

# DECISION

## Authority & Background:

The following is a decision respecting Minor Site Plan Approval made by the delegate or authorized approval authority having jurisdiction under the City's Powers of Delegation By-law 2014-019 and the Site Plan Control By-law 2019-185 and Sec. 41(4.0.1) of the Planning Act. The decision is considered on the basis of the information summarized below, including agency and Development Team comments.

File No.	ST2025-013
Staff Report No.	DA-25-019
Property Address	1650 20 <sup>th</sup> Street East
Proposal Description	The applicant, Michael Lafreniere, on behalf of Robert Baumberger, has submitted an application proposing the redevelopment of an industrial site at 1650 20th Street East for outdoor storage.

## Decision Declaration:

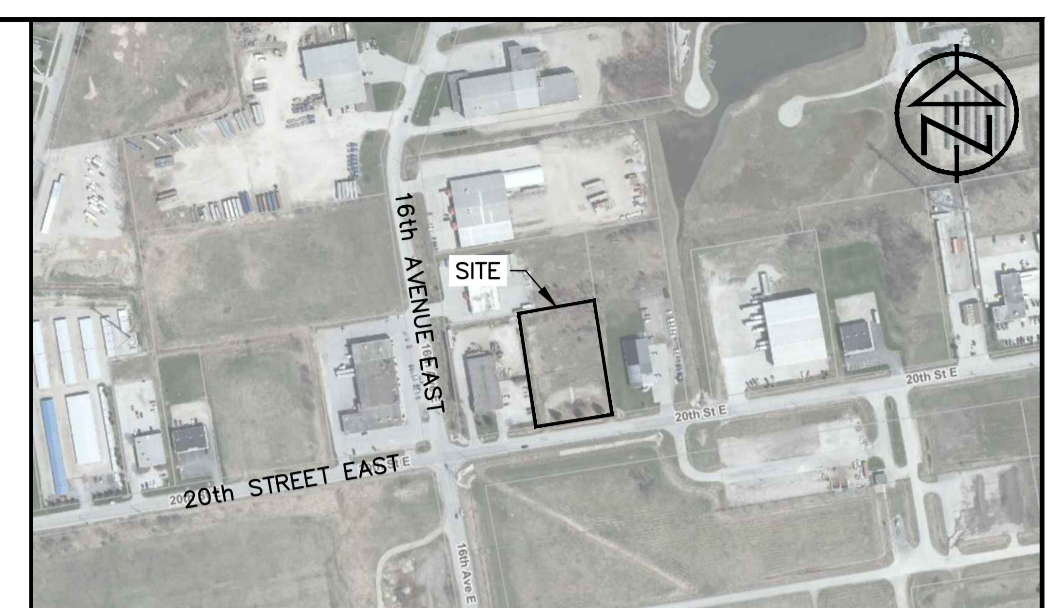
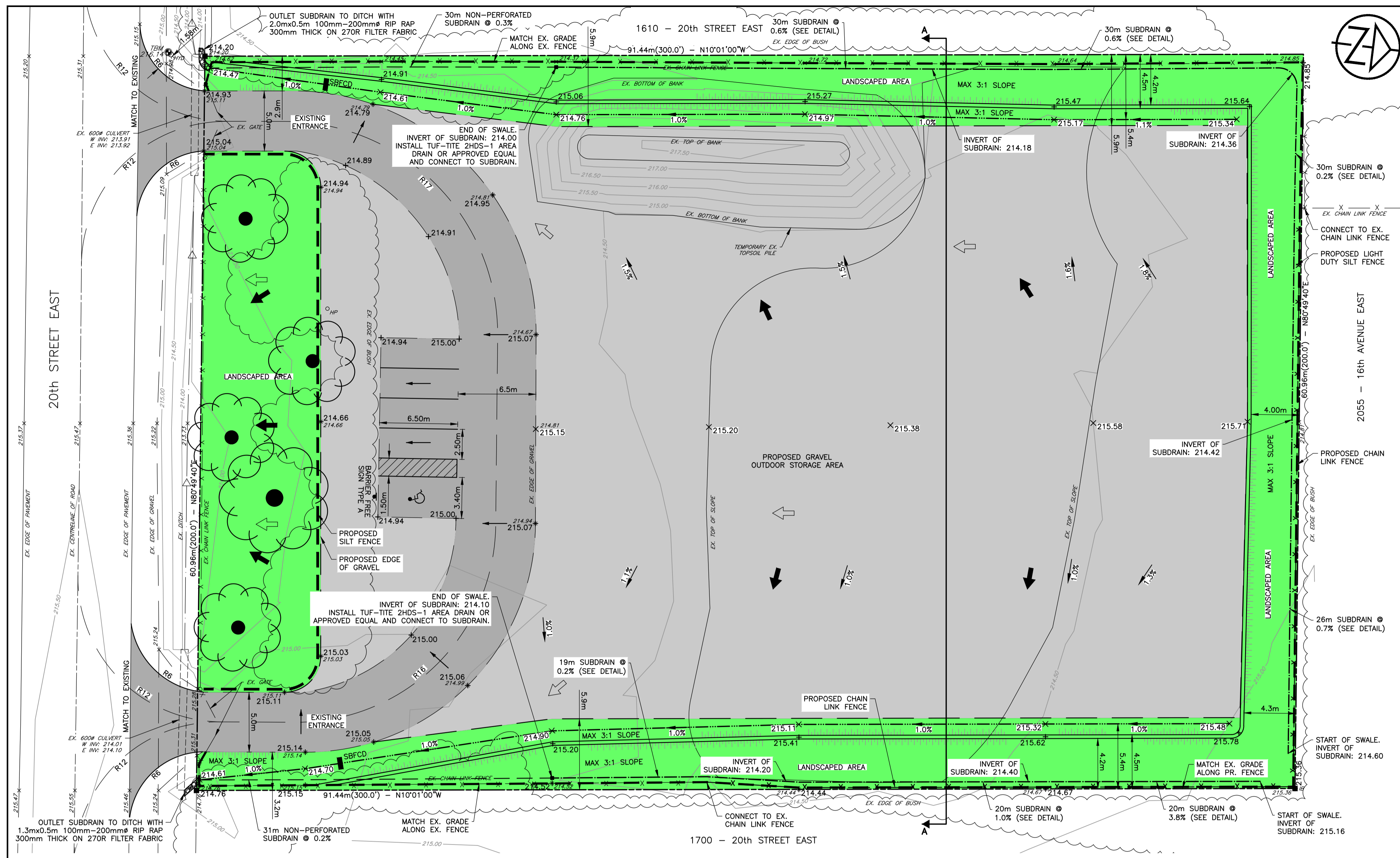
I, Pamela Coulter, being the Director of Community Services of the City of Owen Sound render the following decision based on the facts of the application and the recommendation made in the abovementioned Staff Recommendation Report:

- Refused on the basis that a subsequent submission is required in accordance with the direction provided in Schedule 'D' of the attached staff report.
- Approved
- Approved, subject to the conditions in Schedule 'E' of the attached staff report.

Decision Date: October 30, 2025

Signature: 

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



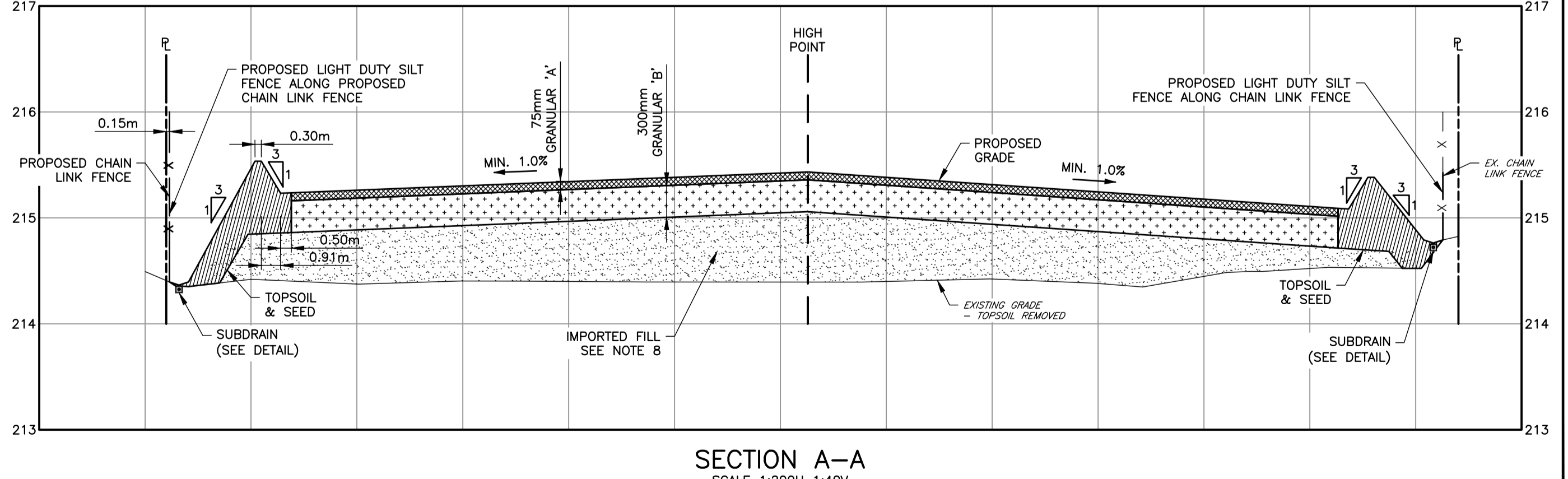
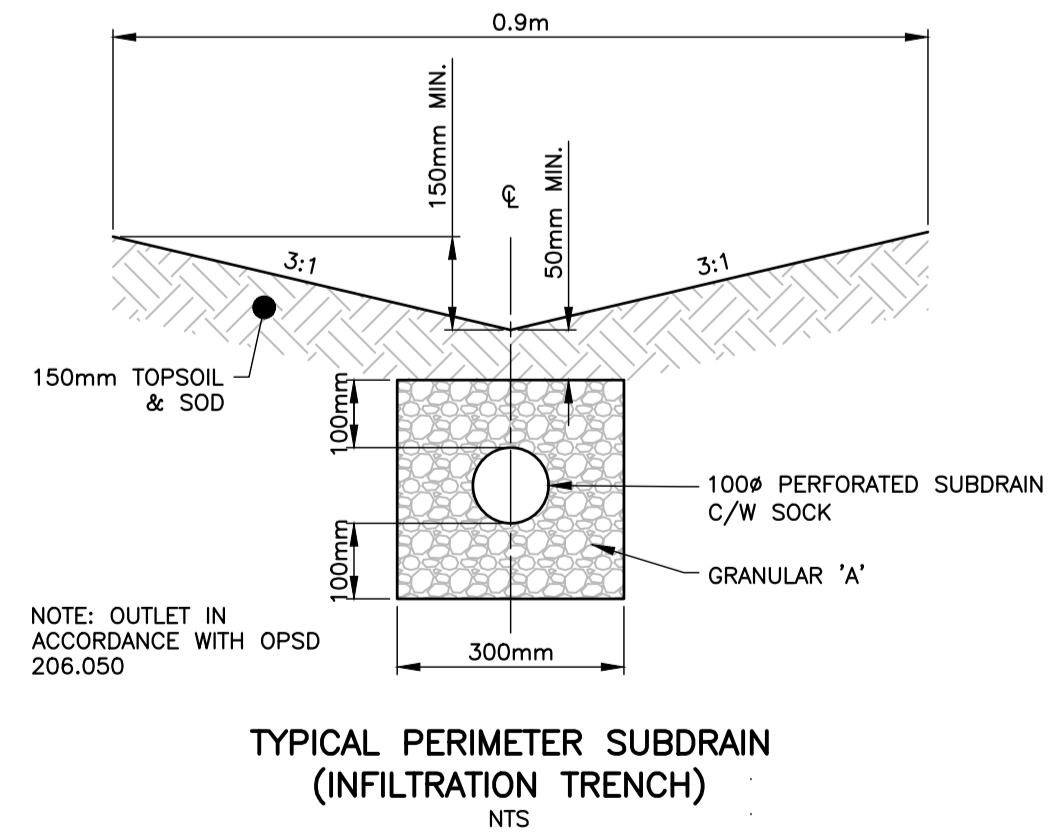
**LEGEND**

PROPERTY LINE	---
EXISTING CONTOURS	--- (Elevations)
EXISTING GROUND ELEVATION	x (Elevation)
PROPOSED GROUND ELEVATION	x (Elevation)
PROPOSED DRAINAGE DIRECTION	→ (Arrow)
TEMPORARY BENCHMARK	BM1 (Symbol)
PROPOSED DRAINAGE SWALE	--- (Line)
PROPOSED NON-PERFORATED SUBDRAIN	--- (Line)
EXISTING HYDRANT	⊕ (Symbol)
EXISTING CHAIN LINK FENCE	X (Symbol)
PROPOSED CHAIN LINK FENCE	X (Symbol)
EXISTING OVERLAND FLOW DIRECTION	→ (Arrow)
PROPOSED OVERLAND FLOW DIRECTION	→ (Arrow)
PROPOSED SILT FENCE	--- (Line)
EXISTING HYDRO POLE	⊕ (Symbol)
EXISTING IRON BAR	⊕ (Symbol)
EXISTING HYDRO GUY WIRE	--- (Line)
STRAW BALE FLOW CHECK DAM	--- (Line)
PROPOSED GRAVEL OUTDOOR STORAGE AREA	--- (Area)
PROPOSED LANDSCAPE AREA	--- (Area)
PROPOSED ASPHALT DRIVEWAY AND PARKING AREA	--- (Area)

**SITE STATISTICS**

ZONING	M2
LOT AREA (1,000m <sup>2</sup> MIN.)	5,574m <sup>2</sup>
LOT COVERAGE (80% MAX)	70.6%
LANDSCAPED OPEN SPACE (25% MIN.)	29.4%
LOT FRONTAGE (25m)	61.0m
FRONT YARD SETBACK (10.0m MIN.)	N/A
REAR YARD SETBACK (3.0m MIN.)	N/A
SIDE YARD SETBACK (3.0m MIN./3.0m MIN.)	N/A

- GENERAL NOTES:**
- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING MUNICIPAL RIGHT-OF-WAY.
  - ALL SILTATION AND EROSION CONTROL WORKS TO BE INSTALLED PRIOR TO CONSTRUCTION.
  - REMOVE SILTATION AND EROSION CONTROL WORKS ONCE GRADING WORKS COMPLETE AND VEGETATION AREAS HAVE TAKEN ROOT.
  - THE OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICING LOCATES PRIOR TO ANY WORKS BEING UNDERTAKEN.
  - ALL DISTURBED AREAS ARE TO BE SODDER OVER A MINIMUM OF 150mm OF TOPSOIL AND SEED.
  - ANY WORK WITHIN THE CITY RIGHT-OF-WAY WILL REQUIRE A TEMPORARY ENCROACHMENT PERMIT AND DISTURBED AREA TO BE RESTORED TO EQUAL OR BETTER CONDITION.
  - GRANULAR MATERIAL, USED FOR OUTDOOR STORAGE AREA, SHALL BE PLACED IN LAYERS 150mm IN DEPTH AND COMPACTED TO 100% STANDARD PROCTOR DENSITY.
  - GRANULAR MATERIAL TO CONSTRUCT THE OUTDOOR STORAGE AREA TO BE CONSTRUCTED WITH 300mm GRANULAR 'B' OR APPROVED EQUAL AND 75mm GRANULAR 'A' OR APPROVED EQUAL. IMPORTED FILL BELOW GRANULARS CAN INCLUDE SELECT SUBGRADE MATERIAL (SSM) RECLAIMED CONCRETE MATERIAL (RCM) WITH A MAX SIZE OF 150mm OR CLEAN GRANULAR WITH NO DELETERIOUS MATERIAL AS PER OPSS 1010.
  - ASPHALT FOR DRIVEWAY AND PARKING AREA TO BE 50mm HL4. SAW CUT EXISTING ASPHALT PRIOR TO PLACING NEW ASPHALT.
  - SILT FENCE TO OPSS 219.110. STRAW BALE FLOW CHECK DAM TO OPSS 219.180.
  - RIP RAP TO OPSS MUNI 1004.05.05 ON FILTER FABRIC - TERRAFIX 270R OR APPROVED EQUAL.
  - FENCING SHALL COMPLY TO MUNICIPAL STANDARDS.
  - THE OWNER'S ENGINEER SHALL PROVIDE BENCHMARK ELEVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED LAYOUT OF THE WORK.
  - ALL DIMENSIONS AND ELEVATIONS ARE IN METERS UNLESS OTHERWISE SHOWN



**DISCLAIMER AND COPYRIGHT**  
 CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.  
 TATHAM ENGINEERING LIMITED CLAIMS COPYRIGHT TO THIS DRAWING WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE ENGINEER WITHOUT THE EXPRESS CONSENT OF TATHAM ENGINEERING LIMITED.

**BENCHMARKS**  
 TB1 - ELEVATION 216.14  
 T/NUT OF HYDRANT LOCATED AT THE SOUTHWEST CORNER OF THE SITE.

**NOTES**  
 TOPOGRAPHIC INFORMATION COLLECTED BY TATHAM ENGINEERING LIMITED., COMPLETED ON JANUARY 2, 2025.  
 SITE PLAN LAYOUT PROVIDED BY SETLESS ARCHITECTURE, DATED AUGUST 7, 2025.  
 LEGAL SURVEY BY HEWITT & MILNE LIMITED (OLS) DATED MARCH 17, 1978. PLAN 16R-1146 DEPOSITED APRIL 11 1978.

No.	REVISION DESCRIPTION	DATE
1.	1ST SUBMISSION	JAN 2025
2.	2ND SUBMISSION	AUG 2025

**ENGINEER STAMP**  
 LICENSED PROFESSIONAL ENGINEER  
 A. OVERHOLT  
 100516012  
 PROVINCE OF ONTARIO

**1650 20th STREET EAST**  
 CITY OF OWEN SOUND  
**LOT GRADING PLAN**

**TATHAM ENGINEERING**  
 DESIGN: MAB FILE: 124220 DWG: LG.1  
 DRAWN: KRL DATE: JAN 2025  
 CHECK: AO SCALE: 1:200