

Staff Report

Report To: City Council
Report From: Sabine Robart, Intermediate Planner
Meeting Date: November 18, 2019
Report Code: CS-19-136
Subject: Recommendation Report for Draft Plan of Subdivision for Telfer Creek (Bremont) Subdivision 42T-19501

Recommendation:

That in consideration of Staff Report CS-19-136 respecting Draft Plan of Subdivision 42T-19501 for a Plan of Subdivision at Range 4 EGR Park E Pt Lot 8, Park W Pt Lot 9; RP 16R1172 Pts 2 3 & 4, City of Owen Sound Council:

1. Receives Staff Report CS-19-136;
2. Finds that the application is consistent with the Provincial Policy Statement and the goals and objectives and intent of the City Official Plan in consideration of the staff report and recommendations and written and oral submissions;
3. Approves Draft Plan of Subdivision 42T-19501 by Spencer Planning Services Inc. dated July, 2019, attached in Appendix 'B' subject to the conditions outlined in Appendix 'I', and to give notice in accordance with Sec. 51 of the Planning Act;
4. Resolves that at such time as the City collects the cash-in-lieu of parkland for Redhawk Subdivision (42T-15501), the funds be allocated in reserve to construct a neighbourhood park in Block 67 of the Bremont Subdivision (42T-19501).

Strategic Initiative:

4. Encourage residential and mixed-use development

Action 4.1 Grow the tax base by attracting a broad range of new housing types (singles, semis, etc.) and tenure (rental units and condominiums).

Background & Proposal:

An application for Draft Plan of Subdivision Approval has been submitted by Bremont (Owen Sound) Corporation.

Property Description

The subject property is located on the north side of 8th St. E., east of 16th Ave. E. The future extension of 20th Ave. E. will go through the proposed subdivision and provide the main access to the subdivision from 8th St. E. The Grey Bruce Health Services Owen Sound Hospital is located directly west of the parcel. The 13 ha (34 acre) property has 322 m of frontage on 8th St. E., which is a County Road. The lands are vacant and include fields, meadows and hedgerows and a wide shallow tributary of Bothwell's Creek. The Bothwell's Creek tributary travels across the southeastern quarter of the property from a culvert under 8th St. E. to middle of the eastern property boundary.

Surrounding land uses include (see Orthophoto in Schedule 'A'):

North: vacant, east city commercial development (Heritage Grove)

East: rural residential

South: proposed Redhawk residential subdivision

West: Grey Bruce Health Services Hospital

The parcel does not contain any buildings or structures and has been primarily used for agricultural purposes in the past.

The subject property is designated as 'Residential', 'Open Space' and 'Hazard Lands' in Schedule 'A' of the City's Official Plan. The lands are located within the Sydenham Heights Planning Area and are designated as 'Residential – Medium/High Density', 'Residential – Medium Density', 'Residential – Low Density', 'Open Space' and 'Hazards Lands' on Schedule 'A2' (see Planning Policy in Schedule 'B').

The subject property is zoned as 'Medium Density Residential with Special Provision 14.108' (R4 14.108), 'Medium Density Residential with Special Provision 14.109' (R4 14.109), 'General Residential Holding with Special Provision 14.110' (R5 14.110 Holding), 'General Residential Holding with Special Provision 14.111' (R5 14.111 Holding) and 'General Residential Holding with Special Provision 14.112' (R5 14.112 Holding).

The Proposal

The applicant is proposing the development of a 328-unit residential subdivision. The Draft Plan of Subdivision (Schedule 'C') lays out the lots, blocks and streets proposed to be registered. As illustrated in the Draft Plan, the project includes:

Description of Proposal (October 2019)	
Lots 1-41	Single-detached dwelling (43 units)
Lots 42-51	Semi-detached dwellings (20 units)
Block 52-58	Street-fronting townhouses (31 units) The blocks will contain 4-5 unit townhouses. Each townhouse will have access to a municipal street
Block 59	0.3 m reserve across the future 20 th Ave. E. extension at the northern property boundary.
Block 60-62	Medium/High density residential buildings (approx. 230 units) with possible main floor commercial on 20 th Ave. E.
Block 63 & 66	Parkland The blocks are located adjacent to the hospital, and between the single residential lots and the hazard lands.
Block 64 & 67	Storm Water Management Facilities One pond is located at the southern end of the property adjacent to 8 th St. E. The second pond is located at the northeastern end of the subdivision.
Block 65	Hazard Lands The hazard lands contain a tributary to Bothwell's Creek and the associated floodplain and wetland.
General	The proposed construction of new internal streets and services <ul style="list-style-type: none"> ▪ 25 m wide extension of 20th Ave. E. 450 m in length.

Description of Proposal (October 2019)

- 20 m wide internal road system to be assumed by the City 450 m in length – 9th St. E., 9th St. A E. and 21st Ave. E.
- The extension of sanitary sewer and watermain from 8th St. E. and the rail trail.

Submission & Process Details

As part of a complete application and the process to date, the applicant has submitted the following materials for consideration:

Submission Item Title	Submission Item Detail
Draft Plan of Subdivision (July 2019)	Spencer Planning Services Inc.
Planning Justification Report (July 2019)	Spencer Planning Services Inc.
Telfer Creek Subdivision Traffic Update Memo (July 2019)	Crozier Consulting Engineers
Stage 1 and 2 Archaeological Assessment w/ Ministry sign off (October 2017)	Golder Associates
Functional Servicing & Stormwater Management Report (September 2017) Memo re validity confirmation (July 2019) Thermal Impact Mitigation Addendum Memo (July 2019)	Pinestone Engineering Ltd
Geotechnical Investigation (August 2017) Geotechnical Memorandum re SWM Pond (October 2017) Memorandum re validity confirmation (July 2019)	WSP Canada Inc.
Aeronautical Impact Assessment – Update No. 2 (July 2019)	WSP Canada Inc.
Scoped Environmental Impact Study (August 2017) Arborist Report and Tree Protection Plan (September 2017) Review of 2017 EIS & Arborist Report for Telfer Creek Subdivision (July 2019)	WSP Canada Inc.

Submission Item Title	Submission Item Detail
Phase One Environmental Site Assessment (April 2017)	WSP Canada Inc.

The process relating to the Draft Plan of Subdivision to date has proceeded as follows:

Date	Step
July 23, 2019	Submission of Complete Application and Fees
August 16, 2019	Letter of Complete Application to applicant
August 21, 2019	Circulation of proposal with request for comment from City Staff and commenting agencies
August 30, 2019	Notice of Complete Application and Public Meeting to public via newspaper notice and mailed courtesy notice to landowners within 120 m of subject property
September 9, 2019	Technical Report to Council
September 23, 2019	Public Meeting
November 18, 2019	Recommendation Report to Council

Previous Approvals

In 2018 Council approved an Official Plan Amendment (OPA) No. 8 and Zoning By-law Amendment (ZBA) No. 26 for the subject property. The OPA amended:

1. Schedule 'A' of the City's Official Plan to designate lands as 'Open Space' to locate the stormwater management ponds and to refine the 'Hazard Land' designation.
2. Schedule 'A2' of the City's Official Plan to permit medium and high density residential development, locate the stormwater management ponds and refine the 'Hazard Lands' designation.

The ZBA implemented the 'Open Space' and 'Hazard Lands' designation changes and applied site specific zone regulations, including restricted permitted uses to the various blocks and lots within the development. The policy framework is in place to facilitate the proposed draft plan of subdivision.

Analysis:

The subject proposal is required to meet all development standards and policies applicable to projects within the City of Owen Sound. The Planning Act stipulates that, in consideration of a draft plan of subdivision regard shall be had to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the City. The review criteria outlined in the Act (Sec. 51) are examined herein.

The application is subject to review by City Planning, Engineering, Building, and Parks and Open Space Staff, as well as external commenting partners. All applicable criteria, policies, standards, and comments are analyzed below in the context of the subject applications and are organized thematically.

A: Matters of Provincial Interest

The Provincial Policy Statement (PPS) specifies those items deemed to be of provincial interest and implements Sec. 2 of the Planning Act. Sec. 51 of the Planning Act requires that all decisions respecting subdivision of land be consistent with the PPS. The PPS has been reviewed with regard to the subject applications. Municipal decisions on planning matters are required to be consistent with the PPS.

As one of its primary tenets, the PPS directs development to fully serviced, designated settlement areas and requires contiguous development that minimizes land consumption and servicing costs. The proposed development achieves these requirements by virtue of being within a designated growth area in the City, having access to full municipal services, and being contiguous to existing development. The PPS also stipulates that healthy, liveable, and safe communities are sustained by the incorporation of a range and mix of land uses. The subject development proposes a well integrated mixture of residential uses and limited commercial and institutional uses as well as open space uses for the benefit of residents. The PPS also calls for the avoidance of development that may pose environmental concern and by encouraging biodiversity, conservation and mitigation of the impacts of climate change. The layout and policy restrictions imposed on the lands facilitate avoidance of natural heritage and hazard areas and work to appropriately account for species at risk and flooding potential.

The following sections of this report assess these matters of Provincial interest relative to the subject applications in more depth. In consideration of this fulsome analysis, the proposal is consistent with the direction provided by the PPS, subject to the recommended conditions.

B: Timing & Public Interest

The Planning Act and its implementing documents, including the PPS and City Official Plan, require that plans of subdivision not be premature and that growth and development be located appropriately.

Timing

The timing of the application is appropriate by virtue of the fact that the lands are: located within the Sydenham Heights Planning Area; fronting on a County Road (8th St. E.) slated to be upgraded; having access to full services with appropriate cost recovery mechanisms in place.

The Sydenham Heights Planning Area is a designated growth area in the City's Official Plan. The Official Plan for the City of Owen Sound was approved in 2006. A five-year review was undertaken (OPA 4) in 2011/2012. As part of the five year review the secondary plan for the Sydenham Heights Phase I & II Planning Area was entirely updated to provide the basis for development of a diverse community contemplated to be the focus of residential greenfield growth in the City.

The subject lands are located in the Phase I area of the Sydenham Heights Planning Area which is intended to satisfy the City's growth needs to the year 2026. Up to 1,350 units are permitted before further policy assessment and approval is required. The approval of this plan in addition to the recently approved Redhawk subdivision on the south side of 8th St. E. and the Andpet subdivision on 16th Ave. E. will result in a total of approximately 1,000 residential units approved within Phase I of the Sydenham Heights Planning Area to date.

The East Owen Sound Master Servicing Study (2007) provided a framework for the water and sanitary servicing and stormwater management of the Sydenham Heights Planning Area. In 2015 the City passed Development Charges By-law 2015-080, which included an area specific development charge for the Sydenham Heights Planning Area to cover the growth related capital costs associated with new development in this area, in particular water and sanitary services.

Phasing of the Plan of Subdivision

At this time the applicant has provided no detailed information regarding the phasing of the proposed development. A condition of Draft Approval is the requirement for the developer to provide a Phasing Plan to the satisfaction of the City. The Phasing Plan will provide a detailed outline of each stage of development, including infrastructure, appurtenance, and landscaping construction/installation and the relevant maintenance periods. The Phasing Plan

will allow the City to plan for land conveyance and full infrastructure assumption (e.g., sewer and water infrastructure, stormwater management system, roads).

The Phasing Plan shall also include an analysis and determination of the stage at which a Transportation Plan is required. The Transportation Plan will address the intersection improvements at 8th St. E. and 20th Ave. E. as well as pedestrian crossing options across 8th St. E. to connect the Bremont and Redhawk subdivision and municipal transit servicing along 8th St. E. Further the Transportation Plan will provide for timing and warrants for the construction of the 20th Ave. E. offsite extension south from 16th St. E. to the northern boundary of the subdivision as an emergency access route and/or a full urban cross-section (see Sections C and E of this report for further discussion).

Consideration of the Public Interest

In accordance with the Planning Act, the applications have been circulated and made available for comment by the public and by all prescribed bodies. The purpose of this is to solicit public input in support of advocating the interests of the public. Furthermore, Professional Planners are obligated to consider and uphold the public interest.

Through the consultation process no public comments were received. The proposal is not premature and is in the public interest, subject to the recommended conditions.

C: Conformity with the County & City Official Plans

The 2006 City Official Plan establishes the goals, objectives and policies to manage long-term growth and development in the City and considers the social, economic, built and natural environment pillars. The County Official Plan provides a policy basis for its lower tier municipalities, including the City of Owen Sound. The County and City Official Plans are required to be consistent with the PPS.

Grey County Official Plan (2019)

The Grey County Official Plan (County OP) designates Owen Sound and the subject property as a 'Primary Settlement Area' and 'Hazard Lands'. In areas designated as 'Primary Settlement Area' the County OP defers to the local Official Plan for detailed development policies. The 'Hazard Land' designation in the County OP reflects the hazard designation of the City's OP in regard to both location and polices. The County OP does speak to an average development density of 25 units per hectare to be achieved for Owen Sound. As described below, the proposed development maintains this density requirement.

The County OP policies include the following provisions regarding vehicular access to new residential developments:

- Single access to new residential developments will be considered up to 85 units.
- Developments with 85 to 150 units are required to have at minimum a full access plus a secondary emergency access.
- Developments greater than 150 units are required to have two or more full accesses.

The County's policies are similar to the requirements of the City's Subdivision Design Standards and are intended to ensure connectivity and safe access for vehicles and emergency vehicles. Once the subdivision is completely built out, it will include approximately 328 residential units and will therefore require two full access points. The two proposed access points to the subdivision are the 20th Ave. E. and 8th St. E. intersection and the off-site extension of 20th Ave. E. north to the Heritage Grove commercial development.

The draft conditions provide for the implementation of the above noted policies. Section E of this report discusses the secondary access requirements in further detail.

The County Planning Department was consulted on the subject applications, and indicated no additional concern or objection.

City of Owen Sound Official Plan (2006)

The Owen Sound Official Plan (OP) designates the subject property as 'Residential', 'Open Space' and 'Hazard Lands' on OP Schedule 'A'. As noted previously, the lands are located within Phase I of the Sydenham Heights Planning Area (OP Schedule A2) (see Schedule 'D' for the Official Plan Map). Within the Sydenham Heights Planning Area, the lands are designated as 'Residential – Low Density', 'Residential – Medium Density' and 'Residential - Medium/High Density'.

Permitted uses in the Residential designation include residential uses in a variety of forms and tenures as well as other complementary neighbourhood commercial and compatible institutional uses.

Net residential density allows the OP to differentiate between different levels of density/type of residential development and to locate those densities appropriately in various parts of the City. Net residential density is defined as the total number of residential units per hectare of land excluding roads, school sites, parks, places of worship sites, and neighbourhood commercial sites, and lands designated Hazard Lands.

The Sydenham Heights Planning Area policies describe the permitted uses within each density category and define the density range permitted.

OP Designation	Density	Types of Dwellings	Lots/Block within Subdivision
Low	Less than 25 units per net residential hectare	single-detached, semi-detached and duplex dwellings	Lots 1-51
Medium	26 to 50 units per net residential hectare	multiple and row dwellings, and cluster housing	Blocks 52-58
High	51-100 units per net residential hectare	Non-ground oriented multiple dwelling units (dwelling units within the building open onto a common corridor or stairway, all the dwelling units share a common lobby/entrance to the building)	Blocks 60-62

The Official Plan amendment (OPA 8), approved in 2018, re-designated portions of the property to permit low, medium and high density residential development. The proposed subdivision will contain a mix of residential types and tenures. The proposed draft plan conforms to the designations previously implemented.

In order to ensure that a wide range of housing types are available and that infrastructure is used effectively, the County OP and Section 5.2.1.4 of the City OP require that the overall density target for the Sydenham Planning Area is not less than 25 units per net hectare.

The density is calculated on the Gross Developable Land Area which is the total area less the area of protected natural heritage features and approved buffers.

The proposed Gross Developable Land Area not including additional lands owned by the applicant is estimated at 29.8 units per net hectare, which exceeds the 25 units minimum requirement of Section 5.2.1.4.

The following sections of this report assess matters of OP conformity relative to the subject applications in additional detail. In consideration of this fulsome

analysis, the proposed draft plan of subdivision conforms to the policies of the City Official Plan, subject to the recommended conditions.

D: Suitability of Lands for Residential Subdivision

In order to evaluate the appropriateness of lands for residential uses, the PPS and OP require the applicant to establish the historic uses of the lands to ensure that the site is not impacted by past activities and that archaeological potential is appropriately examined. The proposal represents greenfield development and the application was submitted with appropriate supporting documentation as such.

The majority of the subject lands have historically been used for agricultural production. Agricultural use of the lands appears to have ceased and tree and shrub vegetation has begun to regenerate on the site.

In accordance with Sec. 7.2.5 of the City OP, the applicant provided a Stage I and II Archaeological Assessment of the property as part of the application. The archaeological assessment noted that no resources were recovered and that given these findings the study area does not have cultural heritage value or interest. The Ministry of Tourism, Culture and Sport on February 8, 2018 noted that the report has been entered into the Ontario Public Register of Archaeological Reports without technical review.

The applicant has undertaken a Phase One Environmental Site Assessment (ESA). The Environmental Protection Act defines "phase one environmental site assessment" as an assessment of property conducted in accordance with the regulations by or under the supervision of a qualified person to determine the likelihood that one or more contaminants have affected any land or water on, in or under the property. Based on the findings of a Phase One ESA, the need for additional investigation in the form of a Phase Two ESA can be assessed. Based on the findings of the Phase One ESA, a Phase Two ESA is not warranted at this time and the site is not likely to have been contaminated by past land uses or activities.

For these and the cumulative reasons outlined in the balance of this report, the subject lands are suitable for residential subdivision of land, subject to the recommended conditions.

E: Adequacy & Design of Streets

New land development is required to have appropriate connectivity to existing streets. A subdivision itself is also required to contain an appropriate number of streets having adequate design characteristics. Section J respecting access and

roads of the Draft Conditions address the provision and construction of roads to and within the proposed development.

Subdivision Road Network

The subdivision is proposed initially to be accessed from 8th St. E. which is a County road. The internal road system is proposed in a 'P' shape. The main north/south road through the subdivision will be a future extension of 20th Ave. E. which will be a 25 m wide collector road, 450 m in length. A 20 m wide internal local road network (9th St. E., 9th St. A E., 21st Ave. E.), 450 m in length, will form the loop in the 'P' and include a cul-de-sac in the northeast corner of the subdivision.

The roads will be constructed by the developer to appropriate City standards and assumed by the City after construction and an appropriate maintenance period. The municipal roads will connect the subdivision to the existing transportation network in the City.

A Traffic Impact Study (TIS) has been submitted as part of the application. The City's Engineering Services Division has noted that the TIS demonstrates that the addition of site traffic is anticipated to minimally impact the boundary road network and that auxiliary turn lanes are not warranted for existing un-signalized intersections in the boundary road network.

In the future, 20th Ave. E. will continue south across 8th St. E. into the proposed Redhawk subdivision and north to connect to the existing portion in the Heritage Grove commercial development. Consequently, 20th Ave. E. will become a significant traffic collector corridor between the 16th St. E. commercial corridor and the Sydenham Heights residential developments.

Design and construction of the 8th St. E. and 20th Ave. E. intersection is the responsibility of the County. Comments from the County indicate that the intersection will be stop controlled on both side at this time. In the future the intersection may become a roundabout. The Transportation Plan discussed in Section B will address the timing of the intersection improvements.

Secondary Access to Subdivision – Extension of 20th Ave. E.

The off-site extension of 20th Ave. E. from the northern end of the subdivision to the current end of the road at the southern boundary of the Heritage Grove commercial development is required to ensure that a secondary access is available as per County OP policies and City subdivision guidelines. The policies require that development containing 0-85 units have one full access. Developments with 85-150 units require one full access plus one secondary access and development with more than 150 units require two full accesses.

Access to the subdivision from 8th St. E. qualifies as one full access and is adequate until 85 units are constructed and occupied. Between 85-150 units, the policies require the developer to provide a secondary access to the subdivision. The access does not need to be a full access, (i.e., a road constructed to full municipal standards) rather it can be a secondary emergency access. Draft Condition J.7a provides the developer with the flexibility to construct the 20th Ave. E. extension as a 6 m wide, paved emergency access in concert with on-site road construction. The cost for the construction of the emergency access shall be borne by the owner.

The emergency access shall only be deemed acceptable until 150 dwelling units are constructed. In order to be eligible for occupancy beyond 150 units, two full access points are required. Draft Condition J.7b) requires the owner to construct the 20th Ave. E. extension to full standards in concert with on-site site road construction to be eligible for occupancy beyond 150 units. Further, the Subdivision Agreement shall include a Schedule that outlines the cost of the off-site 20th Ave. E. extension and the apportionment that shall be borne by the owner, which will be expressed as a percentage of the total cost estimate for all external works together with a stated upset limit. The balance of this apportionment will be front-ended by the City. The financial impacts of the 20th Ave. E. extension to the City are outlined in the Financial/Budget Implications section of this report.

The road network proposed on-site is adequate in capacity and design subject to the proposed Draft Conditions.

F: Subdivision Lot Design & Zoning

The lands were subject to a site specific Zoning By-law Amendment (ZBA 26) in 2018. The application rezoned a portion of the lands to implement the 'Open Space' and 'Hazard Lands' as established and refined through the OPA. The ZBA further provided for a number of site specific residential zone regulations. The chart below summarizes the special zoning provisions applicable to the proposed lots and blocks within the Draft Plan of Subdivision:

Applicable Zone Provisions	
Lots 1-51: Medium Density Residential R4 (14.108)	
Permitted Uses	Limited to single detached, semi detached, duplex dwelling

Applicable Zone Provisions		
Min Lot Area	355 m ² for a Single Detached Dwelling	
Blocks 52-58: Medium Density Residential R4 (14.109)		
Permitted Uses	All those permitted in the R4 zone	
Site specific for Townhouse only (all other townhouse provisions apply).	Max no. of townhouse units per block	8
	Min. Lot Area	1 unit / 195 m ² total development parcel
	Max Density	1 unit / 195 m ² total development parcel
	Max. Lot Coverage	60%
Block 60: General Residential R5 (14.110) Holding		
Holding Removal subject to: <ul style="list-style-type: none"> • Execution of a subdivision agreement • Shadow Study, Urban design Brief at Site Plan Approval – to address building height, built form, overall plan design and layout, land use compatibility considerations including lot/building orientation, interface with adjacent uses and mitigation measures • Execution of a Site Plan Agreement 		
Permitted Uses (after Holding removal)	<ul style="list-style-type: none"> • Uses permitted in the R5 zone • Convenience store • Laundromat • Office • Restaurant • Commercial school • Place of Entertainment or Amusement • Community Lifestyle Facility <p>All commercial uses shall be limited to the ground floor</p> <p>Commercial uses shall be limited to a cumulated total maximum of 200 m² GFA unless accessory to a Residential or Institutional use on the lands and intended only for use by the public on a secondary basis.</p> <p>Site specific definitions for Commercial School and Place of Entertainment or Amusement.</p>	

Applicable Zone Provisions	
Max. building height	16 m
Block 61: General Residential R5 (14.111) Holding	
Holding Removal subject to:	
<ul style="list-style-type: none"> • Execution of a subdivision agreement • Shadow Study, Urban design Brief at Site Plan Approval – to address building height, built form, overall plan design and layout, land use compatibility considerations including lot /building orientation, interface with adjacent uses and mitigation measures • Execution of a Site Plan Agreement 	
Permitted Uses (after Holding removal)	<ul style="list-style-type: none"> • Uses permitted in the R5 zone • Convenience store • Laundromat • Office • Restaurant • Commercial school • Place of Entertainment or Amusement • Community Lifestyle Facility <p>All commercial uses shall be limited to the ground floor</p> <p>Commercial uses shall be limited to a cumulated total maximum of 200 m² GFA unless accessory to a Residential or Institutional use on the lands and intended only for use by the public on a secondary basis.</p> <p>Site specific definitions for Commercial School and Place of Entertainment or Amusement.</p>
Max. building height	19 m
Block 62: General Residential R5 (14.112) Holding	
Holding Removal subject to:	
<ul style="list-style-type: none"> • Execution of a subdivision agreement • Shadow Study, Urban design Brief at Site Plan Approval – to address building height, built form, overall plan design and layout, land use compatibility considerations including lot /building orientation, interface with adjacent uses and mitigation measures • Execution of a Site Plan Agreement 	
Permitted Uses (after Holding removal)	<ul style="list-style-type: none"> • Uses permitted in the R5 zone • Convenience store • Laundromat

Applicable Zone Provisions	
	<ul style="list-style-type: none"> • Office • Restaurant • Commercial school • Place of Entertainment or Amusement • Community Lifestyle Facility <p>All commercial uses shall be limited to the ground floor</p> <p>Commercial uses shall be limited to a cumulated total maximum of 200 m² GFA unless accessory to a Residential or Institutional use on the lands and intended only for use by the public on a secondary basis.</p> <p>Site specific definitions for Commercial School and Place of Entertainment or Amusement.</p>
Max. building height	22 m

Other site specific zoning matters such as parking, loading spaces, landscape buffer strips will be addressed at the site plan approval stage. Any buildings and structures proposed will have to comply with all the applicable zoning provisions in effect as well as all other applicable laws.

Draft Condition A6 requires that the applicant provide plans showing lot frontage and lot area to confirm that the proposed lots and blocks conform to the zoning requirements of Zoning By-Law 2010-078, as amended. The proposed Draft Plan of Subdivision meets the general intent and purpose of the City's Zoning By-law and conforms with the City OP and the PPS, subject to the recommended conditions.

G: Restrictions on the Proposed Subdivision and Buildings

The appropriateness of land development is always contingent on land use constraints impacting the subject lands.

Hazard Lands

The PPS and County and OP all address hazard lands. As noted above, both the County and City OPs identify 'Hazard Lands' on the subject property. The hazard land designations identify lands that present a risk to human safety, potential for property damage, or present physical limitations to development. This designation includes lands that are susceptible to flooding, wave uprush, erosion or slope instability and in many cases are characterized by steep slopes, organic

soils and/or poor drainage. Permitted uses in the Hazard Lands designation are limited and building and structures are generally prohibited.

In this case, the hazard lands identify a tributary to the Bothwell's Creek watercourse and the associated floodplain and wetland feature. These features are included Block 65 on the Draft Plan. Draft conditions will require that Block 65 to be conveyed to the City as per OP policies (Draft Conditions Section D).

Within in the Sydenham Heights Planning Areas, Section 5.2.3.3 of the Official Plan notes that some of the lands designated as Hazard Lands within the Planning Area form part of the flood plain of a Bothwell's Creek tributary. The intention is that these lands are maintained to manage regional storm events and therefore appropriate setbacks are required from the hazard lands.

The Telfer Creek Tributary Hydraulic Modelling Memo delineated the extent of the regional storm event on the subject property. Based on this, GSCA is satisfied development is directed away from the natural hazard areas. Furthermore, a Parkland Block offers an additional buffer between the rear lot lines of the proposed single-family units and the hazard area.

Comments from the Grey Sauble Conservation Authority note that the Ontario 151/06 regulated area includes the unnamed tributary of Bothwell's Creek, the adjacent floodplain area, a wetland feature, and an additional 15 metre regulated allowance. Development in certain portions of the subdivision, including the stormwater management ponds, will require a permit from the GSCA.

Flight Path – Grey Bruce Regional Health Centre

Section 5.2.2.1 and Section 6.1.8.3 of the City OP recognize that the Grey Bruce Regional Health Centre includes a helicopter landing pad. The policies require that the flight paths to the Grey Bruce Regional Health Centre heliport be protected and that a flight path study may be required to assess the impact of development on the heliport's flight path.

The applicant provided a flight path study in support of the applications. The aeronautical assessment noted that the proposed development at 8th St. E. in the City of Owen Sound will not impact the continued certification of the Grey Bruce Health Services Heliport and does not anticipate the need for the finished buildings associated with the proposed development to require obstruction marking or lighting. The report noted that should any additional changes be made to the proposed development, an additional Aeronautical Impact Assessment and Obstruction Marking and Lighting Assessment may be required.

The flight path study was also submitted as part of the zoning amendment in 2018. The amendment permitted a height of 16 m – 22 m for the proposed

multi-residential buildings on Block 60-62. As part of the amendment process, Holdings zone provisions were placed on these blocks. In order to lift the Holding and permit development on the block, the special provisions require a shadow study and urban design brief as part of the Site Plan Approval process to address height, built form, overall plan design and layout and land use compatibility consideration including lot/building orientation, interface with adjacent uses and any recommended mitigation measures.

The Draft Conditions include a requirement to address flight path evaluation as part of the Site Plan Approval process for Blocks 60-62. Pre-consultation at the Site Plan Approval application time will determine what studies will be required for submission.

Utility Easement

Currently a gas line servicing the Grey Bruce Health Services Owen Sound hospital crosses the property via an utility easement. The easement crosses the proposed parkland block and two of the multi-residential blocks. The Draft Conditions required that the gas easement be relocated outside of the building envelopes to the satisfaction of the City, the utility company and the benefitting land owners (Grey Bruce Health Services).

H: Conservation of Natural Resources & Flood Control

As noted the proposed development includes a tributary to Bothwell's Creek which is identified as a cold water creek. Associated with the tributary is the floodplain and a wetland in the southeast portion of the parcel. The lands are designated and zoned as Hazard Lands.

Section 7.1.4 of the OP requires that where significant development is proposed adjacent to Hazard Lands an Environmental Impact Study (EIS) be provided. The applicant submitted an Environmental Impact Study and Arborist Report dated August 2017 and an addendum to both studies dated July 2019. The EIS identified:

- Fish Habitat – tributary to Bothwell Creek, located within the area designated and zoned as Hazard Lands
- Habitat of Endangered or Threatened Species – low to moderate potential for Bobolink and Meadowlark habitat.
- Significant Wetlands – located within the area designated and zoned as Hazard Lands

- Significant Wildlife Habitat – moderate potential for Monarch Butterfly and Snapping Turtle
- Significant Valleylands - located within the area designated and zoned as Hazard Lands

The identified Fish Habitat, Significant Wetland and Significant Valley lands are protected from the development by virtue of being within the Hazard Land designation and zone where no development is permitted.

The Grey Sauble Conservation Authority has reviewed the EIS and generally had no concerns with the findings of the EIS at the time. The EIS recommends a number of mitigation measures to minimize the potential impacts on the above noted identified features. In addition, the CA has suggested that a qualified person continue to monitor the site for eastern meadowlark and bobolink until final approval of the subdivision had been obtained.

The mitigation measures have been directly incorporated into the Draft Conditions Section G respecting Natural Heritage & Landscaping. Best efforts have been made to further reflect the measures in the Draft Conditions of Approval where appropriate. The proposed Draft Conditions also include requirements that confirmation shall be provided from the Ministry of Environment, Conservation and Parks or Qualified Person to the satisfaction of the City and the GSCA that the site has been adequately monitored for the presence of species at risk, including grassland birds, in accordance with the Environmental Impact Study prepared by WSP, dated August 22, 2017 (Draft Condition G.4).

The Arborist report included a Tree Protection and Removal Plan. The Conservation Authority and the City's Manager of Parks & Open Space have reviewed the Arborist report and recommended that the 'Arborist Report and Tree Protection Plan' prepared by WSP, dated July 2019, be implemented through the subdivision agreement and included as a schedule within the subdivision agreement (Draft Condition G.1 and G.2).

Stormwater Management

In accordance with the City OP (Sec. 6.2.4 & 5.2.5.2), the City shall apply best management practices in dealing with stormwater management. Facilities shall be designed to manage stormwater quality and quantity and the integration of natural vegetative features is encouraged. Long-term maintenance and safety requirements are to be considered in design. New developments shall be required to have a stormwater management plan in place prior to construction to address:

- a) The physical characteristics of the site including slope gradient, slope length, soil texture, soil drainage and vegetative cover.

- b) Pre- and post-development runoff expected based on guidelines provided by the City and/or Grey Sauble Conservation Authority.
- c) Quantity and quality control in conformity with sub watershed plans.
- d) Methods to be used to control runoff and erosion both during and after construction, emphasizing at-source measures

A Stormwater Management Strategy for the Sydenham Heights Planning Area was developed as part of the East Owen Sound Master Servicing Study. As development occurs, the City shall ensure that measures to reduce the impact of runoff and manage storm water quality are undertaken. The plan provides for a combination of private and municipal stormwater management facilities. The Plan also notes that the proponent shall be responsible for the design of a stormwater management facility.

The applicant has provided a Functional Servicing and Stormwater Management Report (SWM) dated September 2017 and an addendum dated July 2019, which propose a stormwater management system draining to the Bothwell's Creek tributary.

The SWM plan will provide for:

- Water quality will be controlled to an 'enhanced protection' level through the use of a 'treatment trains' approach including two water retention ponds.
- Water quantity will be controlled for all storm events up to and including the Timmins Regional storm to target limits based on the 'Unit Flow Rate' approach as per the East Owen Sound Master Servicing Study (EOSMSS).
- Extended detention, controlled release and velocity mitigation will be employed to provide erosion control.
- Stormwater thermal mitigation will be utilized to protect the down stream cold water fishery.

The proposed stormwater management system, including Blocks 64 and 67, which will contain wet and dry stormwater management ponds, will be constructed by the developer and assumed by the City after an appropriate maintenance period.

Grey Sauble Conservation Authority and City Engineering Services have reviewed the proposed preliminary SWM plan and are satisfied, subject to the proposed draft conditions of subdivision approval (Draft Conditions Section C).

I: Adequacy of Utilities & Municipal Services

The PPS states that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas.

Servicing

The City OP (Sec. 5.2 & 6.2) notes that development will be permitted in areas that can be adequately serviced, based on orderly patterns of development, and priority shall be given to development of land that is presently serviced by municipal water and sewer or those areas that can most easily be serviced. The timing of development shall be based on logical extension of services; compact form and development pattern; provision of services in an economically viable manner; priority for reserving capacity for infill, intensification and redevelopment.

OP Sec. 6.2.3 discusses servicing capacity and indicates that draft approved plans of subdivision may only proceed to registration if sufficient servicing capacity exists. The servicing policies of the Sydenham Heights Planning Area (Sec. 5.2.5) require all development to proceed on the basis of full municipal sewage and water services and will require a functional servicing report to address system capacity, preliminary grading and stormwater management.

The applicant provided a Functional Servicing and Stormwater Management Report dated September 2017 with an addendum dated July 2019. The Servicing Study demonstrates that the proposed subdivision can be supported by existing service capacity.

SANITARY SEWER: This area of the Sydenham Heights Planning Area is largely undeveloped hazard and agricultural land. The trunk sanitary sewer intended to service this area has been extended south of 16th St. E. into the Sydenham Heights Phase I planning area to 8th St. E. and west along 8th St. E. to the future 20th Ave. E. The benefitting landowners will fund the cost of the extension through the approved Area Specific Development Charges for the Sydenham Heights Phase I Secondary Plan Area.

Sanitary sewage from the proposed development will be directed to the trunk sewer on 8th St. E. The Functional Servicing Study submitted by Pinestone Engineering Ltd concludes that the sanitary sewer system capacity is sufficient to support the additional load on this system imposed by adding this subdivision.

WATER SERVICE: Water servicing for the proposed development will be provided by extending the watermain from the 8th St. E. / 20th Ave. E. intersection through the subdivision and north to connect to the existing water service

adjacent to the Michaels and Home Depot store within the 20th Ave. E. road allowance. The Subdivision Agreement shall include a Schedule that outlines the cost of the watermain extension and the apportionment that shall be borne by the owner, which will be expressed as a percentage of the total cost estimate for all external works together with a stated upset limit. The balance of this apportionment will be front-ended by the City. The financial impacts of the watermain extension to the City are outlined in the Financial/Budget Implications section of this report.

Servicing details will conform to the City of Owen Sound standards and the exact sizes and location of service connections will be completed at the detailed design stage.

The City's Engineering Services have reviewed the Functional Servicing Study and are satisfied subject to the proposed Draft Conditions (Section I Servicing).

TRANSIT ACCESS: The City's transit system is accessible on 8th St. E. There is no requirement to provide transit service routes through the proposed development. However, the proposed road allowance widths for Street 'A' and Street 'B' would allow for future transit stops. The Transportation Plan required as part of the Phasing Plan will address the extension of the municipal transit system into this part of the Sydenham Heights Planning Area.

The municipal services and utilities available to serve the development are adequate, subject to the recommended conditions.

J: Adequacy of School Sites

The school boards were circulated on the subject applications. No comment was provided. It is assumed that the ongoing attendance planning undertaken by the applicable School Boards will recognize and account for the proposed development and additional residential units proposed.

K: Lands for Public Purposes

A residential development of this scale must consider access to open space and recreational amenities in accordance with the City OP and principles of good Planning.

Parkland Dedication

The owner is required to convey 5 percent of the land for parks or other recreational purposes in accordance with Section 51.1 of the Planning Act. Alternatively, the City may require cash-in-lieu of all or a portion of the

conveyance. The proposed development provides for two parkland blocks (Blocks 63 and 66) to be conveyed to the City. These conveyances fulfill the parkland dedication requirements.

The Draft Conditions respecting Parkland include the requirements for trail design and construction through the stormwater management Block 64, the parkland on Block 66, and the stormwater management Block 67, connecting to 21st Ave. E. between Lots 26 and 27 and a preliminary park design plans for Block 63 in support of Section 7.8 Urban Design of the City's OP.

The park proposed for Block 63 will ultimately include playground structures and is intended to be a neighbourhood park as per the City of Owen Sound Recreation, Parks & Facilities Master Plan 2018-2028. This park will serve the Bremont subdivision as well as the adjacent Redhawk subdivision. In accordance with the Planning Act, the City will collect cash-in-lieu for parkland from the Redhawk subdivision given that no land was dedicated for parkland in that subdivision. Staff recommend that these monies be held in reserve specifically to construct the park and playground structures on Block 63 in the Bremont subdivision.

Hazard Land Conveyance to the City

City OP hazard lands policies encourage that lands designated as Hazard Lands be set aside for environmental protection purposes. The City will encourage public conveyance of Block 65 through the development approval process. This land is not considered part of the required parkland dedication. Blocks 64 and 67, which contain the stormwater management ponds will also be deeded to the City as part of the Plan of Subdivision approval process.

L: Energy Conservation & Efficiency

The proposed development achieves efficiency by virtue of its compact design and increased density. By managing stormwater on site for quality and quantity the development reduces the need for physical infrastructure to handle increased capacity. Low Impact Development is encouraged in all developments within the City, and will be encouraged in the Site Plan Approvals for Blocks 60- 62. Any lighting implemented in the proposed development will be required to be efficient (LED) and dark sky compliant.

M: Site Plan Control Matters

The City's Site Plan Control By-law (2011-034) establishes those classes of development subject to Site Plan Approval in accordance with Sec. 34 of the

Planning Act. Single, Semi, Duplex and Converted Dwellings having two or fewer units are not subject to Site Plan Control. With regard to the subject development, lots 1-51 are exempt from the Site Planning requirement.

The remainder of the development blocks, including blocks 60-62, will all be subject to Site Plan Control prior to issuance of a Building Permit and development of the lands. Site Planning ensures sites are designed to be safe, functional and attractive for current and future users. These processes will be subject to approval by Council and will be accompanied by an agreement registered on title of the lands. Draft Condition Section F respecting Site Plan Approval provide detailed requirements for the Site Plan Approval application as established through the Official Plan and Zoning By-law amendment process in 2018.

Financial/Budget Implications:

There are budget implications directly resulting from the subject applications. As discussed, the build-out of the subdivision will require development of the 20th Ave. E. extension north of the Bremont subdivision to connect to the existing 20th Ave. E. abutting the Michaels store. The developer will be required to pay for a portion of the road construction. At this time, City Staff estimate that the owner will be responsible for approximately 65 percent of the road construction cost. This number is the estimated apportionment of 'benefit' to the proposed subdivision. As the remaining lands adjacent to the 20th Ave. E. extension develop, best efforts will be used to recover the 35 percent of the road construction cost borne by the City. Preliminary cost estimates for the City's portion of the road construction are \$91,350 based on today's rates, being 35 percent of \$1,800/metre for approximately 145 linear metres of road. This estimate is subject to change and the ultimate cross-section design (i.e., rural or urban) is yet to be determined.

Also as discussed, the developer will be required to extend the water service north through the development and off-site to connect to the existing watermain located within the 20th Ave. E. road allowance which currently terminates adjacent to the Michaels store. The developer will be required to pay for a portion of the watermain looping. At this time, City Staff estimate that the owner will be responsible for approximately 20 percent of the water service construction cost. This number is the estimated apportionment of 'benefit' to the proposed subdivision. As the remaining lands adjacent to the 20th Ave. E. extension develop, best efforts will be used to recover the 80 percent of the water service construction cost borne by the City. Preliminary cost estimates for the City's

portion of the water service construction are \$203,000 based on today's rates, being 80 percent of \$1,750/metre for approximately 145 linear metres of lateral. This estimate is subject to change and has been crafted for Council's benefit.

A development of this size will increase the tax base for the City. The roads and natural heritage blocks slated to be dedicated/conveyed to the City will have an associated maintenance costs calculated in perpetuity.

The East Owen Sound Master Servicing Study provided the basis for servicing the Sydenham Heights Planning Area and OPA 4 provided the policy framework for development within the Planning Area. It is a policy of the Official Plan that new development in the Sydenham Heights Planning Area be responsible for the cost of infrastructure improvements that benefit the new development (Section 5.2.7.2).

In 2015 the City passed Development Charges By-law 2015-080, which included an area specific development charge for the Sydenham Heights Planning Area to cover the growth related capital costs associated with new development in this area, in particular water and wastewater services.

Communication Strategy:

A Notice of Complete Application and Public Meeting for the proposed Draft Plan of Subdivision was published in the Owen Sound Sun Times newspaper.

Notice was also circulated to persons, departments and agencies likely to have an interest in the applications, as legislated. As a courtesy, the notice was also sent via mail to the assessed owners within 120m of the subject properties.

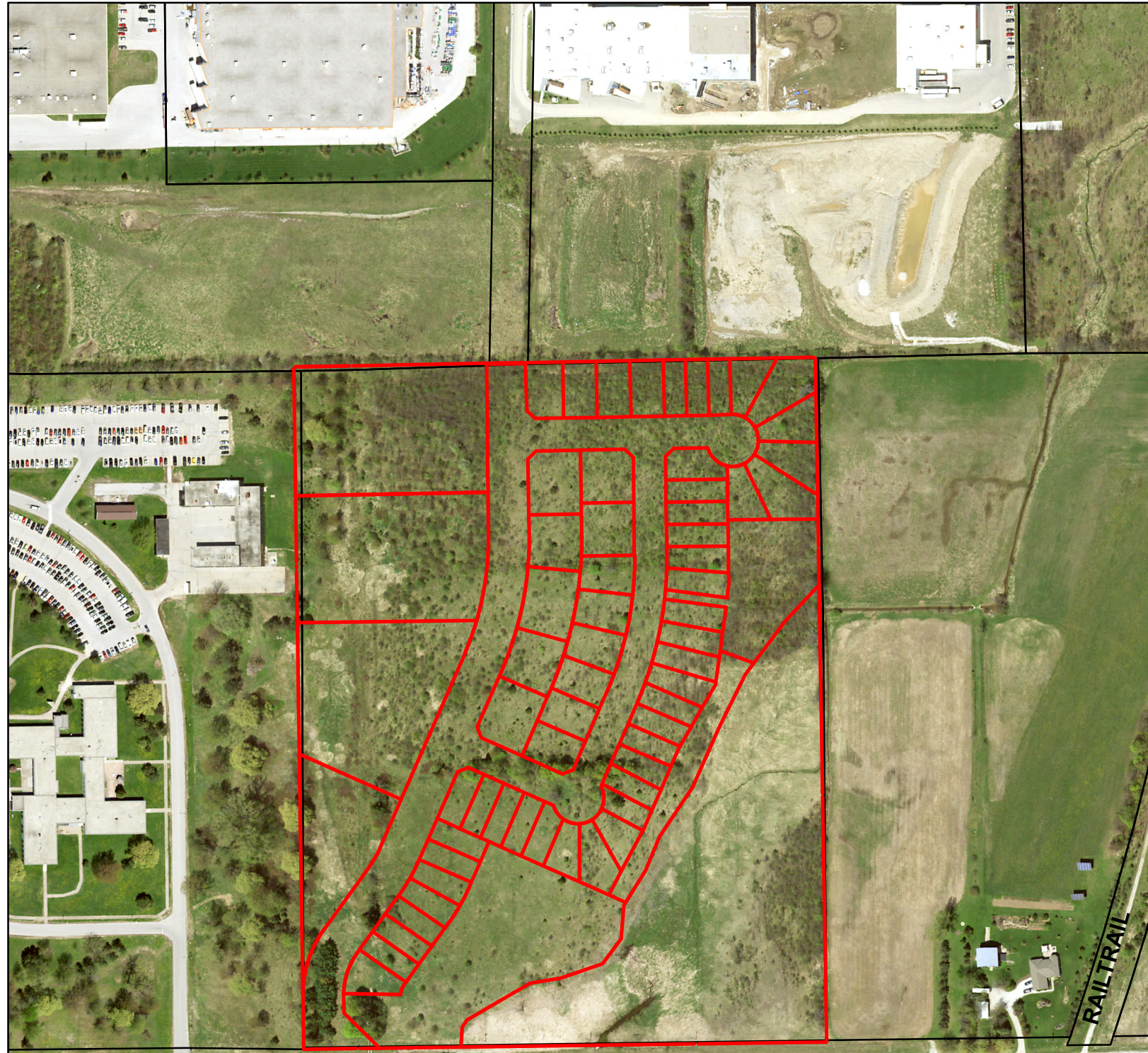
Notice was provided over 20 days in advance of the Public Meeting in accordance with the provisions of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

Following a decision on the matter, notice of decision will be given in accordance with the requirements of the Planning Act.

Consultation:

The public meeting was held on September 23, 2019. In addition to the public notice, the Planning Division also sent a request for comments to the development team and other agencies based on the nature of the applications (Schedule D Summary of relevant agency comments). Members of the public were welcomed to attend and make oral submissions at the public meeting, or submit comments in writing prior to the public meeting either in support or

Schedule 'A': Orthophoto



8th St E

RAILTRAIL



Information shown on these drawings, maps/charts is compiled from numerous sources and may not be complete or accurate.



SCHEDULE B

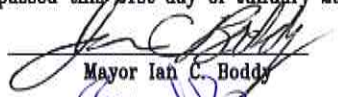
PLANNING MAPS

BY-LAW 2019-015

'A Bylaw to Adopt' Amendment No. 8 to
the Official Plan for the City of Owen Sound


Schedule A

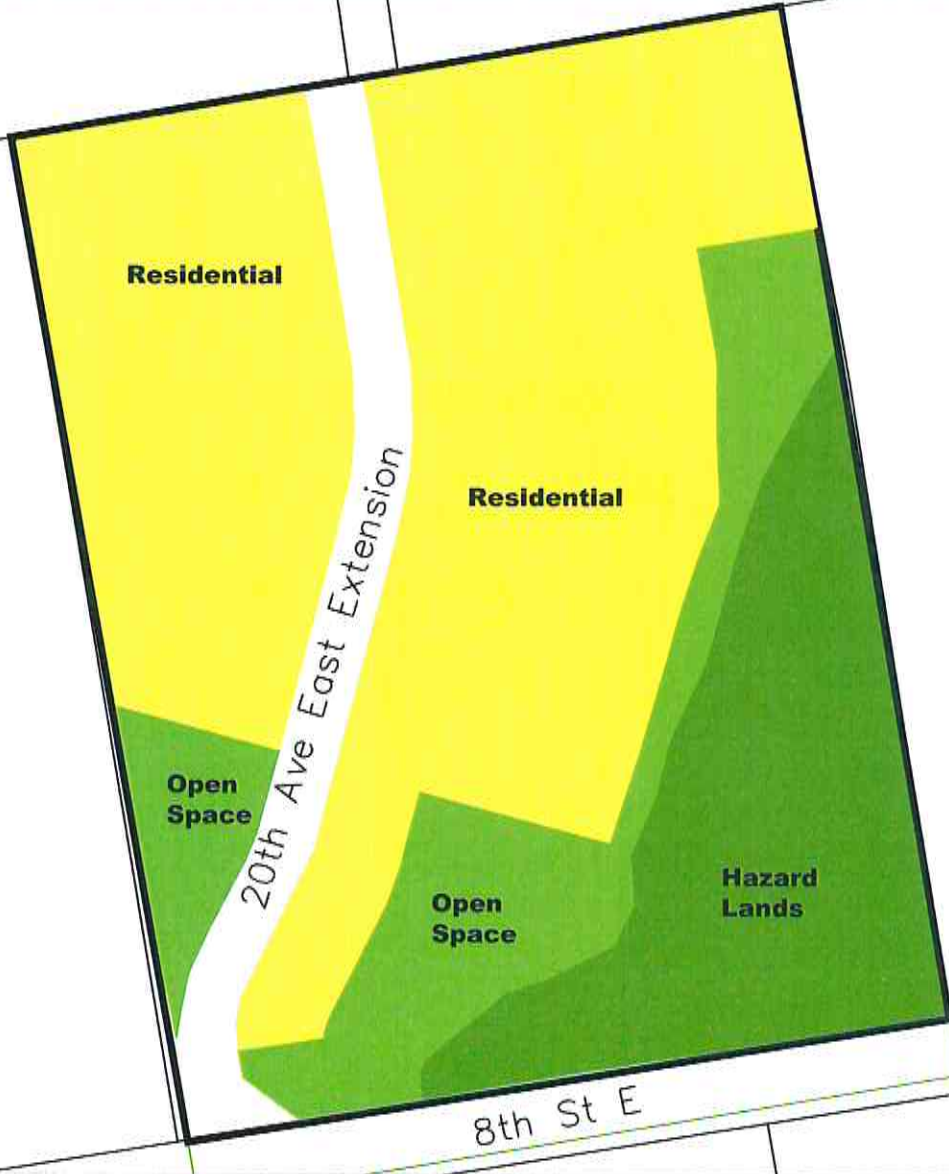
This is Schedule A to By-law 2019-015
passed this 21st day of January 2019.


Mayor Ian C. Boddy


Clerk Briana M. Bloomfield

LEGEND

 Lands Subject of
OPA #8

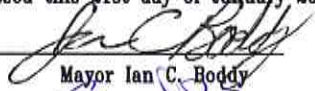


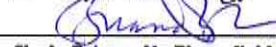
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'A Bylaw to Adopt' Amendment No. 8 to
the Official Plan for the City of Owen Sound


Schedule A2

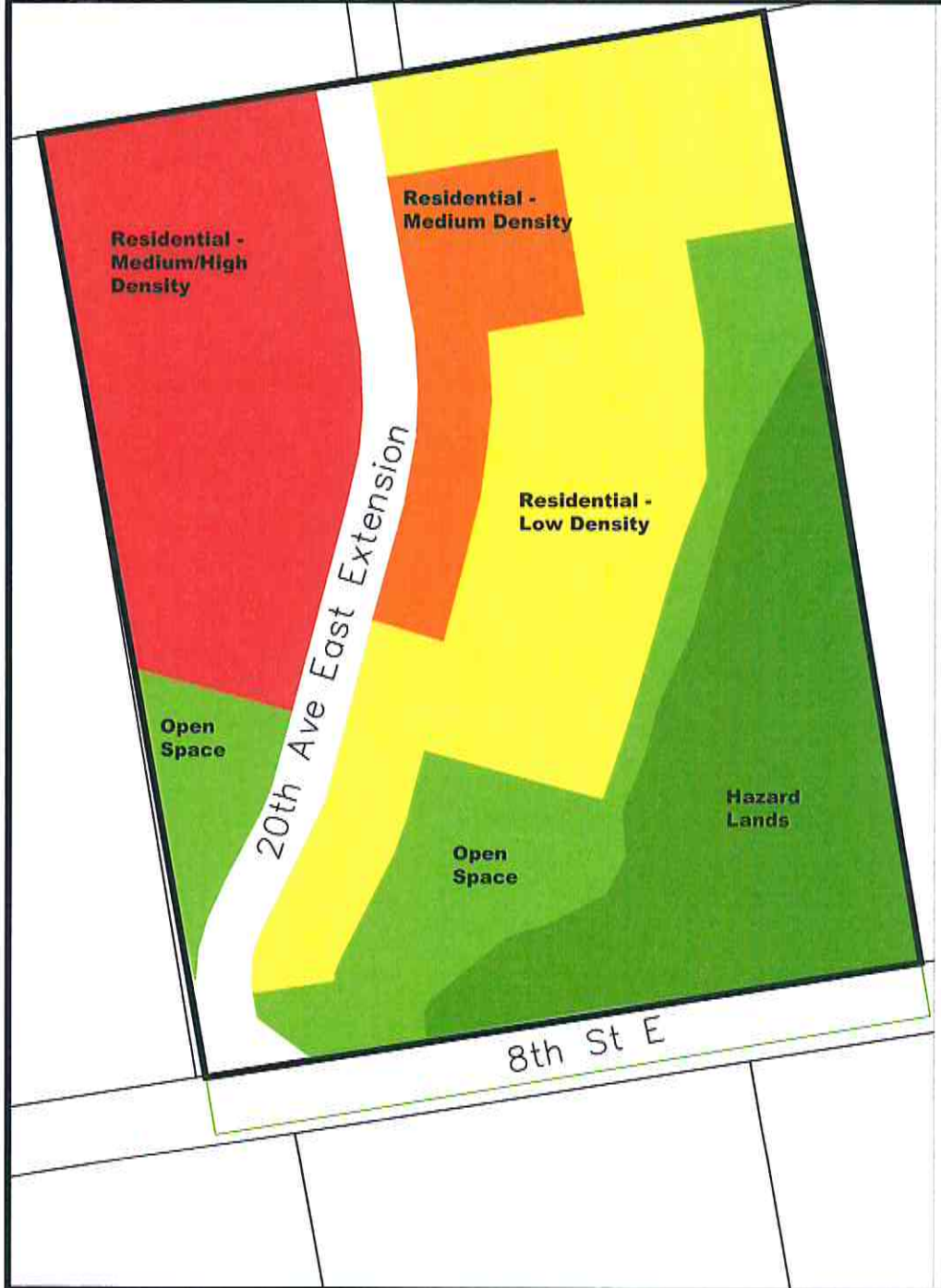
This is Schedule A2 to By-law 2019-015
passed this 21st day of January 2019.


Mayor Ian C. Boddy


Clerk Briana M. Bloomfield

LEGEND

 Lands Subject of
OPA #8

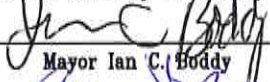


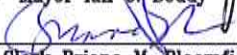
BY-LAW 2019-016

'A Bylaw to Adopt' Amendment No. 26 to
Zoning By-law 2010-078, as amended
for the City of Owen Sound

Schedule A


This is Schedule A to By-law 2019-016
passed this 21st day of January 2019.

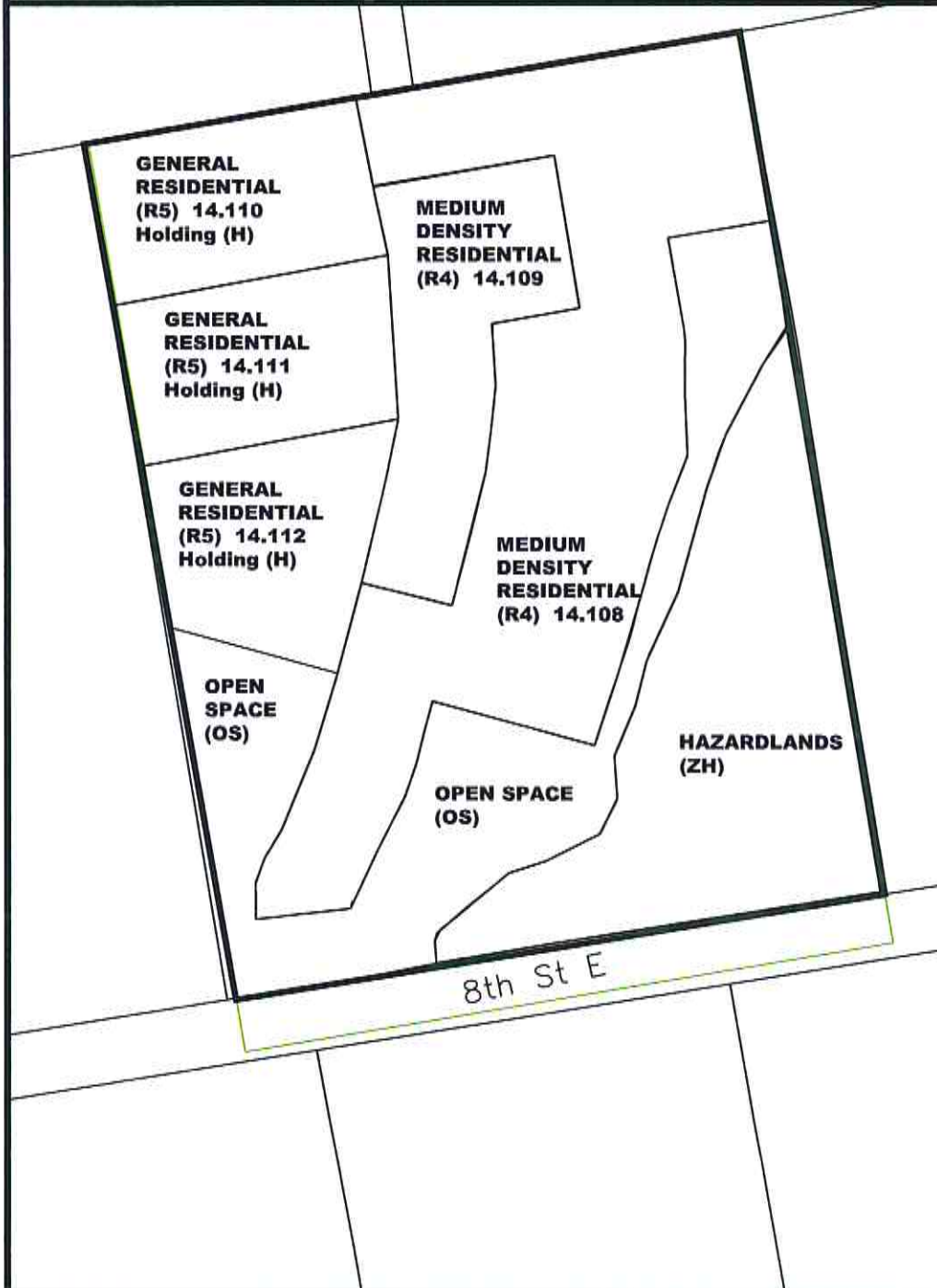


Mayor Ian C. Boddy


Clerk Briana M. Bloomfield

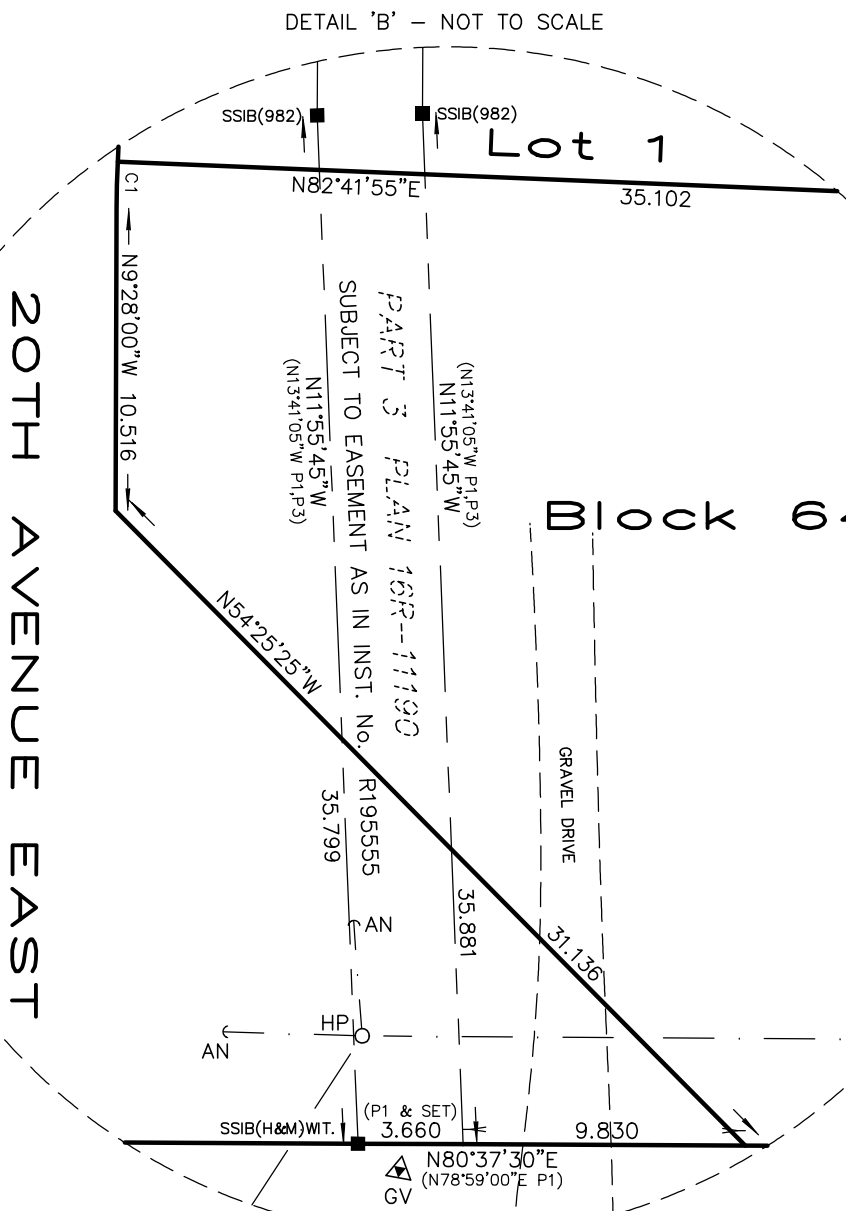
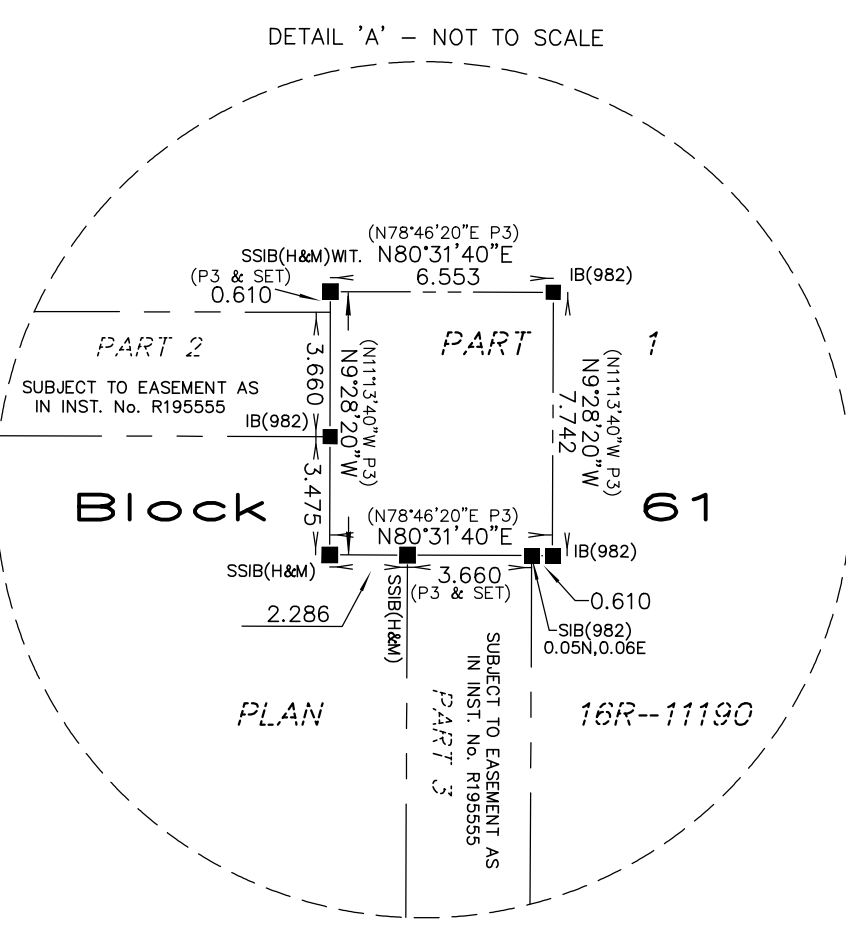
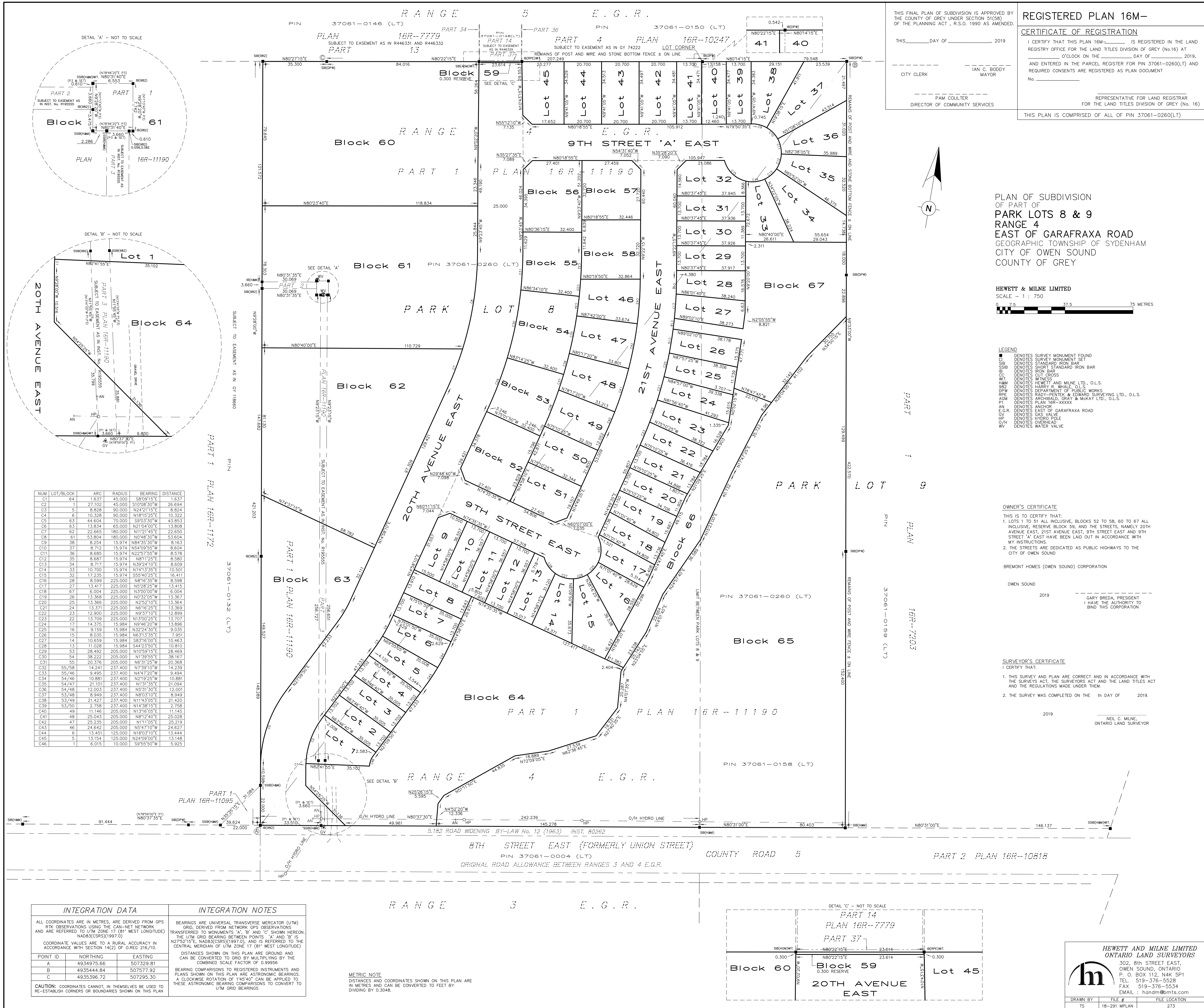
LEGEND

 Lands Subject of
ZBA #26



SCHEDULE C

DRAFT PLAN OF SUBDIVISION



NUM	LOT/BLOCK	ARC	RADIUS	BEARING	DISTANCE
C1	64	1.637	45.000	S87°09'15"E	1.637
C2	1	27.102	45.000	S10°08'30"W	26.894
C3	5	8.828	90.000	N24°21'15"E	8.824
C4	6	10.328	90.000	N18°19'25"E	10.322
C5	63	44.604	70.000	S87°09'15"E	43.853
C6	63	13.834	65.000	N27°04'00"E	13.808
C7	62	22.665	180.000	N11°21'45"E	22.650
C8	61	23.804	180.000	N5°48'30"E	23.504
C9	38	8.254	15.974	N84°35'30"W	8.163
C10	37	8.712	15.974	N84°09'55"W	8.624
C11	36	8.685	15.974	N22°37'55"E	8.578
C12	35	8.687	15.974	N81°12'25"E	8.580
C13	34	8.717	15.974	N39°24'10"E	8.609
C14	33	10.700	15.974	N24°13'35"E	10.501
C15	32	17.235	15.974	S55°40'25"E	16.411
C16	28	8.589	225.000	N81°16'35"W	8.588
C17	27	13.417	225.000	N52°28'25"W	13.415
C18	67	6.004	225.000	N30°00'00"W	6.004
C19	26	13.488	225.000	N52°28'25"W	13.487
C20	25	13.366	225.000	N2°42'10"E	13.364
C21	24	13.371	225.000	N6°16'25"E	13.369
C22	23	12.900	225.000	N0°27'10"E	12.899
C23	22	13.709	225.000	N13°00'25"E	13.707
C24	17	14.325	15.984	N18°40'20"W	13.896
C25	16	9.159	15.984	N32°24'50"E	9.055
C26	15	8.035	15.984	N63°13'35"E	7.991
C27	14	10.659	15.984	S83°16'00"E	10.463
C28	13	11.028	15.984	S44°23'50"E	10.810
C29	53	28.492	205.000	N10°59'15"E	28.489
C30	54	38.222	205.000	N1°30'00"E	38.187
C31	55	20.376	205.000	N63°12'25"W	20.368
C32	52/28	14.241	237.400	N7°39'10"W	14.239
C33	52/46	9.493	237.400	N47°27'55"E	9.494
C34	54/46	10.881	237.400	N21°19'25"W	10.881
C35	54/47	21.301	237.400	N1°31'55"E	21.894
C36	54/48	12.003	237.400	N53°10'00"E	12.001
C37	53/48	8.949	237.400	N83°03'10"E	8.949
C38	53/49	11.427	237.400	N14°03'05"E	11.427
C39	53/50	2.758	237.400	N14°38'15"E	2.758
C40	49	11.146	205.000	N18°16'25"E	11.145
C41	48	25.043	205.000	N87°02'10"E	25.028
C42	47	25.235	205.000	N11°09'10"E	25.219
C43	46	24.642	205.000	N54°17'10"W	24.627
C44	6	13.451	125.000	N18°03'10"E	13.444
C45	5	13.194	125.000	N24°09'00"E	13.148
C46	1	6.015	10.000	S85°55'50"W	5.925

INTEGRATION DATA		INTEGRATION NOTES	
POINT ID	NORTHING	BEARINGS ARE UNIVERSAL TRANSVERSE MERCATOR (UTM) GRID, DERIVED FROM NETWORK GPS OBSERVATIONS TRANSFERRED TO MONUMENTS 'A', 'B' AND 'C' SHOWN HEREON. THE UTM GRID BEARING BETWEEN POINTS 'A' AND 'B' IS N27°22'15"E, NAD83(CRS(1997.0)), AND IS REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE).	
A	4354975.66	DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99996.	
B	4935444.84	BEARING COMPARISONS TO REGISTERED INSTRUMENTS AND PLANS SHOWN ON THIS PLAN ARE ASTRONOMIC BEARINGS. A CLOCKWISE ROTATION OF 116°40' CAN BE APPLIED TO THESE ASTRONOMIC BEARING COMPARISONS TO CONVERT TO UTM GRID BEARINGS.	
C	4935396.72	METRIC NOTE: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.	
CAUTION: COORDINATES CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN			

THIS FINAL PLAN OF SUBDIVISION IS APPROVED BY THE COUNTY OF GREY UNDER SECTION 51(5)(8) OF THE PLANNING ACT, R.S.O. 1990 AS AMENDED.

THIS _____ DAY OF _____ 2019

CITY CLERK: IAN C. BODDY, MAYOR

PAM COULTER, DIRECTOR OF COMMUNITY SERVICES

REGISTERED PLAN 16M-

CERTIFICATE OF REGISTRATION

I CERTIFY THAT THIS PLAN 16M-_____ IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF GREY (No.16) AT _____ O'CLOCK ON THE _____ DAY OF _____ 2019, AND ENTERED IN THE PARCEL REGISTER FOR PIN 37061-0260(LT) AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. _____

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF GREY (No. 16)

THIS PLAN IS COMPRISED OF ALL OF PIN 37061-0260(LT)

PLAN OF SUBDIVISION OF PART OF PARK LOTS 8 & 9 RANGE 4 EAST OF GARAFRAXA ROAD GEOGRAPHIC TOWNSHIP OF SYDENHAM CITY OF OWEN SOUND COUNTY OF GREY

HEWETT & MILNE LIMITED
SCALE = 1 : 750

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - DENOTES WOOD CROSS
 - WM DENOTES WITNESS
 - H&M DENOTES HEWETT AND MILNE LTD., O.L.S.
 - 992 DENOTES HARRY E. WHALE, O.L.S.
 - HW DENOTES DEPARTMENT OF PUBLIC WORKS
 - HW DENOTES HARRY WHALE & EDWARD SURVEYING LTD., O.L.S.
 - ACM DENOTES ARCHIBALD, GRAY & MCKAY LTD., O.L.S.
 - PT DENOTES PLAN "PT-XXXXX"
 - AN DENOTES ANCHOR
 - E.G.R. DENOTES EAST OF GARAFRAXA ROAD
 - DV DENOTES GAS VALVE
 - HP DENOTES HYDRO PILE
 - HP DENOTES OVERHEAD
 - WV DENOTES WATER VALVE

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

- LOTS 1 TO 51 ALL INCLUSIVE, BLOCKS 52 TO 58, 60 TO 67 ALL INCLUSIVE, RESERVE BLOCK 59, AND THE STREETS, NAMELY 20TH AVENUE EAST, 21ST AVENUE EAST, 9TH STREET EAST AND 9TH STREET 'A' EAST HAVE BEEN Laid OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
- THE STREETS ARE DEDICATED AS PUBLIC HIGHWAYS TO THE CITY OF OWEN SOUND.

BREMONT HOMES (OWEN SOUND) CORPORATION

OWEN SOUND

2019

GARY BREDA, PRESIDENT
I HAVE THE AUTHORITY TO BIND THIS CORPORATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 1st DAY OF 2019.

2019

NEL C. MILNE
ONTARIO LAND SURVEYOR

HEWETT & MILNE LIMITED
ONTARIO LAND SURVEYORS

302, 8th STREET EAST,
OWEN SOUND, ONTARIO
P. O. BOX 112, N4K 5P1
TEL: 519-376-5528
FAX: 519-376-5534
EMAIL: handm@mts.com

DRAWN BY: TS FILE # 16-291-MPLAN FILE LOCATION 273

SCHEDULE D

RELEVANT AGENCY COMMENTS

Union Gas – 04 September 2019

Engineering Services Staff Report – 06 September 2019

Grey Sauble Conservation Authority – 13 September 2019

Parks and Open Space Division Staff Report – 20 September 2019

Fire Prevention Staff Report – 21 August 2019

Grey County Planning and Development – 26 September 2019

From: [ONTUGLLandsINO](#)
To: [Cann, Amy](#)
Subject: RE: Notice of Complete Application and Public Meeting - Bremont Subdivision (42T-19501)
Date: September 4, 2019 12:12:22 PM

Thank you for your correspondence with regards to draft plan of approval for the above noted project.

It is Enbridge Gas Inc.'s operating as Union Gas, ("Union") request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Union.

Should you require any further information, please contact the undersigned.

Mary Jane Patrick

Analyst, Land Services

—

ENBRIDGE GAS INC., OPERATING AS UNION GAS

TEL: 519-436-4578

email address: mpatrick@uniongas.com

50 Keil Drive North, Chatham, Ontario N7M 5M1

uniongas.com

Integrity. Safety. Respect.

From: Cann, Amy [mailto:acann@owensound.ca]

Sent: August-30-19 4:13 PM

To: rowcentre@bell.ca; Bloomfield, Briana; planning@grey.ca; Ollerton, Staci; jayne_bastarache@bwdsb.on.ca; Bruce_grey@bgcdsb.org; owen.sound@greysauble.on.ca; nicholas.kellar@bell.ca; circulations@wsp.com; simcoecirculations@rci.rogers.com; ONTUGLLandsINO; executivevp.lawanddevelopment@opg.com; landuseplanning@hydroone.com; hubaymil@wightman.ca; tonyersser@gmail.com; npratt077@gmail.com; necthornbury@ontario.ca; Smith, Matt; lryan@georgianbluffs.on.ca; consultations@metisnation.org; saugeenmetisadmin@bmts.com; j.chegahno@saugeenobjibwaynation.ca; d.ritchie@saugeenobjibwaynation.ca; Tyler.Shantz@ontario.ca; zsolt.katzirz@ontario.ca; info@orhma.com; Gail.crossman@tc.gc.ca; services@tc.gc.ca; neil.mazey@canadapost.ca; noticereview@infrastructureontario.ca; gailwood@rogers.com; Allan, Kate; Barfoot, Doug; bryan.guest@brucetelecom.com; jeff.richardson@brucetelecom.com; Cesco, Cassandra; Coulter, Pam; john.mcilmoyle@corp.eastlink.ca; noroberto.noriega@corp.eastlink.ca; david@gbtel.ca; richardgils@gbtel.ca; lryan@georgianbluffs.on.ca; Goetz, Dana; Kefalas, Dennis; Linthorne, Kevin J; Nicol, Greg; executivevp.lawanddevelopment@opg.com; Teakle, Justin; Robart, Sabine; support@packetworks.net; Parsons, Adam; Prentice, Matt; rfigliuzzi@wightman.ca; tsullivan@wightman.ca; Flora Tang; James Stevenson; gbreda@mybremont.ca

Cc: Robert, Ethan

Subject: [External] Notice of Complete Application and Public Meeting - Bremont Subdivision (42T-19501)

EXTERNAL: PLEASE PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

Please find a Notice of Complete Application and Public Meeting for the Bremont (Telfer Creek) Subdivision attached for your use. The application for the Draft Plan of Subdivision can also be

found attached.

The Public Meeting is scheduled for **Monday September 23, 2019 at 7:00 pm** at City Hall (808 2nd Ave. E., Owen Sound).

Additional information and material regarding the proposed Plan of Subdivision is available for public inspection at City Hall or on the [City's website](#).

Amy Cann, M. PL., MCIP, RPP
Community Planner

City of Owen Sound
808 2nd Avenue East
Owen Sound, Ontario
519-376-4440, ext. 1232

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Staff Report

Engineering Services Division

DATE: 2019 September 06

ENG. FILE: SB0008

ROLL NO.: 42 59 04006 001000

TO: Amy Cann, Community Planner
Pamela Coulter, Director of Community Services
Dennis Kefalas, Director of Public Works and Engineering

FROM: Dana Goetz, Engineering Technologist

SUBJECT: DRAFT PLAN OF SUBDIVISION ENGINEERING REVIEW

PLANNING DIVISION FILE No.: 42T-19501

APPLICANT: Bremont (Owen Sound) Corporation

LEGAL DESCRIPTION OF LANDS: Range 4 EGR Park E Pt Lot 8; Park W Pt Lot 9 &
RP 16R-1172 Parts 2 3 & 4

LOCATION: 8th Street East / 20th Avenue East

RECOMMENDATIONS: Engineering Services supports draft plan approval of application number 42T-19501 for lands described as Range 4 EGR Park E Pt Lot 8; Park W Pt Lot 9 & RP 16R-1172 Parts 2 3 & 4, City of Owen Sound subject to the following draft conditions:

1. That this approval applies to the draft plan drawing, prepared by Spencer Planning Services Inc. dated 2019 July 06 which shows a total of 330 residential units and public highway dedications;
2. That the road allowances included in this draft plan be shown and dedicated as public highways;
3. That pedestrian access links and sidewalks be provided to the satisfaction of the Community Services Department (Planning Division);
4. That the street(s) shall be named to the satisfaction of the City of Owen Sound;
5. That the required subdivision agreement include wording acceptable to the City of Owen Sound and the Grey Sauble Conservation Authority to implement the surface water management plan, tree preservation plan, and individual lot requirements;
6. That prior to final approval, the Developer demonstrate to the satisfaction of the Manager of Engineering Services that the existing water and wastewater sewer service mains located on 8th Street East and area are of sufficient capacity to service

the proposed development and are in good repair for this purpose;

7. That prior to final approval, a lot grading, drainage and storm water management report be prepared by a professional engineer licensed in the Province of Ontario in accordance with applicable zoning to the satisfaction of the City's Public Works and Engineering Department (Engineering Services Division) and the Grey Sauble Conservation Authority and that the plan be included in the subdivision agreement and, further, the owner demonstrate to the satisfaction of the Public Works and Engineering Department that there is adequate storm sewer capacity to service this development;
8. That prior to final approval, a plan and design to provide remediation and protection of the water course north and south of 8th Street East which is intended to receive the storm water runoff from this development be prepared by a professional engineer licensed in the Province of Ontario to the satisfaction of the City's Public Works and Engineering Department (Engineering Services Division) and the Grey Sauble Conservation Authority and that the plan be included in the subdivision agreement;
9. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Owen Sound concerning the cash contributions, provision of roads and service corridors, installation of services and drainage;
10. That the subdivision agreement between the owner and the City of Owen Sound contain a provision that this subdivision shall not be developed except in accordance with the approved plan;
11. That the subdivision agreement between the owner and the City of Owen Sound provide for the installation of street lights to the satisfaction of the Manager of Engineering Services;
12. That such easements as may be required for utility, drainage or snow storage purposes shall be granted to the appropriate authority;
13. That the subdivision agreement between the owner and the City of Owen Sound provide for the installation of a piped water supply system subject to the approval of the City of Owen Sound and, furthermore, shall provide for the City to assume ownership and operation of the system;
14. That prior to final approval of the Plan, the owner demonstrate to the satisfaction of the Ministry of Environment, Conservation and Parks that there is an adequate supply of potable water to service this development;
15. That prior to final approval of the Plan, the owner demonstrate to the satisfaction of the Ministry of Environment, Conservation and Parks that there is adequate wastewater and storm sewer capacity to service this development;
16. That the subdivision agreement between the owner and the City of Owen Sound contain the following provisions with wording acceptable to the Public Works and Engineering Department, wherein the owner agrees:
 - a) before commencing any grading or construction on any lot, to have prepared

a detailed report, drawings and site plans acceptable to both the City of Owen Sound and the Grey Sauble Conservation Authority which will show the location of all buildings and structures to be erected on the site, all final grades and vegetation, the means whereby storm drainage will be accommodated, and the means whereby erosion and silt transport will be contained and minimized, both during and after the construction period;

- b) to provide for the construction of roads and services and, furthermore, shall provide for the City to assume ownership and operation of the roads and services;
- c) to use the proposed 8th Street East access as the construction entrance for any lots or road works;
- d) to erect snow fencing or other suitable barriers prior to initiating any grading or construction on the site to prevent the unauthorized dumping of fill and to keep these barriers in place until all grading and construction on abutting lots and roadways has been completed to the satisfaction of both the City of Owen Sound and the Grey Sauble Conservation Authority;
- e) to develop a tree preservation plan in accordance with the City of Owen Sound Residential Tree Preservation Policy;
- f) to provide demarcation of the rear lot line as well as the hazard line in a manner acceptable to the City;
- g) to restriction of tilling in hazard lands and restricting type of fencing in hazard area;

17. That the subdivision agreement between the owner and the City of Owen Sound be registered against the lands to which it applies once the plan of subdivision has been registered.

18. That prior to final approval of the Plan, the City is to be advised in writing by the Grey Sauble Conservation Authority and the Ministry of Environment, Conservation and Parks that conditions have been satisfied.

BACKGROUND:

The proposed Subdivision consists of approximately 13.56 hectares located on the north side of 8th Street East, east of 16th Avenue East in the City of Owen Sound.

The proposed subdivision abuts the GBHS hospital along its western boundary, residential areas along its north and south boundaries, hazard lands (Telfer Creek) abuts the east boundary.

The proposed subdivision comprises 53 lots and 15 blocks.

DETAILED REVIEW:

Documents reviewed in conjunction with this application are:

- *City of Owen Sound Residential Subdivision Policies*

- *City of Owen Sound Subdivision and Condominium Approval and Development Policies and Procedures*
- *City of Owen Sound Official Plan adopted by City Council March 20, 2006*
- *Stormwater Management Planning and Design Manual, March 2003; Province of Ontario Ministry of the Environment – published by: Queen’s Printer for Ontario*
- *Reference Drawing: Spencer Planning Services Inc., Project BRE-16083, “Draft Plan of Subdivision”, dated 2019 July 06*
- *Reference Drawing: Pinestone Engineering Ltd., Project No. 17-11271-B, “Preliminary Wastewater Sewer and Watermain Distribution Servicing Plan”, dwg. No. SERV-1 dated Sept. 2017; “Preliminary Grading Plan”, dwg. No. GD-1 dated Sept. 2017*

The City requested and received the following reports and studies from the Developer during pre-consultation meetings with the Developer:

Reference Reports: Functional Servicing and Stormwater Management Report, Telfer Creek Residential Subdivision; prepared by Pinestone Engineering Ltd.; dated September 2017, Revised by memo July 2019

Traffic Impact Study, Telfer Creek Subdivision; prepared by C.F. Crozier & Assoc. Consulting Engineers; dated October 2017, Revised by memo May 2019

Environmental Impact Study, Telfer Creek Subdivision; prepared by WSP; dated August 2017, Revised by memo July 2019

Phase 1 ESA, Telfer Creek Subdivision; prepared by WSP; dated April 2017

Geotechnical Report, Telfer Creek Subdivision; prepared by WSP; dated August 2017, Revised by memo July 2019

Aeronautical Assessment, Telfer Creek Subdivision; prepared by WSP; dated July 2019

Planning Justification Report, Telfer Creek Subdivision; prepared by Spencer Planning Services Inc.; dated July 2019

Phase 1 and 2 Archaeological Assessment; prepared by Golder Associates; dated October 2017

ANALYSIS:

This document incorporates comments from all divisions of the Public Works and Engineering Department.

This office has reviewed the proposed draft plan for this subdivision with respect to the Subdivision Design Standards of the Engineering Services and the Public Works Divisions with regard to site access and traffic, grading and drainage, stormwater management and servicing.

Section 8.3.3 of the Official Plan lists requirements for Draft Plan of Subdivision and Condominium Approval. The following comments are offered with respect to those requirements.

The full build out of this subdivision comprises 53 lots and 15 blocks on a 13.56ha property. The subdivision will provide 330 units of mixed residential use.

The following comments reflect the results of this review:

PHASING:

Phasing of this development is unknown at this time.

STORM WATER MANAGEMENT:

The traditional drainage pattern for this property is west to east for the majority of the site with the east portion of the site draining from east to west. Both sections flow into existing watercourses.

The storm water management plan will be based on City of Owen Sound standards and a rainfall IDF curve developed by the MOE for the local area. The storm sewers will be designed to accommodate the 1 in 5 year design flows with a 10 minute inlet time and flows in excess of the sewer capacity up to a 100 year storm event will be contained within the road allowance.

The internal storm sewer collection system will be discharged to the Telfer Creek watershed feature along the east side of the property. The use of SWM facilities developed with respect to both the EIS and input from the GSCA during the final design process will accommodate and attenuate the increased flow from this development.

QUANTITY CONTROL: To provide attenuation of post development flows to the target pre-development rates for all storm events up to and including the Timmins Regional event, two storm water management facilities will be constructed. Extended detention storage will be provided in a wetland SWM facility for the majority of the development area. Storm water runoff from the remaining development area will be directed to a dry pond SWM facility. Low impact development techniques will be implemented on the lots to promote attenuation of runoff prior to drainage reaching the proposed storm sewer system on the roadway.

The preliminary design of the constructed wetland SWM facility follows the criteria in the MOE SWM Planning and Design Manual. The pond design includes a pre-treatment sediment forebay having a minimum permanent pool depth of 1.0m and constructed with a 3:1 length to width ratio and 5:1 side slopes. Given the existing topography across the site, it will be necessary to have two storm sewer inlets to the pond forebay.

The preliminary design of the main portion of the wetland facility includes 5:1 side slopes, a 0.25m deep permanent pool, a minimum overall length to width ratio of 3:1 and maximum active storage depth of 1.0m for storm events < 10-year event. The pond will require a liner constructed from natural imported soil (silty clay) or a synthetic membrane liner (HDPE, Geosynthetic clay liner or PVC) as recommended in the Geotechnical Report prepared for the subject property. Detailed design including

provision for maintenance access, detailed grading, inlet / outlet inverts, etc will be finalized during detailed design.

A two stage outlet control structure is proposed. An outlet pipe equipped with a 155mm dia. orifice restriction installed within a perforated riser will be installed at the permanent pool elevation and will control flows exiting the pond. A second outlet pipe with a 75mm dia. orifice restriction will be installed above the 100-year storage elevation to attenuate and convey the regional (Timmins) peak flow. Flow will be directed to a proposed level spreader outfall and existing vegetation upgradient of the Telfer Creek tributary. A rip-rap overflow weir will be provided near the pond outlet to convey flow to the downgradient watercourse in the event the outlet structure gets blocked.

The preliminary pond as designed provides approximately 1,447 cu.m of permanent pool storage and 5,505 cu.m of active detention storage. The additional active detention storage volume will attenuate peak flows to pre-development levels for up to the 100-year storm and regional storm events.

Runoff will also be collected by a storm sewer system which will collect and convey drainage to a second, dry pond SWM facility. The SWM facility will be constructed east of lots 29-32 near the east property limit. This pond will be constructed with an overall length to width ratio of 5:1, have side slopes of 4:1, and maintain a depth of 1.0m. A 150mm diameter orifice restriction will be installed at the outlet to control flows exiting the pond. A 2.5m wide rip-rap overflow weir will convey flow from the pond in the event the outlet structure becomes blocked.

Low impact development (LID) techniques utilized on the lots will promote attenuation of flows and provide pre-treatment of runoff at the lot level. Enhanced grass swales and vegetated filter strips will be utilized, which can provide a combined effective runoff reduction of approximately 50%, based on guidance provided in the “Low Impact Development Storm Water Management Planning Design Guide, 2010”, prepared by the Credit Valley Conservation Authority (CVC) and the Toronto and Region Conservation Authority (TRCA).

QUALITY CONTROL: The plan for this development is to maintain acceptable water quality within the receiving watercourse and wetland by maintaining existing site drainage patterns and flow rates. In addition, protecting existing facilities downstream of the site from erosion and flooding is critical. In order to provide water quality enhancement to an “enhanced” level of protection (80% TSS removal) for this development, a “treatment train” consisting of the following elements is proposed:

- Vegetated filter strips on each lot (front / rear / side yards) between the roof down spout disconnection point and the road way / lot line drainage swales to pre-treat runoff and promote infiltration;
- Enhanced lot line swales for conveyance of lot drainage, promoting cleansing of and infiltration of runoff;
- Yard grading using minimal surface slopes provision of “soft” landscaping where feasible;

- Yard grading using minimal surface slopes to promote infiltration;
- Potential installation of oil / grit separator units within the condo blocks for the large surface parking facilities;
- Oil / Grit separator unit installed near the inlet to the dry pond SWM facility sized for a minimum of 70% TSS removal;
- Construction of a sediment forebay at the inlet to the wetland type SWM facility or pre-treatment of run-off promoting pollutant removal;
- Provision of over 790 cubic meters of storage in the wetland type SWM facility (105 cubic meters per ha x 7.52 ha), including over 489 cubic meters of extended detention storage and 301 cubic meters of permanent pool storage in the SWM facility, providing a minimum of 80% TSS removal rate from runoff;
- Provision of over 368 cubic meters of extended detention storage in the dry pond SWM facility (160 cubic meters per ha x 2.30 ha) providing a 60% TSS removal rate from runoff;
- Installation of suitable construction mitigation measures to be utilized during the site development.

THERMAL EQUALIZATION: As noted in the MOE's Storm Water Management Planning and Design Manual (SWMPD), an increase in water temperature is inevitable if an area is developed (i.e., urbanization causes stormwater temperature increases). The following techniques are proposed as "best management practices" to minimum the temperature increase associated with urbanization for this project:

- From the provided SWM facility types detailed in the SWMPD Manual, wetland and dry pond facilities selected for this development provide the lowest temperature increases within the extended detention volume;
- The wetland facility outlet will be designed with a deepened "plunge pool" to facilitate some mixing with groundwater at the outlet location. The outlet will also be configured as a bottom-draw, to ensure cooler water from the deeper area of the pond is discharged, rather than surface water;
- The pond planting plans will incorporate designs to shade open water areas when the vegetation reaches maturity. Heavily shading permanent pool areas within the wetland facility will aid in reducing thermal impacts;
- The proposed surface grading within the lots essentially acts a large vegetated filter strip as defined by the Low Impact Development Stormwater Management Planning and Design Guide (LID Guide). This guide indicates properly functioning filter strips should not pond water on the surface and do not contribute to stream warming;
- During design storm events up to and including the 5-year return period, runoff draining to each SWMF will be conveyed underground using a network of storm sewers. From the report "Thermal Impacts of Urbanization included Preventative and Mitigation Techniques" published by the Credit Valley Conservation Authority

(2011), the cooling of rainwater can occur in any number of ways that incorporates some form of buried conveyance method (storm-sewer network). Additional cooling of storm water is expected to be provided by the conveyance systems prior to discharging to the SWMF's as heat is transferred from the storm water to subsurface soils adjacent to the pipe via the pipe's walls;

- Both ponds will include channelized sections of clear stone either within the facility and/or at the outlet of the facility. The channelized sections of clear stone are expected to provide thermal cooling benefits as heat is transferred from the runoff to the clear stone. The final location and sizing will be further assessed through the detailed design.

The SWM Report does not address mosquito management which will be required if wet ponds are utilized.

SERVICING:

The Developer has supplied a Servicing Feasibility Study (SFS) combined with the SWM Report. Municipal water and wastewater sewer servicing will be extended through the site from the wastewater trunk sewer and watermain along 8th Street East.

1. WATER:

The water filtration plant has sufficient capacity for the 2026 projected population of 26,240. City staff have advised that the system currently services approximately 22,000 residents in the City of Owen Sound. An agreement with the Municipality of Meaford permits a maximum 165 service connections or an equivalent population of 380 people. Based on the above and the additional customers invoiced and serviced by the City water system in Georgian Bluffs and a portion of Meaford (600 customers), it is anticipated that sufficient reserve capacity exists in the water filtration plant to service the proposed development (population of 780).

Water servicing for the proposed development will be provided by extending the 300mm dia. watermain from the 8th Street East / 20th Avenue East proposed intersection to the proposed north property limit. The existing 450mm dia. watermain stub on 20th Avenue East is located approximately 150m north of the site. This watermain should be extended to provide looping of the large diameter watermain. Within the subject property, watermains will also be extended along the P-loop and within the condo blocks. This will provide for a looped watermain within the property and will ensure adequate water circulation. Servicing details will conform to the City of Owen Sound standards and the exact sizes and location of service connections will be completed at the detailed design stage.

Confirmation that the preliminary required fire flow can be met should be confirmed by the City through simulation in their water model. Alternatively, a hydrant flow test can be completed at the detailed design stage.

2. WASTEWATER:

The 600mm diameter trunk sewer terminates at the future 20th Avenue East / 8th Street East intersection. The servicing of the Sydenham Heights planning area was initiated by the City of Owen Sound to service future development lands in the area. 1250m of wastewater sewer and 450m of watermain has been installed as part of the project.

The proposed development concept includes 338 residential units with a population of 778 persons based on the above distribution. This corresponds to a population density of 57.2 people/ha. The EOSMSS assumed a population density of 48.3 people/hectare for future residential lands in accordance with the City of Owen Sound Official Plan. Incorporating extraneous flows, the peak wastewater flow generated by the proposed development is calculated to be approximately 15.8 L/sec. The downstream 600mm dia. trunk sewer installed at 0.2% across the property frontage on 8th Street East has an estimated conveyance capacity of 274.45 L/sec. The proposed peak flow from the development represents 5.8% of the capacity of the proposed immediate downstream reach of trunk sewer on 8th Street East. Capacity will be available within the proposed trunk sewer to accommodate the proposed increased population density on the subject property.

Wastewater from the proposed development is directed to the 600m dia. trunk sewer on 8th Street East. A connection will be made to the manhole at the 8th Street East / 20th Avenue East future intersection. The wastewater sewer will be extended northwards along the future 20th Avenue East to the north limit of the property. Wastewater sewers will be installed along the local and condo roadways to service the remainder of the development.

SITE ACCESS:

The development will be accessed from 8th Street East (Grey Road 5). The 20th Avenue East road allowance will be extended through the site from the north property limit to 8th Street East. A future road extension beyond the north property limit will be required to connect to the existing constructed 20th Avenue East road. 20th Avenue East is a collector roadway and has been designed with a 25m width road allowance, and will have a paved width of 10m.

The P-loop road will be constructed as a local residential roadway having a road allowance width of 20m. The pavement structure for all roadways will be in accordance with municipal standards and the recommendations of the geotechnical consultant.

TRAFFIC IMPACT STUDY (TIS):

A traffic impact study has been prepared for the subject property by C.F. Crozier & Associates in September 2017. The report advises that the addition of site traffic is anticipated to minimally impact the boundary road network. Auxiliary turn lanes are not warranted for existing unsignalized intersections in the boundary road network. It was noted that although an auxiliary left turn lane is not warranted for the future signalized

20th Avenue East / 8th Street East intersection, the City and County may consider future implementation.

Preliminary discussions with the County regarding the future intersection of 8th Street East and 20th Avenue East (Grey Road 5) have indicated the County's preference for a traffic roundabout in this location as opposed to a signalized intersection. As the County will have jurisdiction of this intersection, they will decide when the upgrade is to proceed. Initially, the access to the Bremont site will be by a stop controlled intersection.

Access to the multi storey residential buildings, stacked townhouses, and surface parking facilities will be provided by condo laneways constructed to meet emergency access requirements (proper width, gradient and radii) as outlined in the Ontario Building Code.

ENVIRONMENTAL:

The Developer has submitted a Phase 1 ESA dated April 2017 which concluded that a Phase 2 ESA is not warranted.

OTHER:

Street lighting will be provided to the satisfaction of the Manager of Engineering Services and as directed in Section 13 of the Subdivision Design Standards on the road allowances to be deeded to the City. The future 20th Avenue East is a designated Collector roadway and will require street lights on both sides of the street. The P-loop is designated as a Local road and street lighting will be required on one side of the street only.

Street lights shall be dark sky compliant LED fixtures, with a colour temperature of 3000K CCT and supplied by a single metered circuit. IES distribution type and wattage to be determined by a photometric analysis provided by the Developer.

The Developer has initiated preliminary discussions with Enbridge Gas regarding the existing hospital gas service which extends through a portion of the subject property. The current plan is to extend a new gas main along the proposed 20th Avenue East extension to service the subdivision. A new gas service for the hospital will tee off near the condo block and extend to the west property line to connect to the existing service. A new easement on the private lands will be created for the service.

Overhead hydro, telephone, gas and cable utilities are readily available within the 8th Street East road allowance fronting the property. It is anticipated that the utilities will be extended along the 20th Avenue East extension. Coordination for utility designs will commence at the detailed design stage.

FEES AND CHARGES:

The Engineering Review Fee will be \$500.00 plus 4% of the first \$100,000.00 of Total Development Cost plus 2% of the amount of TDC exceeding \$100,000.00. Total

Development Cost includes: estimated construction value of on-site and off-site works (excluding buildings), plus 5% contingency costs, plus 7% for Engineering design, administration and inspection costs plus HST.

A Subdivision Agreement together with a security deposit will be required prior to any work being undertaken on City owned property.

Prepared By: Dana Goetz, C.E.T.



Reviewed By: Chris Webb, P.Eng.





237897 Inglis Falls Road, R.R.#4, Owen Sound, ON N4K 5N6
Telephone: 519.376.3076 Fax: 519.371.0437
www.greysauble.on.ca

September 13, 2019

Ms. Amy Cann, Community Planner
City of Owen Sound
Committee of Adjustment
808 2nd Avenue East
Owen Sound ON
N4K 2H4

Dear Ms. Cann:

RE: Application for Draft Plan of Subdivision (42T-19501)
Applicant: Bremont (Owen Sound) Corporation
8th Street East; Roll Number: 42-59-040-060-01000-0000
City of Owen Sound
Our File: P12250

Subject Proposal

The proposed Draft Plan of Subdivision includes the construction of approximately 330 dwelling units in a mix of housing forms including single detached dwellings, semi-detached dwellings, townhouses, and apartment buildings with commercial ground floor units. The proposal also includes two stormwater management ponds, parkland, and new internal streets and services.

The Grey Sauble Conservation Authority (GSCA) has reviewed this proposal in accordance with our mandate and policies for natural hazards, for natural heritage issues as per our Memorandum of Agreement with the City of Owen Sound, and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following preliminary comments.

Site Description

The subject property is located on the north side of 8th Street East, approximately 550 metres east of 16th Avenue East, in the City of Owen Sound. The property is currently vacant. The lands appear to be former agricultural lands. A review of aerial photographs suggest that this use ceased sometime between 1991 and 2006. Since that time tree and shrub vegetation have begun to regenerate on site. A portion of an unnamed tributary of Bothwell's Creek flows through the south-eastern portion of the property.

GSCA Regulations

A portion of the property is regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The regulated area includes an unnamed tributary of Bothwell's Creek, the adjacent floodplain area, a wetland feature, and an additional 15 metre regulated allowance.

1 of 4



Watershed Municipalities
Arran-Elderslie, Chatsworth, Georgian Bluffs, Grey Highlands
Meaford, Owen Sound, South Bruce Peninsula, Blue Mountains

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 of potential use of the building or structure, 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.

GSCA has refined the regulation mapping based on the results of the Telfer Creek Tributary Hydraulic Modelling Memo prepared by Water's Edge Environmental Solutions, dated May 26, 2017, and GSCA site visits.

We note as a point of interest, there has been some general confusion in the name of the tributary that transects the subject property. The East Side Master Servicing Study (2008) refers to the watercourse as Telfer Creek. However, GSCA watercourse data indicates the watercourse is unnamed and that the watercourse known as Telfer Creek is an easterly tributary of Bothwell's Creek, which is east of the subject property. GSCA staff consulted the Province's official names website and found that Telfer Creek is indeed an easterly tributary of Bothwell's Creek and that the watercourse on the subject property is a westerly tributary of Bothwell's Creek and is unnamed.

Provincial Policy Statement

3.1 Natural Hazards

Natural Hazards identified on the property are associated with floodplain of an unnamed tributary of Bothwell's Creek. This area is zoned and designated as 'Hazard Land' and 'ZH – Hazard' in the City of Owen Sound Official Plan and Comprehensive Zoning By-law.

Under Section 3.1.1 b) development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.

The Telfer Creek Tributary Hydraulic Modelling Memo delineated the extent of the regional storm event on the subject property. Based on this, GSCA is satisfied development is directed away from the natural hazard areas. Furthermore, a Parkland Block offers an additional buffer between the rear lot lines of the proposed single-family units and the hazard area.

2.1 Natural Heritage

GSCA has reviewed the Environmental Impact Study prepared by WSP, dated August 22, 2017. We generally had no concerns with the findings of the EIS at the time. We had suggested that the applicant continue to monitor the site for eastern meadowlark and bobolink until final approval of the subdivision had been obtained. It does not appear that this has occurred. However, as endangered and threatened species are protected under provincial legislation, we suggest the Ministry of Environment Conservation and Parks (MECP) be consulted by the applicant to ensure no concerns or requirements from their perspective.

Stormwater Management

GSCA detailed requirements for stormwater management during the pre-consultation phase (Comments dated October 6, 2016). A stormwater management plan has been provided that entails controlling stormwater through the use of two stormwater facilities (a wet pond and a dry pond), oil and grit separators, and low impact development measures (LID). Water quantity is striving for attenuating post-development peak flows to pre-development levels for various storm events up to and including the Timmins Regional storm to pre-development levels. Water quality is striving to reach an enhanced level (80% TSS removal).

GSCA has reviewed the addendum letter from Pinestone Engineering Ltd., dated July 11, 2019 regarding proposed thermal mitigation measures. We are generally satisfied with the proposed approach to thermal mitigation.

Further detailed design plans will be necessary moving forward with each stormwater facility, including specifications of LID measures, Oil/Grit separators, etc.. General design specifications are provided in the report.

A permit is required from GSCA for construction of the ponds as they are within the regulated area.

Recommendations

Based on our review we recommend the following conditions of draft approval:

1. The lands designated and zoned 'Hazard Land' and 'ZH – Hazard' be deeded to the City of Owen Sound.
2. That permanent fencing be established along any lot lines abutting the stormwater management blocks (Block 66 & 68). GSCA also recommends that the rear lot boundaries butting Block 68 either be fenced or clearly demarcated. The fencing and demarcation locations and type should be detailed to the satisfaction of GSCA and the City of Owen Sound.
3. Detailed sediment and erosion control plans be provided to the satisfaction of GSCA and the City of Owen Sound. The sediment and erosion control plans are to be implemented through the subdivision agreement in wording satisfactory to GSCA and the City of Owen Sound. Plans are to be included as a schedule in the subdivision agreement.
4. A final stormwater management plan and detailed design is to be prepared to the satisfaction of GSCA and the City of Owen Sound. Detailed plans are to be implemented through the subdivision agreement in wording satisfactory to GSCA and the City of Owen Sound. Plans are to be included as a schedule in the subdivision agreement.
5. The 'Arborist Report and Tree Protection Plan' prepared by WSP, dated July 2019, is to be implemented through the subdivision agreement and included as a schedule within the subdivision agreement.

6. That Section 6.6 General Mitigation Measures identified in the Environmental Impact Study prepared by WSP, dated August 22, 2017, be implemented through the subdivision agreement in wording satisfactory to GSCA and the City of Owen Sound.
7. That the requirement for the acquisition of permits from GSCA for any and all development and site alterations within the area regulated under Ontario Regulation 151/06 be implemented through the subdivision agreement in wording acceptable to GSCA.
8. Prior to final approval, the City is to be advised in writing by GSCA that the above conditions have been satisfied.

We respectfully request circulation of any further information, circulations, and/or decisions regarding this proposal.

We can be available for further discussion through meetings if requested.

If any questions should arise, please contact our office.

Regards,



Mac Plewes
Watershed Planner

Cc via email Mr. Scott Greig, GSCA Director, City of Owen Sound
Ms. Marion Koepke, GSCA Director, City of Owen Sound
Ms. Pam Coulter, Director of Community Services, City of Owen Sound

Staff Report

Parks and Open Space Division

DATE: September 20, 2019

TO: Sabine Robart, Planner

FROM: ADAM PARSONS, MANAGER OF PARKS AND OPEN SPACE

SUBJECT: DRAFT PLAN OF SUBDIVISION 42T-19501 PARKS AND OPEN SPACE REVIEW

PLANNING FILE: 42T-19501 MUNICIPAL ADDRESS: N/A

LEGAL DESCRIPTION: Bremont Telfer Creek East of 16th Avenue East, North of 8th Street East

APPLICANT: Bremont Homes Corporation

RECOMMENDATION: The following will be required as part of a complete Site Plan Approval Application submission for the proposed development:

1. The owner shall convey block 65 and 68 (parkland) to the City of Owen Sound in accordance with 51.1 of the Planning Act.
2. That prior to final approval, a detailed landscape plan for the development of a linear park on block 65, with trail continuity to block 66 and 69 be prepared to the satisfaction of the City's Parks and Open Space division. The detailed plan is to be implemented through the subdivision agreement as a schedule satisfactory to the City.
3. That prior to final approval, a detailed landscape plan for the development of a neighborhood park on block 68 be prepared to the satisfaction of the City's Parks and Open Space division. The detailed plan is to be implemented through the subdivision agreement as a schedule satisfactory to the City.
4. That prior to final approval a tree preservation & planting plan prepared to the satisfaction of the City's Parks and Open Space division. The detailed plan is to be implemented through the subdivision agreement as a schedule satisfactory to the City.

BACKGROUND: The applicant has submitted a draft plan of subdivision T42-19501 Bremont Telfer Creek East of 16th Avenue East and North of 8th Street East. The draft plan includes blocks 65, 0.43 hectares (ha) and block 68 0.25 ha as dedicated parkland. Stormwater management ponds on block 66 and 69 have recreation potential and connectivity to parkland on block 68 20th Ave. E south of lot 1 and Bremont Way between lots 28 and 29.

ANALYSIS: This document incorporates comments from the Parks and Open Space Division.

DETAILED REVIEW: The above noted site plan has been reviewed for tree preservation, hoarding and replacement, parks, open space and recreational uses. The following comments reflect the results of the review:

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

- *City of Owen Sound Official Plan adopted by City Council March 20, 2006*
- *City of Owen Sound Recreation, Parks and Facilities Master Plan: 2018-2028*
- *Residential Tree Preservation Policy CS69*

Provision of Parkland

Section 5.2.3 of the Official Plan provides policies on parkland for the Sydenham Heights Planning area.

Section 5.2.3.2 ...The City May require the completion of a landscape plan for any park area and may enter into an agreement for the construction of a park.

The parkland in phase 1, Block 68 is bordered on 2 sides by storm water management area, and designated for passive recreation uses. A detailed design showing a trail route including connectivity through the storm water management areas to 8th St East and 20th ave E at the southern extent on block 66 and a loop trail around the perimeter of block 69 that also connects to the laneway between lots 28 and 29 to Bremont Way.

Trail design specifications from the Multi year accessibility plan are:

- The trail must have a minimum clear width of 1000mm;
- Head clearance of 2100mm or more;
- The surface must be firm and stable, typically stone dust;
- Any elongated openings must be perpendicular to the trail;
- Where the trail is constructed next to water, the trail must have edge protection in the form of an elevated barrier at least 50mm above the trail surface and designed so that it does not impede drainage;
- The trail entrance must have a clear opening of between 850mm to 1000mm usually achieved via the installation of trail gates or bollards;

- The trail must include signage at each entrance that includes the length of the trail, surface type, average and minimum width of the trail, average and minimum cross slope and location of amenities;
- Accessible rest areas must be provided;

Detailed design for parkland on block 65 requires:

- a composite play structure suitable for users ages 2yrs to 12yrs, compliant with CAN/CSA-Z614-14 Children's Playspaces and Equipment standard (the standard), including consideration of annex H of the standard for accessibility guidelines;
- Seating situated to provide viewing of the play area from outside of the play surface zone as defined in the standard;
- Accessible walkways connecting to the sidewalk at 2 locations;
- Detailed landscape design consistent with the provision of a neighborhood park as defined by the Owen Sound Recreation Parks and facilities Master Plan:
 - o *Neighbourhood Parks: Generally a small open space area serving a local neighbourhood area of 2,000 to 3,000 people, and containing recreation facilities and complementary services primarily for younger children and their parents. Examples include Ed Taylor Park and Ryerson Park.*

Tree Protection Preservation and Hoarding:

The arborists report included with the Environmental Impact Study submitted by WSP dated July 10, 2019 is satisfactory, as amended by the report. 46 trees will be removed to permit the proposed development. As per the City's Residential Tree Policy CS69, a minimum of 2 (two) trees shall be planted for each tree lost, totalling 92 replacement trees for this application. Tree caliper sizing and planting requirements are detailed in the detailed landscape plan requirements.

Hoarding:

- The applicant is responsible for ensuring that tree protection and hoarding is maintained throughout all phases of demolition and construction in the location and condition approved
- No materials (building material, soil etc.) should be stockpiled in the area of hoarding.

Submit a Detailed Landscape Plan meeting these Requirements:

- o Where existing trees are to be removed, a landscaping plan showing new planting will be required.
- o The following outlines the information to be provided by such a plan:
 - o A landscape plan will be required
 - o All plans will be to scale and have the location of the site with a north arrow
 - o Planting detail including installation and support will be illustrated on landscape plan
 - o The landscape plan must conform to the site plan

- All landscape plans must be prepared by a member of the Ontario Association of Landscape Architects (OALA) or a landscaping professional satisfactory to the Community Services Department
- Landscape plans must take into account adjacent lands and topography
- The landscaping plan will achieve the goals of this policy and be consistent with the City's policy regarding planting Native species in the boulevard area.

- The following information will document the following information:
 - Locations of all proposed plant material, planting beds and sod areas
 - A plant list clearly labeled with a key system with the following information: botanical and common name, species and or variety, size, quantity, spacing, planting detail and specifications etc.
 - Existing vegetation to be retained or removed in accordance with tree preservation plan must be identified.
 - Location of storm water management landscape features
 - Location, height and material of all fences, screen walls and retaining walls.
 - Existing and proposed grades along the property line and elevations at the base of trees to remain. Finished floor elevations of all buildings.
 - Location and material of all hard surface areas
 - Any special snow storage areas
 - All plant material must conform to the Canadian Nursery Trades Association specifications and standards

- All sod to conform to the Canadian Nursery Sod Growers specifications
- Minimum acceptable size for plant material are:
 - deciduous trees – 60 mm (6 cm) caliper
 - coniferous trees – 175 cm (5') height
 - shrubs – 60 mm height

- Deciduous trees planted in a row will be centered at 11 meters maximum. Smaller flowering trees and ornamentals will be centered at 5-7 meters maximum
- Where existing trees on a City (or County) road allowance are removed the trees must be replaced to the satisfaction of the City of Owen Sound
- Coniferous trees will be centered at 4-8 meters depending on desired effect
- Plantings consisting of trees and shrubs will be a minimum of 50% coniferous plantings
- Where landscaped planting areas are abutting public roads, a minimum buffer width in accordance with the Zoning Bylaw must be maintained from inside the property line
- All berms and finished grades should be at a maximum slope of 3:1 for maintenance and erosion purposes

- Landscape areas (not including grass areas) should be designed to be maintained free from snow storage

Submitted by: Adam Parsons _____

Staff Report

Fire Prevention



DATE: August 21/19

TO: Sabine Robart, Community Planner

FROM: Doug Barfoot, Fire Chief

SUBJECT: PRE-APPLICATION FIRE PREVENTION REVIEW

PLANNING FILE: 42T-19501

MUNICIPAL ADDRESS: Bremont – Telfer Creek Subdivision

APPLICANT: Bremont

BACKGROUND: The proponent has submitted a proposal for:

- The applicant has submitted a complete application for Draft Plan of Subdivision approval for the proposed Telfer Creek by Bremont (Owen Sound)

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

- The comments are from the drawings submitted by Spencer Planning Services dated July 6/19 - <https://www.owensound.ca/en/city-hall/planning---what-s-new.aspx>

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

- Ontario Building Code
- 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:
 - a. The drawings do not show any hydrants. Our department would like input on the location of the hydrants.
 - b. The medium density buildings may require fire hydrants as per Article 3.2.5.16. of Div. B of the Ontario Building Code.

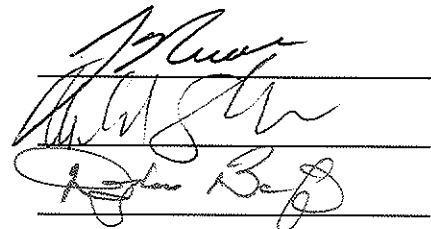
RECOMMENDATIONS:

- 2) The following should be considered by the proponent as they finalize their plans to enhance the fire prevention at the site:
 - a. The addresses of the homes and buildings should be similar to the existing system used in the City.

Reviewed by: Greg Nicol, Fire Prevention Officer

Approved by: Michael Clark, Deputy Fire Chief

Submitted by: Doug Barfoot, Fire Chief



The image shows three handwritten signatures, each written over a horizontal line. The top signature is the most legible and appears to be 'Greg Nicol'. The middle signature is less legible but appears to be 'Michael Clark'. The bottom signature is also less legible but appears to be 'Doug Barfoot'.



Grey
County

Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

September 26, 2019

Ms. Sabine Robart
City of Owen Sound
808 2nd Avenue East
Owen Sound, ON, N4K 2H4
*Sent Via email

**Re: Plan of Subdivision 42T-19501
Part of Lots 8 & 9, Range 4 East of the Garafraxa Road
City of Owen Sound
Applicant: Bremont (Owen Sound) Corporation**

Dear Ms. Robart:

This correspondence is in response to the above noted plan of subdivision application. We have had an opportunity to review this proposal in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The proposed draft plan of subdivision would create a total of 330 residential units through a mixture of housing types, including single-detached, semi-detached, townhouses, and multi-unit housing.

The County has previously commented on the associated official plan and zoning amendment applications for this development over the past few years. The bulk of our comments related to general land use planning matters, and consistency with the 2014 Provincial Policy Statement. In a general sense these comments have not changed, and therefore will not be reiterated here. Notably, since the City of Owen Sound official plan and zoning amendment applications were passed earlier this year, the County has had a new Official Plan, Recolour Grey, approved by the Province (approved on June 6, 2019, and effective June 7, 2019).

Many of the settlement area policies in the County's new official plan remain similar to the previous County Plan i.e. encouraging a range of housing types, meeting an average residential density of 25 units per net hectare, supporting active transportation, etc. The County Plan still largely defers to the detailed municipal planning documents for lands within the Primary Settlement Area designation. Schedule A of the OP designates the subject lands as 'Primary Settlement Area' and 'Hazard Lands'.

The proposed density for the site would appear to generally meet this residential density target.

Appendix B of the OP identifies a watercourse traversing the subject property, as well as an 'Other Identified Wetland' on-site. With respect to these features, which are generally already encompassed by the Hazard Lands on-site, the County would generally defer to the Grey Sauble Conservation Authority comments.

Section 9.13 of the County Plan contains policies on new plans of subdivision and condominium across the County. In addition to providing a range of housing types; layout of the development, connectivity, walkability, street patterns, dark skies, and energy conservation are all important considerations for new developments.

County Transportation Services staff have reviewed the above-noted file with respect to 8th Street East (a County Road).

County staff are of the understanding that the development will gain access off of the future 20th Avenue East, in addition to some interior streets. Initially the primary access point for 20th Avenue East will be off of 8th Street East. At some point in the future 20th Avenue East would then be extended to also connect to 16th Street East.

Section 8.2(a)(j) to the County Plan states;

“New developments will be designed to ensure the safe access for vehicles and emergency vehicles. Single access to new residential developments will be considered up to 85 units. New residential developments with 85 to 150 units will need to have at minimum a full access plus a secondary emergency access. New residential developments greater than 150 units will need to have two of more full accesses. Access to new residential developments will be considered through the phasing of the development however the above thresholds will be used to consider the design and phasing of the accesses. Local municipalities are encouraged to adopt these thresholds or develop alternate thresholds to ensure the safe access for vehicles and emergency vehicles.”

County staff are of the understanding that the City of Owen Sound has a similar policy (or engineering standard) regarding when a second access is required to a development. Should the City's policy vary slightly in the unit numbers (i.e. should the 'triggers' not be 85 units and 150 units), County staff are happy to consider local policies, provided they generally maintain the same intent (i.e. to consider when emergency and/or a fully open second access is required) as the County's above-quoted policy.

In order to address the above-noted official plan policy, as well as any similar Owen Sound policy, County staff would recommend conditions of draft approval be included

that relate to phasing, if the development is to be registered in phases. Alternatively, if the development is not to be registered in phases, there could be wording in a draft condition that requires implementation through the future subdivision agreement. Although exact wording has not been discussed at this stage, the wording may be tied to the occupancy (or registration if using phasing) of 'x' number of units. Before additional units beyond 'x' are occupied (or registered), there would then be a requirement to extend the future 20th Avenue East to 16th Street East. The connection to 16th Street East may be done first on a preliminary basis i.e. to allow emergency vehicle access, and facilitate additional units, or it may be done on a more permanent basis i.e. a fully public connected road, to facilitate the remainder of the development. County staff would be happy to discuss any draft condition wording, or any 'unit trigger points' with City staff and the proponent, should discussions be desired. Should an emergency access be the desired interim approach, these discussions could also include logistics surrounding an emergency access e.g. gating, plowing, etc.

In reviewing the Bremont applications, in concert with other development applications in the area, County staff still suggest that the option of a roundabout be considered for the future intersection of 8th Street East (Grey Road 5) and 20th Avenue East. Staff acknowledge that a roundabout is not warranted at this time, based on the results of the traffic study, and would accept a stop-controlled intersection in the interim. Staff would recommend similar draft conditions to those that were applied to the Redhawk development across the road, for intersection related matters in this regard.

As per our previous comments, County Transportation Services staff have requested daylight corners along 8th Street East (Grey Road 5), which are being shown on the proposed draft plan.

County Trails staff have reviewed the subject application and provided the following comments with regard to the development and CP Rail Trail. Provided no additional stormwater will be conveyed to the trail lands, we have no concerns with the development.

County staff would be happy to meet with City staff and/or the proponent and their development team to discuss the above comments.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please do not hesitate to contact me.

Page 4
September 26, 2019

Yours truly,

A handwritten signature in black ink, appearing to read "Scott Taylor", is positioned above a thin yellow horizontal line.

Scott Taylor, MCIP, RPP
Senior Planner
519-372-0219 ext. 1238
scott.taylor@grey.ca
www.grey.ca

cc. Matt Marck, Grey County Transportation Services (by email only)

SCHEDULE E

MINUTES OF PUBLIC MEETING – SEPTEMBER 23, 2019

- g. Councillor Koepke Re: The Role of the Composer in Community Music
- h. Deputy Mayor O'Leary Re: Riverside Reunion
- i. Councillor Tamming Re: Update regarding the Police Budget
- j. Mayor Boddy Re: Mayor's Update

5. DISCLOSURES OF PECUNIARY INTEREST

- a. Mayor Boddy declared a pecuniary interest with respect to Item 12.e regarding Staff Report CR-19-071 Encroachment Application - Grey Bruce Steamatic Inc. - 1395-1397 3rd Avenue East due to his employment.
- b. Mayor Boddy declared a pecuniary interest with respect to Item 12.f regarding Staff Report OP-19-047 Lease Agreement Transfer Hanger C-8 Billy Bishop Regional Airport due to his employment.

6. CONFIRMATION OF THE COUNCIL MINUTES

- a. Minutes of the Regular Council meeting held on September 9, 2019

Moved by Councillor Thomas
Seconded by Councillor Greig

R-190923-001

"THAT the minutes of the Regular Council meeting held on September 9, 2019 as printed be adopted"

Carried.

7. MOTION TO MOVE COUNCIL INTO COMMITTEE OF THE WHOLE

Moved by Councillor Thomas
Seconded by Councillor Merton

R-190923-002

"THAT City Council now move into Committee of the Whole to consider public meetings, deputations and presentations, public question period, matters arising from correspondence, reports of City staff, consent agenda, committee minutes, matters postponed, motions for which notice was previously given and additional business."

Carried.

COMMITTEE OF THE WHOLE

8. PUBLIC MEETINGS

Bremont Subdivision (42T-19501)

Mayor Boddy declared the public meeting open at 7:04 p.m. The purpose of the public meeting is to allow the public an opportunity to comment on the proposed Draft Plan of Subdivision Bremont Subdivision 42T-19501.

Mayor Boddy read the following notices:

- Every person who attends a statutory public meeting required under the *Planning Act* shall be given an opportunity to make representations in respect of the proposed draft plan of subdivision.
- All submission materials for this application are available on the City's website and at the Planning Division, City Hall during regular business hours.

- If a person or public body does not make oral submissions at the public meeting or make written submissions to the City of Owen Sound in respect of the proposed draft plan of subdivision before the approval authority gives or refuses to give approval to the proposed draft plan of subdivision, the person or public body is not entitled to appeal the decision of the City of Owen Sound to the Local Planning Appeal Tribunal.
- If a person or public body does not make oral submissions at the public meeting or make written submissions to the City of Owen Sound in respect of the proposed draft plan of subdivision before the approval authority gives or refuses to give approval to the proposed draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

The City Clerk advised that notice of the public meeting was circulated to the prescribed bodies, posted on the City's website and published in the Sun Times on August 30, 2019. The City Clerk reminded those in attendance for the public meeting to sign the sign-in sheet for communication purposes and read the following notices:

- The personal information collected at this public meeting is collected under the authority of the *Planning Act*. The information collected will be used to complete the draft plan of subdivision process and will form part of the public record. Questions about this collection should be addressed to the City Clerk.
- If members of the public wish to be notified of the decision of the Corporation of the City of Owen Sound in respect of the proposed draft plan of subdivision they must make a written request to the City of Owen Sound c/o the City Clerk.

The Community Planner provided a PowerPoint Presentation regarding the proposed Draft Plan of Subdivision including an overview of the subject lands, zoning and Official Plan designations and surrounding land uses. Ms. Cann highlighted the purpose of the proposed draft plan, including an overview of the number and forms of proposed housing and corresponding densities. Ms. Cann provided further details with respect to the overall process of the application and key next steps.

Lorelie Spencer, Spencer Planning Services Inc. provided a PowerPoint presentation providing comments on the proposed Draft Plan of Subdivision including an overview of subject lands, surrounding land uses and the application process. Ms. Spencer provided details on the number and type of housing proposed and the phasing of the development.

Members of Council inquired about affordable housing units and anticipated start date for construction.

There being no other speakers, Mayor Boddy declared the public meeting closed at 7:20 p.m.

9. DEPUTATIONS AND PRESENTATIONS

- a. Sue Allison, Sue Allison Designs Re: Owen Sound Artists Cooperative

Sue Allison provided a deputation regarding an upcoming exhibition at the Owen Sound Artists Co-op titled 'Collections and Reflections' from October 2-31, 2019. Ms. Allison noted the Co-op will also be hosting a 25th Anniversary Celebration on October 6, 2019 at 3:00 p.m.

SCHEDULE F



DRAFT CONDITIONS

Draft Plan Conditions – Bremont Subdivision – 42T-19501

Council resolution to be inserted here.

A.	GENERAL CONDITIONS
1.	That this approval applies to the draft 16M-plan drawing, prepared by Hewitt and Milne, dated day / month/ 2019, which shows a total of fifty-one (51) lots, sixteen (16) blocks, and public highway dedication.
2.	That Draft Approval for the subject Plan of Subdivision (42T-19501) shall lapse as follows: a) For the first phase, three (3) years after the date of Draft Approval (that being day/month/year) unless it has been extended by the City of Owen Sound; and, b) For any subsequent phases, five (5) years after the date of Final Approval of the preceding phase.
3.	That the Subdivision Agreement between the owner and the City of Owen Sound contain a provision that this subdivision shall not be developed except in accordance with the final approved plan.
4.	That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Owen Sound concerning the cash contributions, provision of roads and service corridors, installation of services and drainage.
5.	That prior to final approval, the applicant provide 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.
6.	That prior to final approval, the applicant provide plans showing appropriate building envelopes (showing adequate lot frontage and area), confirming that the lots/blocks conform to zoning requirements in accordance with the Zoning By-law 2010-078, as amended.
7.	That prior to final approval, the applicant retains the services of a qualified architect to prepare and provide architectural control guidelines for the development, including detailed design and construction materials criteria, to the satisfaction of the Community Service Department (Planning & Heritage Division). That the final architectural control guidelines be included in the Subdivision Agreement as a schedule.
8.	That the Subdivision Agreement contains the following clause:

	The owner covenants and agrees to provide the City of Owen Sound with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community Mail Boxes (CMB) as required by Canada Post Corporation and as shown on the approved [engineering design drawings/Draft Plan], at the time of sidewalk and/or curb installation. The owner further covenants and agrees to provide notice to prospective purchasers of the locations of CMBs and that home/business mail delivery will be provided via CMB.
9.	That prior to final approval the detailed design be presented to the Accessibility Advisory Committee and any recommendations be incorporated as conditions to the satisfaction of the Director of Community Services
10.	That the Subdivision Agreement include the following conditions related to archaeological resources: <ul style="list-style-type: none"> a) Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed archaeologist to carry out archaeological fieldwork, in compliance with sec. 48 (1) of the Ontario Heritage Act. b) The Cemeteries Act, R.S.O. 1990, c. C.4 and the Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33 (when proclaimed in force) require that any person discovering human remains must notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.
11.	That the subdivision agreement includes a condition to relocate the gas easement currently located on the subject lands to the satisfaction of the City, the utility company and adjacent land owners.
B.	PARKLAND (BLOCK 63 & 66)
1.	The Owner shall convey Blocks 63 and 66 as parkland to the City of Owen Sound as applicable (subject to any maintenance period), being 5 percent of the total development lands in accordance with Sec. 51.1 of the Planning Act.
2.	That the Subdivision Agreement contains wording wherein the owner agrees to provide permanent delineation for any rear lot line for all Lots abutting Block 66 using fencing, bollards or other appropriate measure in a manner acceptable to the City of Owen Sound and Grey Sauble Conservation Authority. That prior to final approval, detailed design of such delineation shall be provided to the satisfaction of the City and the Grey Sauble Conservation Authority.
3.	That the Subdivision Agreement contains wording wherein the owner agrees to provide permanent delineation between Blocks 62 and 63 using fencing,

	<p>bollards or other appropriate measure in a manner acceptable to the City of Owen Sound.</p> <p>That prior to final approval, detailed design of such delineation shall be provided to the satisfaction of the City and the Grey Sauble Conservation Authority.</p>
4.	<p>That prior to final approval, the applicant provides detailed trail design, in accordance with the City's Multi-year Accessibility Plan and AODA specifications. The trail shall transect from 20th Ave. E. through the stormwater management Block 64, the parkland on Block 66, and the stormwater management Block 67, connecting to 21st Ave. E. between Lots 26 and 27. Detailed design and final alignment shall be to the satisfaction of the City's Community Services Department (Parks and Open Space Division).</p>
5.	<p>That the Subdivision Agreement between the Owner and the City of Owen Sound contain the following provisions with wording acceptable to the City's Community Services Department (Parks and Open Space Division), wherein the owner agrees to provide final construction details and to construct the approved trail corridor through Blocks 64, 66 and 67 at the owner's expense.</p>
6.	<p>That prior to final approval, the applicant provide preliminary park design plan for Block 63 including:</p> <ul style="list-style-type: none"> a) Grading and drainage details. b) Pedestrian access designed in accordance with the City's Multi-year Accessibility Plan and AODA specifications. c) Vehicular access and parking area location and design (if applicable). d) General location for a playground structure designed with elements intended for use by ages 2yr-12yr, in accordance with the CAN/CSA-Z614-14 Children's Playspaces and Equipment (the standard), including incorporating the recommendations detailed in Annex H of the standard. <p>Preliminary design shall be to the satisfaction of the City's Community Services Department (Parks and Open Space Division).</p>
7.	<p>That the Subdivision Agreement between the Owner and the City of Owen Sound contain the following provisions with wording acceptable to the City's Community Services Department (Parks and Open Space Division), wherein the owner agrees to prepare and leave Block 63 in an appropriately graded, sodded condition in accordance with the approved preliminary park design plans.</p>
C.	STORMWATER MANAGEMENT (BLOCK 64 & 67)
1.	<p>That the Owner convey Blocks 64 and 67, being stormwater management facilities, to the City of Owen Sound as applicable (subject to any maintenance period).</p>
2.	<p>That the Subdivision Agreement contains wording wherein the owner agrees to provide permanent delineation along any lot lines abutting stormwater management blocks (Blocks 64 and 67) using fencing, bollards or other</p>

	<p>appropriate measures in a manner acceptable to the City of Owen Sound and Grey Sauble Conservation Authority.</p> <p>That prior to final approval, detailed design of such delineation shall be provided to the satisfaction of the City and the Grey Sauble Conservation Authority.</p>
3.	<p>That prior to final approval, a lot grading, drainage and storm water management report (including detailed designs and planting plan) be prepared by a professional engineer licensed in the Province of Ontario in accordance with applicable zoning to the satisfaction of the City's Public Works and Engineering Department (Engineering Services Division) and the Grey Sauble Conservation Authority.</p> <p>In accordance with the EIS, changes to existing land contours and drainage patterns due to grading should be minimized to ensure that significant changes to the existing woodland moisture regime and site hydrology do not occur.</p> <p>The detailed plans are to be implemented through the Subdivision Agreement as a schedule in wording satisfactory to GSCA and the City of Owen Sound.</p>
4.	<p>That the Subdivision Agreement between the owner and the City of Owen Sound contain the following provisions with wording acceptable to the City's Public Works & Engineering Department, wherein the owner agrees:</p> <ul style="list-style-type: none"> a) Before commencing any grading or construction on any lot, to have prepared a detailed report, drawings and site plans acceptable to the City of Owen Sound showing the location of all buildings and structures to be erected on the site, all final grades and vegetation, the means whereby storm drainage will be accommodated, and the means whereby erosion and silt transport will be contained and minimized, both during and after the construction period. b) Before commencing any grading or construction on any lot, to erect snow fencing or other suitable barriers prior to initiating any grading or construction on the site to prevent the unauthorized dumping of fill and to keep these barriers in place until all grading and construction on abutting lots and roadways has been completed to the satisfaction of the City of Owen Sound and GSCA. <p>That the required Subdivision Agreement include wording acceptable to the City of Owen Sound and the Grey Sauble Conservation Authority to implement the lot grading, drainage and storm water management report, and individual lot requirements.</p>
5.	<p>That the Subdivision Agreement between the owner and the City of Owen Sound contain the following provisions with wording acceptable to the Public Works & Engineering Department, wherein the owner agrees to provide for the construction of the common stormwater management system subject to the approval of the City of Owen Sound and the Grey Sauble Conservation Authority and, furthermore, shall provide for the City to assume ownership and operation of the system upon completion of the maintenance period, at</p>

	the expense of the Developer.
6.	That prior to final approval, the owner shall provide a Watercourse Protection and Enhancement Plan for the remediation and protection of the unnamed tributary of Bothwell's Creek running north and south of 8th Street East, which is intended to receive the storm water runoff from this development. The Plan shall include detailed design elements, and address detailed restoration and landscape planning; it shall be prepared by a professional engineer licensed in the Province of Ontario to the satisfaction of the City's Public Works and Engineering Department (Engineering Services Division) and the Grey Sauble Conservation Authority. The plan shall be included in the Subdivision Agreement as a schedule.
7.	<p>That prior to final approval detailed Sediment and Erosion Control Plans be provided to the satisfaction of GSCA and the City's Public Works and Engineering Department (Engineering Services Division). In accordance with the mitigation measures outlined in the Environmental Impact Study prepared by WSP, dated August 22, 2017, the following shall be implemented in the final design details:</p> <ul style="list-style-type: none"> a) Erosion control fencing should be placed at the limit of grading as well as, and adjacent to, temporary storage locations for supplies, excavated materials and imported fill. Fencing should be properly installed to the engineer's specifications and inspected daily and after significant rain events to confirm it is functioning properly. Fencing should be regularly cleared of silt accumulation to ensure the integrity of erosion prevention/sediment containment measures. b) Areas of exposed soil, especially newly graded areas that cannot be immediately stabilized with the final surface treatments should be appropriately treated to minimize erosion (e.g., straw mulch, erosion blanket, sod, or hydroseed). <p>The sediment and erosion control plans are to be implemented as a schedule in the Subdivision Agreement in wording satisfactory to GSCA and the City of Owen Sound.</p>
8.	That the Subdivision Agreement contain wording wherein the owner agrees to restrict the tilling of hazards lands and restricting the type of fencing in hazard area acceptable to the Public Works & Engineering Department (Engineering Services Division).
9.	Prior to the subdivision agreement being completed, that arrangements may be made for site pre-grading, subject to approval of the City and to the satisfaction of the GSCA. A pre-grading proposal must be submitted with approved grading, drainage, and sediment and erosion control plans, tree inventory and preservation plan, environmental impact study, and any other supporting documentation required by the City and the GSCA. Any approval for pre-grading activities shall require, among other things, an agreement entered into by the City and developer, permits from the GSCA (if warranted), and posting of separate security.

D.	HAZARD LANDS (BLOCK 65)
1.	The Owner shall convey Block 65 (hazard lands) to the City of Owen Sound as applicable (subject to any maintenance period).
2.	That the requirement for the acquisition of permits from the GSCA for any and all development and site alterations within the area regulated under Ontario Regulation 151/06 be implemented through the Subdivision Agreement in wording acceptable to GSCA.
E.	PHASING & MONITORING
1.	That prior to final approval, a Phasing Plan shall be submitted to the satisfaction of the City, which shall include a detailed outline of each stage of development, including infrastructure, appurtenance, and landscaping construction/installation and all relevant maintenance periods. The Phasing Plan shall assist in planning for land conveyance to the City and full infrastructure assumption.
2.	The Phasing Plan shall include an analysis and determination of the stage at which a Transportation Plan shall be submitted to plan for phased intersection improvements at 8 th St. E. and 20 th Ave. E. This analysis shall consider pedestrian crossing and navigation needs and transit servicing among its priorities. This aspect of the Phasing Plan and the Transportation Plan itself shall be submitted to the satisfaction of the County of Grey and the City of Owen Sound, and shall be accounted for in the Subdivision Agreement.
3.	The Phasing Plan shall address the timing and warrants for construction of the 20 th Ave. E. extension south from 16 th St. E. as an emergency access route and/or a full rural/urban cross-section to the satisfaction of the City's Engineering and Public Works Department and County of Grey.
4.	That prior to final approval, a Construction and Monitoring Plan shall be submitted to the satisfaction of the City, which shall include the following: <ul style="list-style-type: none"> a) To avoid contravention of the Migratory Birds Convention Act (1994), vegetation removal (including limbing) shall not occur during breeding bird season (April 1st to August 31st), unless a survey by a qualified avian specialist (biologist) confirms that there are no active nests within the vegetation to be removed. b) During construction, the site shall be monitored for Species at Risk as described in the Environmental Impact Study prepared by WSP, dated August 22, 2017. If Species at Risk are identified, the City, the Ministry of Environment, Conservation and Parks, and the qualified project biologist shall be contacted immediately. c) A Spills Management Plan (including materials, instructions regarding their use, education of contract personnel, emergency contact numbers) shall be onsite at all times for implementation in event of accidental spill during construction. Adequate measures to prevent or capture and contain any debris and spills resulting from construction activities must

	<p>be kept onsite in sufficient quantities. On-site workers must be orientated as to the location of materials and their proper use and disposal. Measures and procedures must conform to pertinent provincial requirements.</p> <p>d) Operating, refuelling and maintenance of construction equipment and the handling and storage of toxic materials (e.g. fuel, lubricants, and other chemicals) must be carried out in such a way as to avoid contamination of soils, groundwater and surface waters.</p> <p>e) All parts of equipment shall be free of fluid leaks and externally cleaned/degreased offsite, in a contained environment.</p> <p>The Construction and Monitoring Plan shall be referenced and included in the Subdivision Agreement.</p>
5.	<p>The Phasing Plan shall be referenced and included in the Subdivision Agreement. The Subdivision Agreement shall include the following provisions:</p> <p>a) 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 identified in Condition E1; and,</p> <p>b) That the Registration of the Plan of Subdivision may proceed in phases and in accordance with the Phasing Plan.</p>
F.	SITE PLAN APPROVAL
1.	That Site Plan Approval is required in accordance with the City's Site Plan Control By-law 2011-034, or its successor, for all (cluster) townhouse dwellings, street-fronting townhouse dwellings, and multi-unit residential dwellings and institutional uses on site prior to development of the lands.
2.	That the Subdivision Agreement include a clause that site plan approval is required under By-law 2011-034, or its successor, for all applicable development on Blocks 60, 61 and 62. Specifically, site plan approval for these Blocks shall include a shadow study and urban design brief to address building height, built form, overall plan design and layout, land use compatibility considerations including lot /building orientation, interface with adjacent uses and mitigation measures as well as demonstrate compliance with the recommendations found in WSP Flight Path Study dated July 2019. An update to the WSP study may be required to reflect final site plan design.
G.	NATURAL HERITAGE & LANDSCAPING
1.	The 'Arborist Report and Tree Protection Plan' prepared by WSP, dated July, 2019 is to be implemented through the Subdivision Agreement and included as a schedule within the Subdivision Agreement.
2.	That prior to final approval, a Tree Preservation and Planting Plan with Details shall be provided to the satisfaction of the Community Services Department for all Lots and Blocks not requiring subsequent Site Plan Approval. In preparation of such plans, the following merits note:

	<p>a) In accordance with the mitigation measures outlined in the Environmental Impact Study prepared by WSP, dated August 22, 2017, impacts to vegetation, particularly trees, shall be minimized where possible to maintain the function of the woodland in the Study Area as habitat for birds and other wildlife. As tree removal is required outside of the significant woodland areas, a 3:1 compensation ratio (3 planted for every 1 removed) is required.</p> <p>b) That the Blocks 64 and 67, being stormwater management facilities, shall be designed as features benefitting the development from a recreation and aesthetic perspective, as well as a functional stormwater perspective.</p>	
3.	That prior to final approval, confirmation shall be provided by the owner that the mitigation measures identified in Section 6.6 of the Environmental Impact Study prepared by WSP, dated August 22, 2017 are implemented either prior to final approval and/or through the Subdivision Agreement to the satisfaction of the GSCA and the City of Owen Sound. Best efforts have been made to reflect the nine measures in the draft conditions of approval.	
4.	That prior to final approval, confirmation shall be provided from the Ministry of Environment, Conservation and Parks or Qualified Person to the satisfaction of the City and the GSCA that the site has been adequately monitored for the presence of species at risk, including grassland birds, in accordance with the Environmental Impact Study prepared by WSP, dated August 22, 2017.	
I. SERVICING		
1.	That prior to final approval, the owner demonstrates to the satisfaction of the City's Public Works and Engineering Department (Engineering Services Division) that the existing water service mains located on 8th Street East and area are of sufficient capacity to service the proposed development and are in good repair for this purpose.	
2.	That prior to final approval, the owner demonstrates to the satisfaction of the City that there is an adequate supply of potable water to service this development.	
3.	<p>That the watermain on 20th Ave. E. be constructed to connect the subject subdivision to the existing watermain terminated to the north on 20th Ave. E., including a normally closed valve. The watermain shall be installed by the owner at such time as the 20th Ave. E. extension is completed.</p> <p>The Subdivision Agreement shall include a Schedule that outlines the cost of the watermain extension and the apportionment that shall be borne by the owner, which will be expressed as a percentage of the total cost estimate for all external works together with a stated upset limit.</p>	
4.	That prior to final approval, the owner demonstrate to the satisfaction of the Ministry of Environment, Conservation and Parks and the City's Public Works and Engineering Department (Engineering Services Division) that the existing	

	wastewater sewer service mains located on 8th Street East and area are of sufficient capacity to service the proposed development and are in good repair for this purpose.
5.	That prior to final approval, the locations of all proposed hydrants be provided to the satisfaction of the City's Fire and Emergency Services Department.
6.	That the Subdivision Agreement between the owner and the City of Owen Sound contain the following provisions with wording acceptable to the Public Works & Engineering Department, wherein the owner agrees to provide for the installation of a water supply system subject to the approval of the City, and furthermore shall provide for the City to assume ownership and operation of the system upon completion of the maintenance period, at the expense of the Developer.
7.	That the Subdivision Agreement between the owner and the City of Owen Sound contain the following provisions with wording acceptable to the Public Works & Engineering Department, wherein the owner agrees to provide for the installation of a storm and wastewater sewer subject to the approval of the City and the Ministry of Environment, Conservation and Parks, and furthermore, shall provide for the City to assume ownership and operation of the system upon completion of the maintenance period, at the expense of the Developer.
8.	That prior to final approval, the owner demonstrate that the extension of domestic water and wastewater sewer trunk services to the subject lands has been provided.
9.	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.
J.	ACCESS & ROADS
1.	That the road allowances (20 th Avenue East, 21 st Avenue East, 9 th Street East and 9 th Street 'A' East) included in this Draft Plan be shown and dedicated as public highways.
2.	That sight triangle(s) at the intersection of 20 th Ave. E. and 8 th St. E. be shown on the final plan, and conveyed to the City of Owen Sound.
3.	That the street(s) included in the draft plan shall be named to the satisfaction of the City of Owen Sound.
4.	That prior to final approval of the Plan, the owner provide access to the development from 8 th Street East to the satisfaction of the City's Public Works & Engineering Department (Engineering Services Division) and the County of Grey.
5.	That the Subdivision Agreement between the owner and the City of Owen

	Sound contain the following provisions with wording acceptable to the Public Works & Engineering Department, wherein the owner agrees to use the 8 th Street East access as the construction access for any lots or road works.	
6.	That the Subdivision Agreement between the owner and the City of Owen Sound contain the following provisions with wording acceptable to the City's Public Works & Engineering Department, wherein the owner agrees to provide for the construction of roads and services and, furthermore, shall provide for the City to assume ownership and operation of the roads and services.	
7.	<p>Prior to final approval, arrangements shall be made to the satisfaction of the City, respecting creation of a secondary access serving the development. An adequate secondary access shall extend 20th Ave. E. north of the development lands to connect to the existing paved portion of 20th Ave. E., which ultimately terminates at 16th St. E.</p> <p>Two options are available for the provision of such access:</p> <ol style="list-style-type: none"> a) That the owner construct the 20th Ave. E. extension as a 6 m wide, paved controlled emergency access in concert with on-site road construction. The cost for the construction of the emergency access shall be borne 100 percent by the owner. An emergency access shall only be deemed acceptable until 150 dwelling units are constructed. b) That the owner construct the 20th Ave. E. extension to full rural/urban standards in concert with on-site site road construction. Construction of the 20th Ave. E. extension, including municipal services, is required for dwelling unit occupancy beyond 150 dwelling units. 	
8.	Further to draft condition I3 and J7b herein, the Subdivision Agreement shall include a Schedule that outlines the cost of the off-site 20 th Ave. E. extension and the apportionment that shall be borne by the owner, which will be expressed as a percentage of the total cost estimate for all external works together with a stated upset limit.	
9.	<p>That the Subdivision Agreement shall contain wording acceptable to the Public Works & Engineering Department, wherein the owner agrees to provide for a secondary access to the development. The Subdivision Agreement shall include the following clauses:</p> <ul style="list-style-type: none"> - Prohibiting dwelling unit occupancy beyond 85 units without completion of a secondary access to the satisfaction of the City of Owen Sound (Public Works & Engineering Department). - If applicable, setting out requirements respecting construction and maintenance provisions for an emergency access, including but not limited to plowing and gate design. 	
10.	The Owner shall convey Block 59, being a 0.3 m reserve, to the City of Owen Sound as applicable (subject to any maintenance period).	
11.	That the Subdivision Agreement shall include requirements to provide for the installation of street lights to the satisfaction of the Public Works & Engineering Department (Engineering Services Division).	

12.	That the Subdivision Agreement shall include requirements to provide for such easements as may be required for utility, drainage or snow storage Purposes, which shall be granted to the appropriate authority.
13.	That prior to final approval, detailed geometric design of pedestrian and maintenance access links, cul-de-sacs and sidewalks be provided to the satisfaction of the Community Services Department (Planning Division & Heritage Division) and the Public Works & Engineering Department (Engineering Services Division) in accordance with best County/City design standards.
14.	That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Owen Sound and/or County of Grey concerning the cash contribution, provision of roads and service corridors, installation of services and drainage; including Capital Investment Contributions to the intersection improvements at 8 th Street East & Street 'A' (extension of 20 th Avenue East). Clauses shall be added to the Subdivision Agreement to facilitate each of these items, as appropriate.
K.	FINAL AGENCY CONFIRMATION
1.	That prior to final approval of the Plan, the City is to be advised in writing by the County of Grey that conditions of approval have been satisfied.
2.	That prior to final approval of the Plan, the City is to be advised in writing by Grey Sauble Conservation Authority that conditions of approval have been satisfied.
3.	The City is to be advised in writing by Ministry of Environment, Conservation and Parks that conditions relevant to the Ministry have been satisfied.