

SCHEDULE E



Agency and Public Comments

Agency Comments

- 1) Grey County – June 6, 2025
- 2) Owen Sound Fire Department – May 30, 2025
- 3) Owen Sound Building Division – May 23, 2025
- 4) Historic Saugeen Metis – June 10, 2025
- 5) Engineering Services Division – June 12, 2025
- 6) Transport Canada – June 23, 2025
- 7) Grey Sauble Conservation Authority – June 30, 2025

Public Comments

- 8) Bayview Heights, Grey Condominium Corporation No. 2 – June 9, 2025
- 9) Bignell, Vivan – June 9, 2025
- 10) Ollerton, Matthew – June 10, 2025
- 11) Walsh, Thomas – June 16, 2025
- 12) Walsh, Thomas – June 17, 2025
- 13) Kelly, K – June 30, 2025

From: planning@grey.ca
To: [Briana Bloomfield](#); [OS Planning](#); [Staci Landry](#); [Allison Penner](#); [Tim Simmonds](#); [Pam Coulter](#); [Engineering](#); [Emily Carter](#)
Subject: County comments for ZBA 55 Paaji Inc.
Date: Friday, June 6, 2025 10:45:53 AM

External sender <planning@grey.ca>

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County comments for ZBA 55 Paaji 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.

Comments

1. Grey County Planning Ecology staff have reviewed the application and have no concerns.
2. Grey County Transportation staff have reviewed the application and have no concerns.
3. Grey County Housing 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,

From: [Matt Given](#)
To: [OS Planning](#)
Subject: Zoning By-law Amendment (ZBA 55)
Date: Friday, May 30, 2025 3:32:11 PM
Attachments: [Outlook-Logo_Desc.png](#)
[Outlook-ipomkr5v.png](#)
[Outlook-Facebook_L.png](#)
[Outlook-Twitter.png](#)
[Outlook-Instagram.png](#)
[Outlook-LinkedIn.png](#)
[Outlook-Text_Desc.png](#)

Our office has reviewed application ZBA 55 and has no objection or comments at this time. We reserve the right to comment further through any site plan approval or building permit application.

Matt Given
Fire Prevention Officer
Owen Sound Fire and Emergency Services
City of Owen Sound
1209 3rd Ave East, Owen Sound, ON N4K 2L6
519-376-2512 ext. 2233
Cell: 519-378-6577
mgiven@owensound.ca
www.owensound.ca



The City of Owen Sound respectfully acknowledges the Territory of the Anishinabek Nation, the traditional keepers of this land.
Connect with us:



Get involved with your community
by joining our online platform to share your feedback, ideas,
and questions on City projects, initiatives, and services.
Join the Conversation Today at ourcity.owensound.ca

My working day may not be your working day. Please don't feel obligated to reply to this email outside of your working hours.

Staff Report

Building Division

DATE: MAY 23, 2025

ROLL NO.: 4259 040 027 15290

TO: MARGARET POTTER, SENIOR PLANNER

FROM: NIELS JENSEN, BUILDING OFFICIAL

SUBJECT: ZONING BYLAW AMENDMENT – 1115 10TH ST EAST

PLANNING FILE: PC2024-015

MUNICIPAL ADD: 1115 10TH ST EAST

LEGAL DESCRIPTION: RANGE 4 EGR PT PARK LOT 3 RP 16R567 PT 1

APPLICANT: RON DAVIDSON

BACKGROUND: The complete application for Zoning By-law Amendment (ZBA 55) has been submitted by applicant Ron Davidson Land Use Planning Consultants Inc. (Ron Davidson) on behalf of Paaji Inc. (Ismail Aboo).

The property is located at 1115 10th Street East and contains an existing building formerly known as the Georgian Heights Long Term care facility.

The purpose of the application is to permit the conversion of and addition to the existing building to create 36 residential apartment dwelling units.

The effect of the application is to amend the zone category applying to the subject lands from Institutional (I) to General Residential (R5) to permit the proposed use.

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 2012*
 - 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 including and City By-laws, but not limited to, the following:

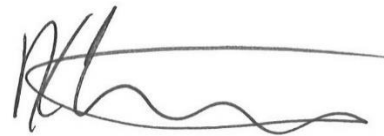
- Buildings to be designed by an Architect and Engineer. Permit drawings to include architectural, mechanical (plumbing, HVAC), structural and electrical.
- Provide detailed plans showing fire separations between units, public corridors and other spaces meeting the requirements of the OBC.
- Site drainage and grading plans by qualified Engineer
- Provisions for Firefighting including, but not limited to, location of hydrants, location of access routes as per OBC 3.2.5 to be installed by the developer.
- Building to meet Barrier Free requirements as per 3.8.3.8 including the required 15% of suites being barrier free spread evenly over all stories as per 3.8.2.1(5).
- Ensure backflow prevention installed on potable water lines.
- 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 **2024 (rates subject to change based on Fees and Charges By-law)**:
 - Building permit for new building of \$14.82 per m² of gross floor area of Residential Dwellings (min. \$120) plus Admin Fee of \$52.50/unit.
 - Building permit for renovated building of \$7.35 per m² of gross floor area of Residential Dwellings (min. \$120) plus Admin Fee of \$52.50/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



From: [hsmrcc](#)
To: [OS Planning](#)
Subject: Re: Request for Comments - City of Owen Sound (Paaji Inc. c/o Ron Davidson Planning) - Proposed Zoning By-law Amendment
Date: Tuesday, June 10, 2025 11:15:01 AM
Attachments: [attachment.png](#)

External sender <hsmrcc@bmts.com>

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City of Owen Sound

Re: File number ZBA-55

The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and offers the following comments regarding the proposed Zoning By-law Amendment and proposed development:

- HSM encourages the City to ensure forward thinking development approaches that protect our natural environment and human health by promoting biodiversity, soil health, and air quality.
- HSM encourages the developer to consider sustainable development measures such as low impact design stormwater management, the planting of diverse native species to create meadows or pollinator gardens rather than lawns, and use of green building materials.

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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Staff Report

Engineering Services Division

Date: 2025 June 12

Eng. File: 1115 10th Street East

425904002715290

To: Sabine Robart, Manager of Planning & Heritage
Pam Coulter, Director of Community Services
Lara Widdifield, Director of Public Works & Engineering

From: Matthew Pierog, Engineering Technologist

Subject: Zoning By-law Amendment Engineering Review

Applicant: Ron Davidson Land Use Planning Consultants Inc. on behalf of Paaji Inc. (Ismail Aboo)

Planning File: ZBA No. 55

Legal Description: RANGE 4 EGR PT PARK LOT 3 RP; 16R567 PART 1

Recommendations:

Further to our review of the above-noted application, the Public Works & Engineering Department has no objection to this Zoning By-law Amendment application, however, comments and recommendations are included below, which are to be addressed at the time of the Site Plan Approval Application, unless otherwise noted:

Background:

A complete application for Zoning By-law Amendment (ZBA 55) has been submitted by applicant Ron Davidson Land Use Planning Consultants Inc. (Ron Davidson) on behalf of Paaji Inc. (Ismail Aboo).

The property is located at 1115 10th Street East and contains an existing building formerly known as the Georgian Heights Long Term care facility.

The purpose of the application is to permit the conversion of and addition to the existing building to create 36 residential apartment dwelling units.

The effect of the application is to amend the zone category applying to the subject lands from Institutional (I) to General Residential (R5) to permit the proposed use.

Analysis:

This document incorporates comments from all Public Works & Engineering Department divisions. The Comments provided herein 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 to not preclude the applicant's responsibility for meeting all applicable laws, regulations and standards, or provide any assurances.

The following comments reflect the results of this review:

Detailed Review: Documents reviewed in conjunction with this application are:

- *City of Owen Sound Site Development Engineering Standards, 1st Edition* https://www.owensound.ca/media/pw0gywsg/site-plan-eng-standards_full-2021-03-24-rev.pdf
- *City of Owen Sound Official Plan, as amended* <https://www.owensound.ca/media/sqkldpco/final-approved-official-plan-feb-15-2022.pdf>
- *Stormwater Management Planning and Design Manual, March 2003; Province of Ontario Ministry of the Environment – published by: Queen's Printer for Ontario* <https://www.ontario.ca/document/stormwater-management-planning-and-design-manual-0>
- *Accessibility for Ontarians with Disabilities Act (AODA), 2005, S.O. 2005 c.11* <https://www.ontario.ca/laws/statute/05a11>
- *Reference Drawings submitted as part of the application: G.M. Diemert Architect Inc., drawing No's.: A-002 and A-101, dated September 17, 2024;*
- *Reference Drawings submitted as part of the application: GEI Consultants Canada Ltd., drawing No's.: C2 and C3, dated April 4, 2025*
- *Report titled 'Servicing Feasibility Study 36 Unit Apartment Building 1115 10th Street East, Owen Sound', dated March 31, 2025, prepared by GEI Consultants Canada Ltd.; and,*
- *Report titled Stormwater Management Report 36 Unit Apartment Building 1115 10th Street East, Owen Sound', dated March 31, 2025, prepared by GEI Consultants Canada Ltd.*

Stormwater Management (SWM):

The stormwater management report and design have been submitted for review as a part of the ZBA application.

The submitted Stormwater Report (GEI, 2025) has noted the following:

- *The SWM Strategy for the site is to attenuate the post-development peak runoff flow rates to the 5-year existing condition for the post-development 5-year through 100-year design storms;*
- *The proposed SWM strategy employed to attenuate the post development peak runoff flow rates manages the stormwater runoff from the site [with] a sub-surface stone retention gallery;*
- *Approximately 0.16 ha of uncontrolled drainage [is] occurring in the front yard;*
- *The current preliminary design for the lot intends to utilize a EFO4 Stormceptor to remove 85% of the TSS which exceeds the minimum requirement of 80% of TSS removal;*
- *GEI has noted that they have "improved upon the existing peak flow rates under post-development conditions".*

The SWM Report is acceptable for the purposes of the ZBA, however, there are revisions to the SWM Design that are required at the time of the Site Plan Approval Application. Of note, the area proposed for 'uncontrolled' release will require a CB in the driveway to intercept the water traversing the driveway at the proposed property line, and the remaining 'uncontrolled' areas are to be landscaped with swales to convey the water to the City's road allowance (sheet flow in the landscaped area is preferred over a localized discharge point). The building footprint and rooftop drainage is not permitted for uncontrolled release.

The City will not provide maintenance or repair operations on any portion of the SWM system located on private property.

Grading & Drainage:

A Preliminary Grading and Drainage Plan (GEI, 2025) has been submitted for review as part of the ZBA application. The plan appears to incorporate the City's Site Development Engineering Standards and is approved for the purposes of the ZBA application.

The standard maintenance notes included in Section 2.41 of the City's Site Development Engineering Standards are to be included on the revised grading and drainage drawings.

The site grading and drainage is required to conform to Section 2.2.2 of the City's Property Standards By-law 1999-030.

Site Servicing:

A Preliminary Servicing Plan (GEI, 2025) has been submitted for review as a part of the ZBA application. The Servicing Plan is to be refined as a part of

the Site Plan Approval Application however, is approved for the purposes of the ZBA application.

The existing water and wastewater services to the lot line are to be decommissioned to the satisfaction of the Manager of Engineering Services, if they are not intended to be re-used during re-development. The proposed fire hydrant is to be located on City property, and will be assumed by the City – the preferred location will be fronting the property, near the existing driveway, and be a separate lead from the building. It is noted that the City is requesting a 3.0 m wide widening along 10th Street East fronting the property as a part of the Site Plan Approval Application, and any proposed valves/maintenance structures are to be located on the new property line.

The City's minimum bury depths for infrastructure, in accordance with Section 6.5 of the Site Development Engineering Standards are to be included on the drawings (water – 1.7 m to obvert of pipe, sanitary/storm – 1.5 to 1.7 m to invert of pipe). Crossing of infrastructure is to be in accordance with MECP requirements. The minimum separation for water and wastewater laterals is to be in accordance with MECP guidelines/regulations, and the OBC.

SERVICING FEASIBILITY STUDY (SFS):

A Servicing Feasibility Study (GEI, 2025) has been submitted as a part of the ZBA application. This Study is required to demonstrate the appropriate service capacity of the City infrastructure to support the proposed development.

The submitted Servicing Feasibility Report (GEI, 2025) has noted the following:

- *The proposed 150 mm Ø PVC sanitary service to connect to the existing 300 mm Ø sanitary sewer located on 10th Street East and has the capacity to convey the proposed flows;*
- *The required peak sanitary flow for residential [development] is 1.79 (L/s);*
- *City staff to confirm this peak flow is able to be accommodated in their downstream system;*
- *The proposed 150 mm Ø PVC water service connecting to the existing 200 mm Ø watermain on 10th Street East;*
- *The required peak water demands for residential [development] is 184.22 L/s;*
- *The water supply system appears to be operating at 50% capacity and should therefore have capacity to accommodate the development. City staff should confirm based on the current conditions in their system.*

The Developers' Consulting Engineer has indicated the required demand on-site for water and wastewater, however, did not confirm the off-site capacity available in the City's water and wastewater infrastructure.

The Developer will be required to complete a hydrant test to confirm available supply in the City's water distribution system and make up insufficient flows on-site (OBC minimum fire flows), if any, as a part of the Site Plan Approval Application. The City will review the wastewater collection system to determine capacity in the City's infrastructure, at a cost to the applicant, as a part of the Site Plan Approval Application.

Based on a review of the City's wastewater collection infrastructure, the City may require that the Developer provide a capital contribution to facilitate downstream improvements to support this development, as a part of the Site Plan Approval Application.

It is noted that based on the [2023 Performance Report – Owen Sound Wastewater Treatment Plant](#), the Average Daily Flow for 2023 was 12,744 m³/day, 52% of the plant's capacity of 24,545 m³/day, and it appears that there is availability capacity at the wastewater treatment plant for this development.

The Servicing Feasibility Report is acceptable for the purposes of the ZBA application, however, may require revisions as a part of the Site Plan Approval Application.

Site Access:

There is no change to the vehicular access to the Site proposed as a part of the ZBA application; the existing access to 10th Street East is to generally remain 'as-is'.

It is noted that comments relating to modifications to the Site Access (i.e. hard surfaced material, etc.) will be provided as a part of the Site Plan Approval Application.

A Traffic Impact Study is not required for this development as it does not meet the minimum requirements under Section 5.8 of the Site Development Engineering Standards.

A Transportation Plan is not required for this development.

Fees and Charges:

The Developer will be required to pay the applicable Development Charges, in accordance with By-law No. 2023-106, as amended. Additionally, the Engineering Review Fee will be \$383.00 for a Zoning By-law Amendment.

Prepared By: Matthew Pierog, P.Eng.

Reviewed By: Chris Webb, P.Eng.

Two handwritten signatures in black ink. The first signature is for Matthew Pierog, and the second, larger signature is for Chris Webb. Both signatures are written over horizontal lines.

From: [Jayasinghe, Suresh \(TC/TC\)](#)
To: [Margaret Potter](#)
Cc: [Mateen, Ovais \(TC/TC\)](#); [Bartlett, Jack \(TC/TC\)](#)
Subject: RE: Request for Comment - Zoning By-law Amendment 55 - 1115 10th Street East, Owen Sound, Ontario - ATS-25-26-00008861
Date: Monday, June 23, 2025 3:56:32 PM
Attachments: [image001.png](#)
Importance: High

Warning: Unusual sender <suresh.jayasinghe@tc.gc.ca>

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UNCLASSIFIED / NON CLASSIFIÉ

Good afternoon Margaret,

We are in receipt of the request for comment for Site Plan Approval Application – 1115 10th Street East in the City of Owen Sound.

Canadian Aviation Regulations (CAR) Standard 621 requires that any person planning to erect an obstruction (building, tower, crane, structure, etc.), as defined by CAR 601.23 (Canadian Aviation Regulations), contact Transport Canada at least 90 days prior using the Aeronautical Assessment Form for Obstacle Evaluation. An Aeronautical Assessment Form for Obstacle Evaluation may be required. To determine if an Aeronautical Assessment Form is required, please see Advisory Circular (AC) No. 601-007 - When to Submit an Aeronautical Assessment Form (AAF), which is available online at: <https://tc.canada.ca/en/aviation/reference-centre/advisory-circulars/advisory-circular-ac-no-601-007>. If required, the completed Aeronautical Assessment Form and associated documents should be submitted to aviation.ont@tc.gc.ca.

If you have any questions or concerns, please direct them to aviation.ont@tc.gc.ca.

Thank you,
Suresh Jayasinghe

Civil Aviation Safety Inspector - Aerodromes and Air Navigation (PAH-TOR-S)
Transport Canada / Government of Canada
suresh.jayasinghe@tc.gc.ca / Cell: 647-394-5359 / TTY: 1-888-675-6863

Inspecteur de la sécurité de l'Aviation civile - aérodrômes et navigation aérienne (PAH-TOR-S)
Transports Canada / Gouvernement du Canada
suresh.jayasinghe@tc.gc.ca / Tél. Cell. 647-394-5359 / ATS : 1-888-675-6863

June 30, 2025

GSCA File: P25215

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

Sent via email: planning@owensound.ca

Re: Application for ZBA-055
Address: 1115 10th Street East
Roll No: 425904002715290
City of Owen Sound
Agent: Ron Davidson Land Use Planning Consultant Inc.

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application 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 purpose of the application is to permit the conversion of and addition to the existing building to create 36 residential apartment dwelling units.

The effect of the application is to amend the zone category applying to the subject lands from Institutional (I) to General Residential (R5) to permit the proposed use.

Site Description

The subject property contains an existing building used for long term care that is being expanded and converted to a residential apartment building.

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 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.

Based on the above, a permit is NOT required for the proposal to proceed. The regulation map is attached.

Provincial Planning Statement 2024

5.1 General Policies for Natural and Human-Made Hazards

1. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

5.2 Natural Hazards

1. Planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.

2. Development shall generally be directed 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.

3. Development and site alteration shall not be permitted within:

- a) the dynamic beach hazard;
- b) defined portions of the flooding hazard along connecting channels (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers);
- c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and
- d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

Comment:

The subject site was reviewed for natural hazards including slope hazards which are not necessarily mapped. The slope at the front of the property was evaluated and it was determined that it is not sufficiently steep to be considered a natural hazard. The proposal is consistent with Provincial Policy in avoiding natural hazards.

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 concerns or objections to the approval of the development as the subject property does not contain any Natural Hazards and is not within a regulated area.

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

Existing Lots

Regulation 41/24

Regulated Area

Streams/Flow

Water course

LIDAR Contours 50cm - NW

Contour Lines

Hazard Areas

Hazard areas

Scale = 1:1400

Regulation Map

Roll Number: 42-59-040-027-152-90

1115 10th Street East

City of Owen Sound

GSCA File#25215

June 30, 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.

Produced by GSC with Data supplied under Licence by Members of Ontario Geospatial Data Exchange.

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This mapping contains products of the South Western Ontario Orthophotography Project (SWOOP). These images were taken in 2015 at 20cm resolution. They are the property of Grey Sauble Conservation © 2018.

From: [Bayview Heights](#)
To: [Public Notices](#)
Subject: Zoning By-law Amendment No 55 1115 10th Street East
Date: Monday, June 9, 2025 9:05:10 AM

Warning: Unusual sender <greycondo2@gmail.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Please let it be known that 86 owners of Grey Condominium Corporation No 2 have signed a petition to halt this build. 60 have personally signed a petition and 26 owners have digitally signed a similar petition stating

Owning a townhouse next door to the proposed 36-unit apartment building on 1115 10th Street East in Owen Sound, ON, I am deeply concerned about the imminent impact on our neighborhood's character and my property's value. This development is set to stir a mix of problems, not just for me, but for all residents of this peaceful community. We are on the verge of facing reduced property values, escalating traffic congestion, and increased noise and light pollution that threaten our quality of life.

The planned apartment building, by its sheer size and capacity, will significantly increase the number of vehicles in a zone already struggling with traffic flow. The quiet and safety we cherish in our neighborhood is at risk of transforming into a bustling and noisy area, compromising our day-to-day life quality.

Another vital concern is the decline in property values that typically follows such large developments. For those of us who have invested our lives and savings into homes here, this means facing potential financial setbacks and uncertain futures. We take pride in our community, and introducing such a development without thorough consideration disregards the voice and well-being of current residents.

We propose the city council and planners conduct a comprehensive review and consider alternative sites for this development that do not compromise the existing residential area. Let us protect the charm and integrity of Owen Sound neighbourhoods by making informed and community-centered decisions.

Grey Condominium Corporation No 2 urges the Owen Sound City Council to reconsider the location of the 36-unit apartment building and preserve the peace and prosperity of our neighbourhood. At the very least, we would expect a 10 foot privacy fence to reduce any noise, light pollution that will be produced. This will however not reduce the traffic congestion already an issue in this area.

Here are some of the other comments made

1) Another consideration is the possible water issue that this development could pose to all the units backing on to the property. Due to the clay base under everything in our area, plus all the unpredictable natural springs that already cause issues as we all know, and all the spring runoff, redevelopment of that property could potentially cause water to redirect towards units 31 - 45. Attached is a screenshot of part of the storm water management report. I'm no engineer but the redirecting of any water west to east on that property would make me concerned.

2)The city has already caused extreme drainage issues on the east side of town where they built Odawa Heights. This makes me very wary of putting a larger building right beside us where there is a potential to have the grading down towards the townhouses.

3) concern about the heavy trucks and equipment on a road which is already in bad shape and not to have heavy trucks on it however this has never been controlled by the city

4) direct route for ambulance to hospital and now there will be potentially 45 more vehicles using an already congested route

Sincerely

on behalf of the Board of Directors & 99 Owners

From: [Vivian Bignell](#)
To: [Public Notices](#)
Subject: public meeting june 16th
Date: Monday, June 9, 2025 9:23:25 AM

Warning: Unusual sender <[REDACTED]>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Hello, my name is Vivian Bignell. I will be attending the council meeting June 16th to discuss more information about the property 1115 10th street east.

I have questions about the proposed building and need more conversations about the building on 10th street east.

I would like to know what further plans are being considered for this location? Who will be rescinding there and what age groups or any restrictions on age groups residing there? Does the owner have plans for parking? What type of building will be constructed? Also will the back green space be saved as green space? Any dates on completion? Will this unit be low income or senior or college student building? How will this new building impact the close neighborhood? for example all of Bayview Heights area?

Thank you . Vivian Bignell

From: [Matthew Ollerton](#)
To: [Public Notices](#)
Subject: Zoning By-law amendment 55
Date: Tuesday, June 10, 2025 4:14:26 PM

Warning: Unusual sender <[REDACTED]>

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To Briana Bloomfield, City Clerk

My name is Matthew Ollerton. My wife and I have been residents of Lamson Crescent for almost 10 years. Since we have been here, it has been a nice, safe and quiet area. However, this peace and quiet could potentially be under risk due to the proposed 36 unit apartment complex in our backyard.

Although we are happy to see new housing being developed (hopefully it is affordable), we have no idea to whom these apartments will be catered. Will it be students, seniors, working families, or a combination of all 3? This area might be better served with a townhouse type development where only 4-5 units will be built.

The artist rendering of this complex shows a massive, towering structure. Thirty-six units means potentially over a hundred new residents and possibly thirty six or more vehicles to an already congested area.

Sometimes getting out of or into the Lamson/Laurie/Lila area can be a nightmare. I can only imagine what an increase in cars and people will do to this problem.

In addition to the increased congestion, we are concerned about the boost in noise and light pollution, along with a potential decrease in property value. As previously stated, this area has been a very safe and peaceful neighborhood for us. We know we can go to work or go on a vacation and we don't have to be concerned about theft, vandalism, or other unlawful acts. It is one less problem to worry about in these troubling times.

In the unfortunate event that council has already made up its mind, at the very least we would request a 10+ foot tall fence be erected to limit the increase in noise/light and somewhat preserve our livelihood.

Thank you for your time

Matthew Ollerton

To: The Council of the Corporation of the City of Owen Sound
Subject: Zoning By-law Amendment No. 55 - 1115 10th Street East
From: Thomas J. Walsh, [REDACTED], Owen Sound

I am a homeowner in the Bayview Heights townhouse condominium at 1155 - 10th street East, Owen Sound and have lived there for 42 years (since 1983). I am strongly opposed to the planned 36 unit apartment development on the property at 1115 - 10th street East, abutting the Bayview Heights property at 1155 - 10th street East.

A petition signed by 86 owners of the 99 at Bayview Heights want the project cancelled. The development is not in keeping with the character of the surrounding neighbourhood. It will decrease the value of our homes, make them harder to sell, and negatively affect our quality of life. Owners, many of them seniors, have their life savings invested in their homes and require the proceeds from a sale to finance long term care, and deserve to live in peace & quiet. Will council vote to ruin people's lives?

I ask council to have concern for the existing residents of the area. Homeowners have pride in and take care of their homes. Dumping 36 rental units, including a 3 story apartment building into our neighbourhood is undesirable. There will be a large number of people and vehicles coming & going and noise which will greatly impact the quality of our life. I refer you to staff report CS-25-057 8.6.7.1 The city shall consider matters of potential impact on adjacent uses when considering any application for a change of use.

This location is unsuitable for the proposed development.
Here are a few of the reasons:

The height of the land is greatly higher than street level. The project plans are to keep the existing driveway and add a sidewalk beside it. This is a very steep treacherous and dangerous driveway, the base of which ends right at the sidewalk and the road. It is hazardous at all times and a nightmare in winter. Vehicles can easily lose control going down in icy conditions and collide with vehicles and pedestrians. Also a difficulty for vehicles going up who may not see people at the top of the hill until it is too late, especially with the turn at the top. Might be difficult to get up the hill in snow. The proposed sidewalk beside the driveway will have a very steep incline. Difficult for some people to manage at the best of times and dangerous in slippery conditions. It is a very long way to walk. This is the only way in & out of the property. Should there not be more than one entry & exit in case of emergency and evacuation, especially with the number of people to be housed there? Please see the photo on the next page.



Driveway at 1115 - 10th Street East, Owen Sound

Please refer to staff report CS-25-057 5.1.4.3

Access and egress to all off street parking or loading spaces should be designed to minimize danger to vehicular and pedestrian traffic.

Here is an example of an accident that occurred on the subject property in 2018.



A car rolled down the hill from the parking lot above and colliding with a hydro pole stopped it from crossing the pedestrian sidewalk and into the traffic on the street.

The car is between the 2 hydro trucks in the photo.

A submission by another person dealt with concern over stormwater management. Staff report CS-25-057 5.4.2.1 deals with Stormwater & reduction of porous surfaces. No new development shall have a negative impact on the drainage characteristics of adjacent land.

Will there be enough space to pile snow?

I notice a new fire hydrant to be installed on 10th street, but do not see any fire hose connections on the property itself. At Bayview Heights we have 4 hydrants which are owned & maintained by us at our expense.

It is already difficult getting out of Bayview Heights with the amount of traffic we now have. 10th street is only 2 lanes at our location. Adding much more traffic with residents & delivery vehicles will make the situation untenable.

Council should keep in mind the principles it purports to support:

Owen Sound's Strategic Plan states that it aims to promote the quality of life and safety for the residents of Owen Sound.

Caring is mentioned as one of the four values of greatest importance in Owen Sound's Strategic Plan (ref. 2.3 values) and commitment to working in a collaborative fashion.

Accessible age friendly design elements. Staff report CS-25-057 5.1.5.11.

New development and redevelopment shall be designed to promote safe, comfortable and accessible environments for all users. Staff report CS-25-057 8.7.1.1

I urge council to have respect and consider the hard working citizens of Owen Sound who have invested in Owen Sound and deserve to have a superior way of life to the crowded big cities and where Owen Sound is truly where you want to live.

Sincerely,

Thomas Walsh

Owen Sound

To: The Council of the Corporation of the City of Owen Sound
Subject: Zoning By-law Amendment No. 55 - 1115 10th Street East
From: Thomas J. Walsh, 92 Laurie crescent, Owen Sound

I think most of the people opposed to the rezoning of the subject property are not opposed to changing the existing zoning to R5 General Residential.

It is the density and the new big 3 story apartment building to be constructed on the site that they object to, as it will diminish their property values and negatively affect their quality of life. It is not at all in keeping with the character of the neighbourhood.

The project needs to be greatly scaled back. Modestly expanding the existing building and keeping it to be a one story structure would probably be acceptable to the majority of property owners in the area. The 3 story apartment block needs to be eliminated for sure.

Since the rezoning and what is to be built are both included in the same issue and not separate items, homeowners are opposed to it.

City Council has a duty to respect and look after the interests of **all** of the citizens of Owen Sound. From what I experienced at the public meeting, it seems that they are completely on the developers side.

May I remind you...

The City of Owen Sound's mission statement is: Strengthening our community through sound leadership. The city's vision is "Where You Want To Live". This vision is supported by values of caring, creativity, integrity, sustainability and working co-operatively.

Keep democracy alive!

Sincerely,
Thomas Walsh
Owen Sound



OWS
NO

ZONING BY-LAW
TAKE NOTICE THAT the City of Oshawa has received an application for a zoning by-law amendment to the City of Oshawa Zoning By-Law No. 22-2016, as amended, to amend the by-law to read as follows:

RD60: Monday, June 16, 2020
RD60: Council Chambers, City of Oshawa

Purpose & Effect:
The purpose of the application is to amend the by-law to read as follows:
The effect of the application is to amend the by-law to read as follows:
The effect of the application is to amend the by-law to read as follows:
The effect of the application is to amend the by-law to read as follows:

For more information about this notice, please contact the City of Oshawa at the following phone number: 905-461-5151.
Email: info@cityofosha.ca
Additional information may be obtained from the City of Oshawa at the following website: www.cityofosha.ca



From: K Kelly [REDACTED] >
Sent: Monday, June 30, 2025 11:24 AM
To: OS Planning <osplanning@owensound.ca>
Subject: ZBA No. 55 - 1115 10th Street East

Re: ZBA No. 55 - 1115 10th Street East

Thank you for the opportunity to allow community members to voice their concerns regarding the application to change the zoning of 1115 10th St East from Institutional to R5. I am a resident of Grey Condominium Corporation No 2, located at 1155 10th St East. There are 99 townhouse homes in our complex that were built in the mid 1970s.

Families purchased their homes in our community because of the peaceful and calm setting of having a long-term care facility as their neighbour and without the expectation that there would be a high-density apartment structure in its place. Adding a large facility that will house 36 apartments does not fit in a neighbourhood of townhouses and single family homes and is not in any way similar to that property's previous use. Rental units with short-term, temporary tenants cannot be compared to longstanding residents with an investment in home ownership.

Changing the zoning to R5 will definitely cause property values in the vicinity to decrease for both townhouses and single family homes. This will happen when the zoning change takes place, during the lengthy construction phases, and after completion since so few people willingly choose their permanent residence next to a high-density apartment building. Potential buyers will look at our neighbourhood to see how safe they'll feel, what could disturb their sleep, what might stop them from enjoying their homes or if there's anything that could have a negative impact on their lives. An apartment complex will not encourage people to buy a nearby home and, in fact, it will make it less desirable for families to move to this part of the city. The homes most affected will be the ones adjacent to the apartments, but there will be a ripple effect throughout our condominium complex if the selling price of even one townhouse is lower than prior sales. Once a condominium sells for less, the remaining 98 condominiums will automatically drop in value and continue to do so without anything to help reverse that downward spiral. Selling will be more difficult, especially if multiple owners list their homes at the same time because of the proposed zoning change. The lack of privacy, increased noise and light pollutions, and loss of property enjoyment will substantially contribute to decreased property values.

The current 1-storey building is set back from 10th St East so it's not very visible. It fits into the landscape without taking anything away from the surrounding properties. A 3-storey structure plus basement (4 storeys facing 10th St East) will be taller than the existing

building and massive in terms of how visible it will be from every direction, blocking the view for the homes on all sides while looming over 10th St East. There are trees that border the homes on 11th Ave East that can easily be seen at this time from the condominiums on Lamson Cres. The planned apartment building will completely obstruct that view. Anyone who has chosen to live in Owen Sound would much more prefer and appreciate seeing trees and nature instead of a towering dark grey building. There was no mention at the council meeting how many existing trees will be removed from the property and whether additional ones will be planted to improve the environment and greening of the space, or help with excessive drainage.

According to the grading plan submitted, snow and rain runoff will be channelled, in part, down the driveway which is what currently happens and has been an ongoing problem. The flow of water down the driveway has caused it to crumble and move asphalt debris onto the sidewalk, for the sidewalk to be covered with water (ice in the winter) and flooding and puddling on 10th St East. Ask any pedestrian who has walked on the south side of 10th St East in that area what it's like to be splashed by vehicles driving east. If not handled properly, with the new building and more of the land mass paved, instead of the melting snow and rain soaking into the ground, the runoff issue will be worse. Depending on where snow is piled when the parking lot and paved areas are plowed, the houses along 11th Ave East could have their backyards flooded despite the planned swale drainage. Any change in grade on the east side could also cause flooding or soil movement for the condominiums. Also note that there was no mention of where snow will be placed when the property is plowed.

It was stated during the council meeting that there would be a 5-foot fence erected around the property, however, that height of fencing does not provide enough privacy for the existing homes that surround the property. Anyone spending time in their backyards will easily be seen over the short fence by tenants who are either outside on the grounds or inside their rental units. The parking lot lighting, exterior building lights, lights and reflections from the apartment windows and vehicle lights will be seen by the surrounding homes. A 5-foot fence is adequate between backyards of friendly neighbours, but falls short as a barrier between income-producing high-density housing and the existing family homes and their need for privacy and a noise barrier.

Since there is no inclusion of affordable, geared to income rents or senior housing, there may be a large number of tenants per unit to afford the rents charged. There doesn't appear to be a stipulation for the occupancy limit per unit nor an estimate for the total number of tenants. Parking could be an issue beyond the required 1.25 parking spaces per rental unit

for visitors or an excessive number of tenants. Parking is not permitted on 10th St East nor are there any public lots.

There was no mention during the presentation at the council meeting of how long construction period will be, although it's clear that there are 2 phases. During construction, everyone who lives along 10th St East from 9th Ave to 16th Ave East will be burdened by the noise, dirt and traffic from trucks and heavy equipment. The prevailing winds blow from west to east so the condominium homeowners will experience construction odours and dust along with disruptive construction noises that will no doubt affect their enjoyment inside of their homes. For both the condominium and house owners, the construction will prevent them from using their backyards. It is also likely that the flow of traffic will be affected especially if vehicles block the road when delivering supplies. Another concern is that 10th St East is in a constant state of disrepair so the trucks and heavy machinery will only make it worse. Taxpayers will bear the burden of road repairs, not the property owner who caused it.

There are multiple issues, when combined, that will contribute to significantly lowering the property values of the homes surrounding 1115 10th St East and impinge on our quality of life. It is unfair to expect so many established homeowners to be negatively impacted by changing the zoning to R5 without any benefit, direct or indirect, to the neighbourhood. The approval of this zoning change will adversely affect more than 100 families (99 condominium owners plus the other single family homes to the west). A development of this size is better suited to the outer fringe of Owen Sound, not in a well-established neighbourhood of single and townhouse family homes.

None of the people who represented an interest in building the apartment complex at the council meeting would ever consent or live next to a similar development, so why are they permitted to force this on long-term residents who chose to live in a peaceful setting next to a retirement home? The property at 1115 10th St East is better suited to townhouse or single family homes that would bring aesthetic, intrinsic and economic values to enhance our neighbourhood instead of detracting from it.

K. Kelly

[REDACTED]

Owen Sound, [REDACTED]

[REDACTED]