

SCHEDULE F

Agency Comments

City of Owen Sound Engineering & Public Works Department – June 26, 2025

County of Grey – June 11, 2025

City of Owen Sound Fire Prevention – June 06, 2025

Rogers – June 04, 2025

Historic Saugeen Metis – June 13, 2025



Outlook

RE: Request for Comments - Draft Plan of Subdivision Approval Extension - Greystone Village (Flato) 42T-20501

From Matt Pierog <mpierog@owensound.ca>

Date Thu 6/26/2025 4:24 PM

To Sabine Robart <srobart@owensound.ca>

Cc Chris Webb <cwebb@owensound.ca>; Lara Widdifield <lwiddifield@owensound.ca>

Hi Sabine,

ESD would recommend the following revisions to the Draft Conditions of Approval, based on the passage of time and updated regulations/expectations.

F2:

That prior to final approval, the applicant provide:

1. a grading and drainage plan;
2. sediment and erosion control plans [in accordance with the City's CLI-ECA](#); and,
3. detailed storm water management report and plan,
3a. [Provision of an Operations and Maintenance Manual \(including Maintenance Plan\) for the SWM Ponds, which is to be adhered to by the Developer until acceptance by the City. This is to also inform any design changes to ensure minimum access/routes/turn-around/granular bases are constructed, to ensure that the proposed SWM ponds are designed to ensure functionality during future maintenance. prepared by a professional engineer licensed in the Province of Ontario and reviewed and accepted by a hydrogeological engineer, in accordance with applicable City By-laws, to the satisfaction of the City's Public Works and Engineering Department \(Engineering Services Division\) and Grey Sauble Conservation and that the plans be implemented through the subdivision agreement in wording satisfactory to the GSCA and the City.](#)

F3:

That the proposed stormwater management system, including Blocks 191 and 196 be constructed by the developer and transferred to the City at no cost [at the time of the Subdivision Agreement, and the Developer will be responsible for maintenance of the SWM system as per the Subdivision Agreement for the after an appropriate maintenance period.](#)

G1:

The subdivision agreement shall include the requirement for:

- (a) A Phasing Plan shall outline each stage of development, the timing of required studies, and the design and timing of construction of all amenities and services (road construction, sidewalks, street lighting, boulevard landscaping and trees, underground works and services, etc.). [Any temporary measures \(i.e. water quality issues, flushing required\) that may result based on the lack of full build-out of the subdivision will be the responsibility of the Developer to rectify.](#)
- (b) That the Owner agrees to phase any development of the Plan in a manner satisfactory to the City of Owen Sound and the County of Grey, and in accordance with the Phasing Plan. The Registration of the Plan of Subdivision

K3:

That prior to final approval of the Plan, the City is to be advised in writing by the Developer's consulting engineer that the Ministry of Environment, Conservation and Parks has issued Environmental Certificates of Approval (ECA) for the wastewater and storm sewer systems or adhere to the City's Consolidated Linear Infrastructure Environmental Certificate of Approval (CLI-ECA) for the wastewater and stormwater infrastructure.

- This includes preparation of necessary documentation (i.e. SS1 and SW1 at the design stage, etc.), on-site inspections, required testing (such as pressure testing), and proof of compliance with the CLI-ECA Design Criteria which is to be provided to the City to approve of such modifications.
- It is noted that all new wastewater/stormwater infrastructure installed within the City's road allowance, is to have a CCTV inspection of the pipes/laterals and maintenance structures, and 'as-constructed' drawings are to be provided to the City within 6-months of installation for works within the road allowance – this will be detailed at the time of the Subdivision Agreement.

Additionally, all alterations to the City's watermain network, as defined by the MECP, will require the Developer's engineering consultant to provide a completed Form 1, prior to any commissioning activities, at the design stage. The Form 1 is to include the works proposed as a part of the overall subdivision buildout, and any Phasing implications.

L5:

Based on a revised arrangement – the City/County will prepare the detailed design for 8th Street East, fronting the Development (excluding intersection upgrades), however, the Developer is to provide a Capital Contribution for the improvements required to the road, and design their Site to accompany a 1-2% slope from the edge of the existing road allowance to the Road's centreline (future boulevard improvements). A Capital Contribution required from the Developer will be determined and set out in the Subdivision Agreement, or execution of a joint project between the City/County regarding the improvements to 8th Street East.

~~That prior to final approval, the developer provides detailed drawings of the 8th Street East cross-section for the purposes of improving 8th Street East/Grey Road 5 to an urban standard, to the satisfaction of the City (Public Works & Engineering Department) and the County of Grey.~~

That wording be included in the subdivision agreement, to the satisfaction of the City (Public Works & Engineering Department) and the County of Grey, to require the developer to provide a cost-sharing arrangement with respect to the upgrades needed to 8th Street East.

Thanks,

Matthew Pierog, P.Eng.
Engineering Services
City of Owen Sound
Bus: 519-376-4440 Ext. 3308

From: Sabine Robart <srobart@owensound.ca>

Sent: June 4, 2025 2:27 PM

To: Alex Croce <acroce@meaford.ca>; Bailey Ressler <B.Ressler@publichealthgreybruce.on.ca>; Bell Aliant (Nicholas Kellar) <nicholas.kellar@bell.ca>; Bell Planning&Development <planninganddevelopment@bell.ca>; Briana Bloomfield <bbloomfield@owensound.ca>; Brightshores Health System; Bruce Grey Catholic District School Board <bruce_grey@bgcdsb.org>; Bruce Telecom (Jeff Richardson) <jeff.richardson@brucetelecom.com>; Bryce McDonald <bmcDonald@owensound.ca>; BWDSB Planning <bwdsb.planning@watsoncon.ca>; Canadian Tire

From: planning@grey.ca
To: [Briana Bloomfield](#); [OS Planning](#); [Staci Landry](#); [Allison Penner](#); [Tim Simmonds](#); [Pam Coulter](#); [Engineering](#); [Emily Carter](#)
Subject: County comments for 42T-20501 Flato Owen Sound Community Inc. (Draft Extension)
Date: June 11, 2025 7:52:34 AM

External sender <planning@grey.ca>

Make sure you trust this sender before taking any actions.

County comments for 42T-20501 Flato Owen Sound Community Inc. (Draft Extension)

Hello Owen Sound,

Please note that Grey County staff have reviewed the proposed draft plan extension request for 42T-20501 Flato Owen Sound Community Inc. (Nazy Majidi).

County Transportation and Ecology staff generally have no concerns with the proposed extension.

As draft approval was granted prior to Bill 23, City staff may wish to consider updating the wording of ecology-related conditions where Grey Sauble Conservation Authority is the delegated sign-off authority. Draft plan conditions related to natural heritage and ecology matters may be updated to require sign off from Grey County Planning Ecology, where appropriate.

County staff have no further comments at this time.

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

Let us know if you have any questions.

Best regards,

Becky Hillyer

Staff Report

Fire Prevention

DATE: June 6th, 2025

TO: Sabine Robart, Manager of Planning & Heritage

FROM: Matt Given, Fire Prevention Officer

SUBJECT: REQUEST FOR DRAFT PLAN EXTENSION – 1409 8TH STREET EAST –
GREYSTONE VILLAGE (FLATO)

PLANNING FILE: 42T-20501

MUNICIPAL ADDRESS: 1409 8TH Street East

APPLICANT: Flato Owen Sound Community Inc. (Nazy Majidi)

BACKGROUND: The application is requesting a two-year extension on the current lapsing date to provide the proponent sufficient time to work through the final details of the detailed design stage and clear Draft Plan Approval conditions. The requested lapsing date is July 25, 2027.

ASSUMPTIONS: The recommendations below are based on the following assumptions:

- The comments are from the site drawings included in the email dated June 4th, 2025

DETAILED REVIEW: Documents reviewed in conjunction with this application are:

- Ontario Fire Code (OFC)
- Ontario Building Code (OBC)
- City of Owen Sound Fire Route By-Law 2009-086

REQUIREMENTS:

1. The following will be required in order to achieve compliance with the Ontario Building Code and other referenced documents:
 - The plans do not show the location of fire hydrants. Our department would like input on the location of hydrants on the site.
 - The plan mentions high density residential is proposed. Buildings that require fire department connections will require an unobstructed fire hydrant within 45m of the fire department connection. The fire department connections should be placed adjacent to the main entrance to the proposed buildings.

RECOMMENDATIONS:

2. The following should be considered by the proponent as they finalize their plans to enhance the fire prevention at the site:
 - Our department recommends that the streets and avenues on the proposed site be addressed similarly to the existing numbering system in place throughout the City of Owen Sound.
 - Install a CHUBB box on Apartment buildings and Commercial buildings for Fire Department access.

SUBMITTED BY: Matt Given, Fire Prevention Officer

A handwritten signature in black ink, appearing to read "Matt Given", is written over a horizontal line.



June 4th, 2025

City of Owen Sound
808 2nd. Ave. East
Owen Sound, Ontario
N4K 2H4

**Attention: Sabine Robart, RPP, CIP, Manager of Planning & Heritage
Community Service Department**

Re: 1409 8th Street East

Dear Sabine:

Rogers Communications Canada Inc. ("**Rogers**") has reviewed the application for the above Subdivision and has determined that it intends to offer its communications services to residents of the Subdivision. Accordingly, we request that municipal approval for the Subdivision be granted subject to the following conditions:

- (1) The Owner shall agree in the Subdivision Agreement to (a) permit all CRTC-licensed telecommunications companies intending to serve the Subdivision (the "**Communications Service Providers**") to install their facilities within the Subdivision, and (b) provide joint trenches for such purpose.
- (2) The Owner shall agree in the Subdivision Agreement to grant, at its own cost, all easements required by the Communications Service Providers to serve the Subdivision, and will cause the registration of all such easements on title to the property.
- (3) The Owner shall agree in the Subdivision Agreement to coordinate construction activities with the Communications Service Providers and other utilities, and prepare an overall composite utility plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.
- (4) The Owner shall agree in the Subdivision Agreement that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.

In addition, we kindly request to, where possible, receive copies of the following documents:

- (1) the comments received from any of the Communications Service Providers during circulation;
- (2) the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees; and
- (3) the municipal planners' report recommending draft approval before it goes to Council or any of its committees.

Should you require further information or have any questions, please do not hesitate to contact simcoecirculations@rci.rogers.ca

Yours truly,

Johanna Gautreaux

Simcoe Circulations

1 Sperling Drive

Barrie, Ontario

L4M 6K9

From: [hsmrcc](#)
To: [OS Planning](#)
Subject: Re: Request for Comments - City of Owen Sound (Flato) - Proposed Draft Plan Extension
Date: June 13, 2025 1:59:44 PM
Attachments: [attachment.png](#)

External sender <hsmrcc@bmts.com>

Make sure you trust this sender before taking any actions.

City of Owen Sound

Re: File number 42T-20501

The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and has no objections to the proposed Draft Plan Extension 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
519-483-4000

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