasurer of the Committee of Adjustment a certificate of consent, provided however that before the said certificate is issued, any other conditions imposed by the committee have been fulfilled to the satisfaction of the Secretary-Treasurer.
2. That the applicant provide written evidence to the satisfaction of the Secretary-Treasurer that:
 - a. the severed parcel will be transferred to the same registered owner as the abutting lands such that the severed parcel shall merge therewith;
 - b. the Secretary-Treasurer be directed to issue a certificate of consent stating that Section 50(3) or (5) of the Planning Act 1990 (as the case may be) shall apply to any subsequent conveyance or transaction involving the identical parcel;
 - c. c. the applicant provide an undertaking to apply to the land registrar to consolidate the parcels in the land registry system within a reasonable time after registration and provide the Secretary-Treasurer with written evidence of the consolidation.
3. That the applicant provide to the Secretary-Treasurer written confirmation that a Certificate of Cancellation has been issued for 1875 16th St E (PLAN 920 PT LOT 1 RP 16R10465 PART 1) to provide that subsection 50(12) of the Planning Act, R.S.O. 1990, c.P. 13 as amended does not apply to 1875 16th Ave E. The result of the Certificate will allow for the merging of the subject land with the severed parcel.
4. That the applicant provide to the Secretary-Treasurer a tax certificate prepared by the City's Financial Services Department (Tax Division) indicating that property (and business) tax installments levied and due on the subject lands are paid in full as of the day of issuance of the certificate of consent.

SCHEDULE F

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: 2025 April 16

Application: B06/2025

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 Consent to Sever – 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. (John Blanchard)

Background:

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 (ditch) 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 Street East, 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 Street East, 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 Avenue East, 608 metres of frontage on 20th Street East and an area of 12.8 hectares and will contain the existing industrial building.

Minor Variance A07-2025 will facilitate the construction of a last-mile distribution centre generally on the severed lands.

Recommendation:

Further to our review of the above noted application, the Public Works and Engineering Department recommends approval by the Committee of Adjustment, subject to the following conditions:

1. That the Owner provide a 5.0 m road widening across the frontage of 20th Avenue East, and the associated 5.0 metre by 5.0 metre Sight Triangles at the intersection of all road allowances (opened and unopened), required by the City to be conveyed and registered in an acceptable manner, for which the City Clerk will require the following to be provided at the applicant's expense:
 - a. A reference plan describing the lands subject to the road widening;
 - b. An Acknowledgement and Direction form to be signed by the City respecting the registration of the transfer by the applicant's solicitor on the City's behalf;
 - c. The proposed draft transfer document including a Land Transfer Tax Affidavit which must include the following "other" statement: "The subject property is acquired by the municipality for the purpose of widening the highway abutting the property and the property forms part of that highway pursuant to section 31(6) of the Municipal Act, 2001"; and,
 - d. The draft reference plan is to be reviewed by the ESD prior to depositing and transferring to the City.

Analysis:

Site Access:

Both properties, 1875 16th Avenue East & 1929 20th Street East, front on improved municipal roads, and are classified as Minor Arterial Roads fronting the sites. The 1929 20th Street East parcel also fronts on two (2) unopened road allowances, 18th Street East and 20th Avenue East.

The existing accesses to the both properties (1875 16th Avenue East & 1929 20th Street East) are proposed to remain 'as-is', with the Consent Application technical in nature (redefining the lot lines).

It is noted that the existing access to the 1929 20th Street East parcel will be transferred to the adjacent 1875 16th Avenue East parcel, and there will be no existing access remaining on 1929 20th Street East.

Should a separate access be required (i.e. change of property owners), it is recommended that the applicant work with the City to obtain a Temporary Encroachment Permit/Special Services Application to construct a separate access into the 1929 20th Street East property. Additionally, an access easement over the retained/severed lots may be required in the future to permit legal access over the enlarged/retained parcels.

Parking:

As this is an industrial area of the City, parking will be detailed during a future Site Plan Approval Application. The existing parking at the 1875 16th Avenue East was established as a part of a previous Site Plan for the property.

The existing parking arrangements at 1875 16th Avenue East and 1929 20th Street East do not appear to be impacted as a part of this Consent Application.

Site Servicing:

The City has a 300 to 350 mm Ø concrete pipe wastewater sewer and a 300 mm Ø asbestos cement watermain (industrial pressure zone) located in 20th Street East, in the area fronting a portion of the properties.

The City has a 600 mm Ø concrete pipe wastewater sewer and a 450 mm Ø concrete pressure pipe watermain (industrial pressure zone) located in the unopened 20th Avenue East, fronting the property.

The City has a 350 mm Ø concrete wastewater sewer, 250 mm Ø PVC watermain (industrial pressure zone), and associated stormwater infrastructure (900 to 1200 Ø storm sewers) located in 16th Avenue East, in the area fronting the properties.

There does not appear to be any City owned infrastructure located within the unopened 18th Street East road allowance, adjacent to 1929 20th Street East.

Based on the available records, it appears that there is an existing wastewater and water service laterals from 16th Avenue East, extending to the property line fronting the existing building at 1875 16th Avenue East. There does not appear to be any active service laterals (water/wastewater) to the 1929 20th Street East property. As such, the existing services at the properties do not appear to be impacted as a part of this Consent Application.

The Servicing Plan/Design and the Feasibility Study Report are to be provided during the Site Plan Approval Application(s).

Road Widening:

As detailed in the previous Pre-Consultation Application for the property, the City will require the following road widenings:

- A road widening of 5.0 metres will be required across the frontage of the 20th Avenue East property.
- The 5.0 metre by 5.0 metre Sight Triangles at the intersection of all roads allowances (opened and unopened), including:
 - 20th Street East & 16th Avenue East;
 - 20th Street East & unopened 20th Avenue East;
 - Unopened 18th Street East & 16th Avenue East;
 - Unopened 18th Street East & unopened 20th Avenue East.

Grading, Drainage & Stormwater Management:

The proposed enlarged lot boundary appears to be sized/oriented to maintain the stormwater generated from proposed enlarged lot, within the lot, until outletting to the City's road allowance (20th Avenue East).

The ESD will not require a Grading and Drainage Plan as a part of the Consent Application however, it is recommended that the applicant obtain a detailed topographic analysis of the site to ensure compliance with City grading and drainage standards.

As this is an industrial area of the City, any changes to the lands will require Site Plan Approval prior to redevelopment; at that time ESD will require a site-specific Grading and Drainage Plan and Stormwater Management Plan.

Regardless of the proposed lot boundaries, it is the Owner's responsibility to ensure that the overall grading, drainage and stormwater management at the properties conform to Section 2.2.2 of By-law 1999-030; the City of Owen Sound Property Standards By-law. The applicant should review the private on-site drainage patterns, to ensure that the lots can function independently based on the proposed severance.

A Grading and Drainage Plan and Stormwater Management Design/Report prepared by a qualified person will be required for both the enlarged and retained lots, during future Site Plan Approval Applications.

Fees:

Based on the technical Consent Application, and redefining of the existing lot boundaries, the applicant will not be required to pay frontage fees at this time.

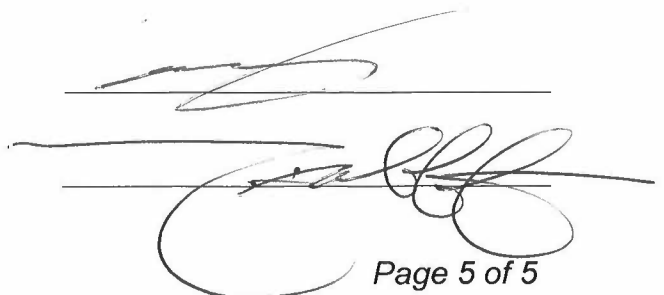
The Engineering Review Fee will be \$447.00 for a Consent to Sever Application.

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.



Page 5 of 5

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).

This email communication and accompanying documents are intended only for the individual or entity to which it is addressed and may contain information that is confidential, privileged or exempt from disclosure under applicable law. Any use of this information by individuals or entities other than the intended recipient is strictly prohibited. If you received this communication in error, please notify the sender immediately and delete all the copies (electronic or otherwise) immediately. Thank you for your cooperation.

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From: [Desiree van Dijk](#)
To: [Chris Webb](#); [OS Planning](#); [Pam Coulter](#); [Tim Simmonds](#); [Matt Pierog](#)
Subject: FW: County comments for B06-2025 1799 20th Street East Inc
Date: Tuesday, April 15, 2025 8:42:16 AM

From: planning@grey.ca <planning@grey.ca>
Sent: Tuesday, April 15, 2025 8:42:00 a.m. (UTC-05:00) Eastern Time (US & Canada)
To: Briana Bloomfield <bbloomfield@owensound.ca>; Desiree van Dijk <dvandijk@owensound.ca>; OS Planning <osplanning@owensound.ca>; Staci Landry <slandry@owensound.ca>; Allison Penner <apenner@owensound.ca>
Subject: County comments for B06-2025 1799 20th Street East Inc

External sender <planning@grey.ca>

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County comments for B06-2025 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

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>

Make sure you trust this sender before taking any actions.

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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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.

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.

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

