

# Staff Report



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**Report To:** City Council

**Report From:** Dave Aston, MHBC

**Meeting Date:** April 24, 2017

**Report Code:** CS-17-088

**Subject:** RECOMMENDATION REPORT – Former RCA Lands  
ZBA 19 /DRAFT PLAN OF SUBDIVISION 42T-16501

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## Recommendations:

That in consideration of Staff Report CS-17-088 from the Community Planner respecting Plan of Subdivision 42T-16501 and Zoning By-law Amendment No. 19, City Council:

1. Receive the staff report;
2. Has considered written submissions received to date and oral submissions made at the public meeting held on September 26, 2016 and as further described in the minutes of that date and any discussion on these submissions will be further described in the April 24, 2017 Council Minutes;
3. In consideration of the staff report and recommendations and written and oral submissions, Council finds that the applications are consistent with the Provincial Policy Statement and the goals and objectives and intent of the Official Plan;
4. Approves By-law 2017-057 to amend Zoning By-law 2010-078, as amended, as shown in Appendix "B", and direct that the City Clerk give notice of passing of the Zoning By-law Amendment in accordance with the Planning Act;
5. Approves Plan of Subdivision 42T-16501, subject to conditions as identified in Appendix "A", and direct that the City Clerk give notice of approval in accordance with the Planning Act;

## **Strategic Initiative:**

4.1 Grow the tax base by attracting a broad range of new housing types (singles, semis, etc.)

5. Attract new and retain existing residents

15. Ensure the responsible management of natural resources

## **Background:**

Application for: Zoning By-law Amendment (ZBA 19)

Draft Plan of Subdivision (42T-16501)

Applicant: Northridge Property Management c/o Trevor Heathers

The purpose of this report is to:

- Provide Council with a description of the Zoning By-law Amendment and Plan of Subdivision applications;
- Summarize the process to date;
- Assess the applications in relation to the policy framework,
- Respond to input received through the public process; and,
- Provide a recommendation to Council with draft approval conditions.

## **Subject Lands:**

The subject lands are located along the eastern shore of Georgian Bay at 3195 East Bayshore Road, the former RCA site, and are legally described as Plan 838, Lot 53 & 54, Part Lot 7. The site is 15.5 ha (38.3 ac) in size within the northeast corner of the City of Owen Sound. The site is currently occupied by a former manufacturing building and its associated parking lots, which are in the process of being demolished.



Figure 1: Subject Property

Portions of the site include trees and open space. A communication tower in the southeast corner of the property is proposed to be removed prior to residential development of the lands. Photos of the site are included below.



The lands are located on the east side of East Bayshore Road, on the east side of the bay, and at the north end of the City. Driveway access exists off of East Bayshore Road and 32<sup>nd</sup> Street East.

There are currently no sidewalks for the entire length of East Bayshore Road; the nearest sidewalk ends at 3<sup>rd</sup> Ave East just north of 24<sup>th</sup> Street. The nearest bus transit route loops north on 3<sup>rd</sup> Ave East and continues onto 28<sup>th</sup> Street East, and back south on 9<sup>th</sup> Ave East.

East Bayshore Road is classified as a County road, and is also known as Grey Road 15.

Surrounding land uses include:

- North: Former Veyance Technologies (a.k.a. Goodyear), a residential neighbourhood, and farther north Hibou Conservation Area,
- East: Bayside Storage, McArthur Tire retreading facility, Rural and Agricultural lands, Kiwanis Soccer Fields
- South: Hobart Food Equipment, Open space / Kenny Drain, urban residential, Grey County CP Rail Trail
- West: Open Space, Georgian Bay

The property is not within the Niagara Escarpment Plan Area.

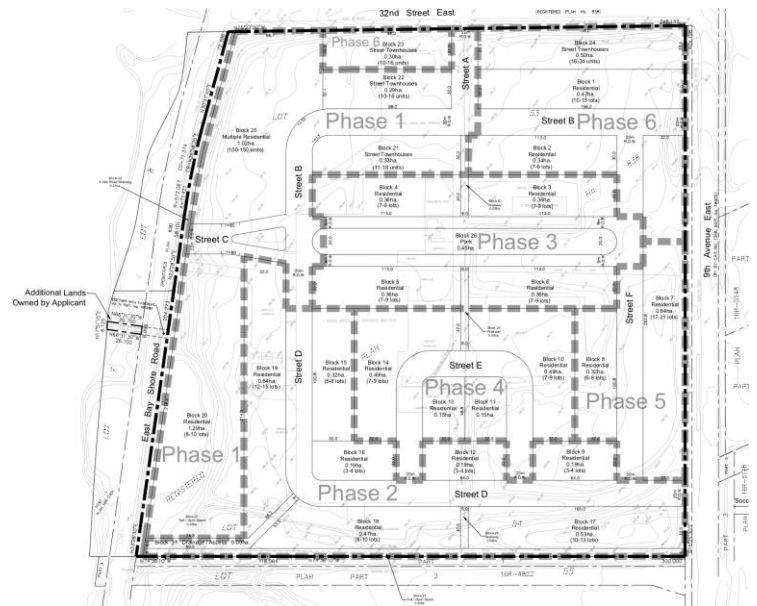
The property is designated in the Official Plan as Residential and zoned Low Density Residential (R3) with a holding provision and special provision 14.55. A small portion of the lands in the southeast and southwest corners of the property are zoned Hazard Lands.

## **Description of the Zoning By-law and Draft Plan of Subdivision Proposal:**

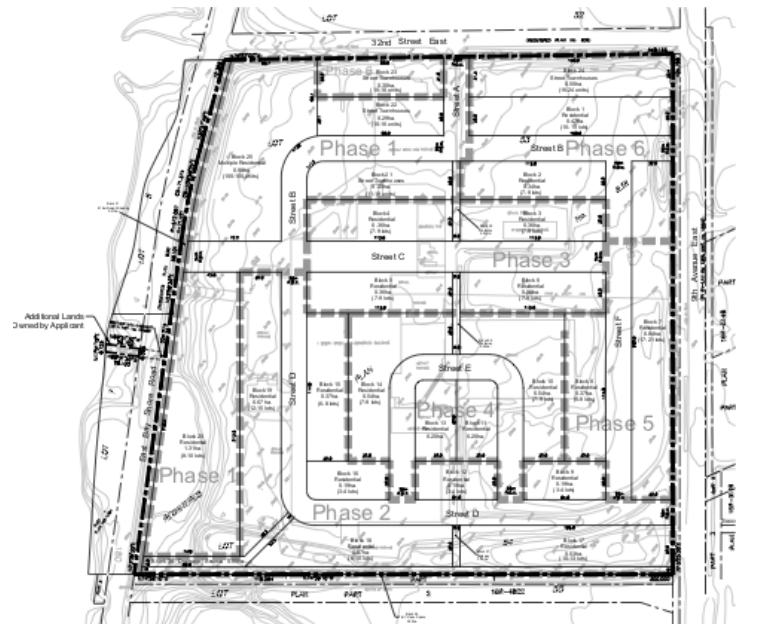
The purpose of the Zoning By-law Amendment and Plan of Subdivision applications is to permit residential development with a mix of housing forms including single detached, street townhouses and apartment dwellings. The proposed Zoning By-law amendment represents an owner-initiated change to the previous zoning to permit the uses proposed with the Plan of Subdivision.

Since the Technical Report and Public Meeting, there have been a number of discussions with the applicant and consultant team. As a result of the discussions and comments from agency review there were modifications to the plan of subdivision. Primarily, the draft plan of subdivision has been revised to remove the linear park as it was determined the parkland approach did not meet the City parkland needs in relation to the plan of subdivision. As a result, the City and applicant have agreed to a wider street cross section to maintain the ability for street tree planting. In addition there was discussion on the design of an entry feature on Block 25 (Multiple Residential) that would be part of the architectural design guidelines and implemented through site plan approval for the Block and constructed/maintained as part of the development on the Block.

Original Draft Plan of Subdivision - Submission



Current Draft Plan of Subdivision



### **Current Applications:**

**Draft Plan of Subdivision 42T-16501** will provide for approximately 372 residential units, depending on lot size and multi-unit housing forms. The subdivision is to be developed in six phases.

1) The Draft Plan of Subdivision illustrates:

Land Use	Lots/Blocks	Units	Area (ha)
Residential (single / semi detached)	1 - 20	141 - 179	8.86
Street Townhouse	21 - 24	47 - 74	1.42
Multiple Residential	25	100 - 150	0.99
Trail / Open Space	26		0.25
Walkway	27 - 29		0.09
Drainage / Access Block	30		0.09
5.18m Road Widening	31		0.21
Roads			3.67
Total		288 - 403	15.58

Residential Block(s) are anticipated to be further divided in future through part lot control or with defined lots at the time of plan registration. This will be determined prior to any final approval.

The Development Concept provides a preliminary site layout for Block 25 to illustrate building locations, parking and site access for the Block. Final details will be determined through future site plan approval for the Block.

2) **Zoning By-law Amendment No. 19** – The amendment proposes the following:

- Rezone a small portion of the lands in the southeast corner of the property from ZH to “Low Rise Residential Three Zone with Special Provision 14.55 and a Holding” ((H) R3 14.55)” in order to permit residential development.
- Further refine the ZH boundary to reflect the post-development floodplain model.
- Rezone a portion of the property from R3 to Multiple Residential Zone (MR) to permit multi-unit apartment buildings (4-5 storey).

***Previous Applications (Approved by Council):***

- 1) **Official Plan Amendment No 5** - The lands were designated "Industrial Transitional" by the 5-year Official Plan update in 2012. An Official Plan Amendment was required in order to permit the residential development proposal. Official Plan Amendment No 5 re-designated the lands from "Industrial Transitional" to "Residential" is in effect.
- 2) **Zoning By-law Amendment No. 10** - The lands were rezoned from "General Industrial Special Provision 14.55" (M1) to "Low Density Residential Three Zone with Special Provision 14.55 and a Holding" ((H) R3 14.55) and "Hazard Lands" (ZH). The holding provision required certain matters to be resolved, including completion of a land use compatibility study, an urban design brief, an archaeology study, compliance with the Environmental Protection Act and its regulations, and that Servicing Studies completed and agreements entered into with respect to upgrades. The lands continue to be subject to the "H" provision that was applied at the time of the approval of Zoning By-law Amendment No. 10.

Through the pre-consultation process, a number of studies and information items were requested as part of a "complete application" package in accordance with Section 8.4 of the Official Plan and Sections 34 (10.4), and 51 (19.1) of the Planning Act. The following information was submitted by the applicant in support of the applications:

- Cover Letter, Application Forms & Fees, dated May 2016
- Draft Plan (last revised January 17, 2017)
- Concept Plan & Apartment Development Concept
- Record of Site Condition, certified June 5, 2013
- Planning Justification Report (GSP Group), updated May 2016)
- Functional Servicing & Stormwater Management Report, including Kenny Drain Floodline Review (Burnside & Associates Ltd.), updated January 2016
- Traffic Impact Study (Burnside & Associates Ltd.), December 2015
- Compatible Use Odour, Dust, and Noise Assessment (Burnside & Associates Ltd.), May 2016
- Archaeological Assessment (Archaeologist's Inc.), July 27, 2015
- Urban Design Brief (GSP Group), January 2016

All of the submitted documents have been posted online at:

<http://www.owensound.ca/planning/whats-new>

***Process to Date:***

The following is a summary of the process to date:

- Pre-consultation was completed and comments provided to the applicant describing the requirements of a “complete application” (October 8, 2015)
- An initial submission package was submitted (January 25, 2016)
- Notice that the application was incomplete with comments was provided (February 25, 2016)
- A conference call was held to review the City comments
- A follow-up submission was made to the City (June 6, 2016)
- Notice of Complete Application was sent to the applicant (July 14, 2016)
- Notice of Complete Application and Public Meeting was given July 26, 2016 being within 15 days of the confirmation given to the applicant
- The applicant requested a later public meeting date and a revised Notice of Complete Application and Public meeting was given September 2, 2016, in accordance with the Planning Act
- Technical report to Council – September 12, 2016
- Meeting with Applicant – December 2016
- Circulation of draft Draft Approval Conditions to Agencies and Applicant – January to March 2017
- Recommendation Report – April 24, 2017

***Analysis:***

The following sections provide a summary of Provincial, County and City land use policies to be considered as it relates to the ZBA and Plan of Subdivision applications and provides comment on the information and technical studies submitted with the applications:

***Provincial Policy Statement 2014 (PPS) and Planning Act (Section 51.24):***

The Provincial Policy Statement (PPS) is issued under Section 3 of the Planning Act and came into effect on April 30, 2014. Section 3 of the

Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The PPS contains policies dealing with four principle policy areas:

1. Building Strong Healthy Communities
2. Wise Use and Management of Resources
3. Protecting Public Health and Safety
4. Implementation

### *Settlement Area*

The PPS Vision for the long-term prosperity and social well-being of Ontario focuses growth and development within settlement areas and recognizes that land use must be carefully managed. For the purposes of the PPS the City of Owen Sound in its entirety is considered a Settlement Area.

### *Land Use*

With respect to Section 1.0 - The PPS focuses growth in Settlement Areas and promotes densities and a mix of land uses which efficiently use infrastructure and public service facilities which are planned or available, minimize negative impacts, support active transportation, and are transit supportive. Land use patterns are also to be based on an array of uses and opportunities for intensification where this can be accommodated. Development standards that facilitate intensification and compact form are to be promoted. New development should occur adjacent to the existing built up area and shall have a compact form, mix of uses and densities. The development of the lands represents a redevelopment opportunity in the City and provides for a mix of housing types. The redevelopment assists with achieving the City’s population targets through intensification on the lands.

### *Housing*

The housing policies of the PPS promote all forms of housing types and densities to meet projected requirements of current and future residents and direct new housing to locations with appropriate levels of infrastructure and where public service facilities are or will be available and that support the use of active transportation and transit. The plan of subdivision and zoning provides for a range of housing types within various lots and blocks. Development standards which minimize the cost of housing and facilitate compact form have been implemented through previous zoning approval. The plan of subdivision design provides opportunity to consider lot widths to respond to market considerations or changes over time.



### *Infrastructure*

In accordance with the PPS, municipal water and sanitary services as well as appropriate stormwater management are the most appropriate form of servicing for any development in a settlement area.

In this case, full municipal services will be provided by connection to the existing infrastructure for water and wastewater services. Sanitary collection will be via a reconstructed Sewage Pumping Station.

Stormwater management has been considered and designed as part of the plan of subdivision. A condition of approval is included to require detailed design prior to final approval.

### *Natural Hazards*

Development and site alteration are directed away from hazardous areas and flood plains to locations where any risks to public safety are minor and mitigated and no adverse environmental impacts will result. Appropriate zoning and conditions of approval are put in place to ensure no development within hazardous areas.

The Grey Sauble Conservation Authority (GSCA) has provided comment to the City with respect to natural heritage and natural hazard policies of the PPS. GSCA has reviewed the plan of subdivision and conditions of draft approval.

### *Archaeology*

Development and site alteration are not permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. A Stage 1 and 2 Archaeological Assessment of the site has been completed. The Stage 1 Study concluded that the site exhibited potential for the recovery of archaeological resources, but the Stage 2 assessment did not result in the identification of archaeological resources. The Archaeological Assessment Report recommends that no further archaeological assessment of the property is required. Ministry clearance will be required as a condition of approval.

### *Transportation*

Land use patterns within settlement areas shall be based on densities and a mix of land uses which support active transportation and are transit-supportive. Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are

appropriate to address projected needs. Land use patterns, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

Section 51.24 of the Planning Act requires that in considering a plan of subdivision the City to have regard to matters associated with the health, safety, convenience, accessibility and welfare of present and future inhabitants. The Planning Act requires consideration of the matters of provincial interests, which have been addressed through the review of the PPS. Other matters relating to design, infrastructure, community service and conformity with the Official Plan have also been considered through the review of information, assessment and implementation of agency comments and the analysis in this report.

**In conclusion, the plan of subdivision and zoning by-law amendment are consistent with the PPS and regard has been given to Section 51.24 of the Planning Act.**

***County of Grey Official Plan:***

*Settlement Area*

The County of Grey designates the subject lands "Primary Settlement Area". The subject property is within a Primary Settlement Area, and therefore an ideal location for residential development.

In 2015 the County of Grey undertook an update to their growth management plan, which is anticipated to be incorporated into the County of Grey Official Plan during a future amendment. Owen Sound is the largest fully serviced settlement area in Grey County and has a high potential to accommodate new growth with both designated lands and servicing capacity.

*Housing*

It is also a policy of the County to encourage a wide variety of housing types, size, and tenure to meet the current and projected demographic and market requirements. County policy supports intensification and redevelopment primarily within settlement areas where an appropriate level of services are available. It is also in support of affordable housing in the form of accessory apartments, semi-detached, duplex, townhouse and low rise apartments. The Plan of Subdivision considers the County policies through the inclusion of street townhomes and multi-unit apartment buildings.

*Transportation*

A traffic impact study was prepared for the application and reviewed by the County. Discussions have occurred with County staff regarding driveway and road access to East Bayshore Road. Improvements to East Bayshore Road are part of planned improvements under the County's Capital Forecast schedule for 2019, these improvements will in part address active transportation (paved shoulders anticipated). A 60 metre right turn taper lane is required for the development. Through discussion with the County, it was confirmed that the County would permit access for the individual lots onto East Bayshore Road. The County has also confirmed that the proposed Street connection to East Bayshore Road is supported. The County commented that "this large development is a good opportunity to improve the area and determine the right solution for future development.". Conditions of approval has been included to ensure that the County has the adequate physical resources (i.e., land) for the future road improvements. The road is planned to be upgraded to a full urban cross section across the frontage of the development.

**In conclusion, the plan of subdivision and zoning by-law amendment conform to the County's Official Plan, subject to the conditions of approval.**

***Owen Sound Official Plan:***

The Owen Sound Official Plan was amended (OPA) on May 12, 2014 to re-designate the subject lands from "Industrial Transition Area" to "Residential" in order to provide for the development of a residential neighbourhood.

The subject lands are designated "Residential" on Schedule 'A' of the Official Plan (OPA 5). The subject lands are within the East Waterfront Study Area as shown on Schedule 'B' of the Official Plan, which are described as 'the former industrial lands and areas of limited residential and commercial development north of 20<sup>th</sup> Street East'. At this time there is no secondary plan applicable to the East Waterfront study area.

***Residential Use (Sections 4.1.2.2 & 4.1.2.11)***

The general Residential policies of the Official Plan are found in Section 4.1. The designation is intended to permit residential uses in a variety of forms and tenures. OPA 5 added site specific policies to the subject lands (See Section 4.1.2.11).

The density and compatibility policies were considered through the applications, technical reports and plan of subdivision. Conditions of approval are included that relate to density and phasing of development. In

addition, the subject lands are subject to the policies of Section 8.1.2 "Holding Provisions". The applicant is not proposing the removal of the "H" provision at this time. A number of studies are required before the "H" provision can be lifted. A future decision of Council will be required to lift the "H" provision.

Section 7.6.2.2 relates to housing intensification, infill development, and conversion of non-residential building to a residential use. The plan of subdivision meets the locational criteria of the Official Plan, is compatible with adjacent uses, there is adequate municipal services and the road network (with improvements) will accommodate the additional traffic.

*Economic Vitality Objective 3.2.2.8* states that new residential development should achieve an overall density of 25 units per hectare. Currently, the plan of subdivision provides for a density of 14 to 26 units/ha. The net density (excluding roads, trail, widening) is 26 to 36 units/ha.

*Managing Growth Objective 3.3.2.6: accommodate and encourage a broad range and mix of housing in terms of dwelling types, densities, tenure and cost for a diverse community.* The plan of subdivision includes a mixture of apartment buildings, townhouse units and single detached homes.

*Objective 3.3.2.7: Identify and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock or areas including brownfield sites and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.* The development of the lands represents an intensification/redevelopment project.

To encourage "Healthy Communities" as Objective 3.4.2.8 states, this proposal includes sidewalks park space, pedestrian pathways connecting the blocks, and trails. The plan proposes pedestrian connections and trails.

Section 4.1.2.10 of the Official Plan indicates that lands designated Residential shall be developed at maximum heights as established in the Zoning By-law (15 m). The applicant has proposed apartment buildings in the Multiple Residential (MR) Zone (Block 25) of 5-storeys in height, as shown on the concept plan. There is no height increase requested by the applicant at this time.

Section 7.8 of the Official Plan contains Urban Design policies which promote a high standard of design in both the public and private realms to create an appealing, comfortable and safe living and working environment. Urban Design Guidelines were developed by GSP Group for this proposal as

statements of intent for this development, such as road design, open space areas, pedestrian connections, and building design considerations. The Urban Design Guidelines were reviewed as part of the analysis in context of the City's policies. A condition of approval is included to require the completion of architectural design guidelines and have a control architect to ensure a comprehensive design approach for the neighbourhood.

#### Transportation (Section 6.1)

A Traffic Impact Study was completed by Burnside & Associates Ltd. in December of 2015 on the property. A recommendation was made to consider a right turn taper, 60 metres in length, at the intersection of East Bayshore Road and Street C in order to improve traffic operations. The Traffic Impact Study was completed based on a preliminary development concept of low density residential units and found that if a modest increase in the amount of residential units were to be proposed, the increase could easily be accommodated with an acceptable Level of Service and no further required road improvements. The spacing between the proposed subdivision access road (Street C) and the existing access at 32<sup>nd</sup> Street East meets the County guidelines and is acceptable.

East Bayshore Road is Grey County Road 15. Access from abutting properties to County roads requires the approval of the County. The City will generally require the design and construction of County Roads within the City to address the approved City standards for an urban road. This is addressed in a condition of approval.

There are four accesses shown on the draft plan into the property from existing roads; one off of East Bayshore Road (Street C), one off of 32<sup>nd</sup> Street East (Street A), and two off of 9<sup>th</sup> Avenue East (Streets B & D), and will be considered as local streets and designed with a typical 20 metre wide right-of-way.

Street C is designed to be a landscaped entrance into the neighbourhood from East Bayshore Road. Through discussions with the applicant, there is agreement on a road width of 24m to provide additional lands in the right of way for tree planting and landscaping. The design also includes the provision of a wider boulevard to create a main landscape entrance to establish a focal point and sense of place in keeping with Official Plan policy regarding Living Streets.

The Official Plan generally provides direction on road network design and connectivity and the plan of subdivision has addressed the policies as follows:

- The subdivision is designed with a modified grid system with no cul-de-sacs;
- Intersections are adequately spaced to provide proper traffic flow;
- City Engineering standards will be addressed through the detailed design review and further detailed review as condition(s) of approval;
- Off-street parking will be addressed through the submission of a parking plan, prior to final approval;
- Upgrades to 32<sup>nd</sup> Street and 9<sup>th</sup> Avenue to urban cross section for the portion of road abutting the subdivision; and,
- Pedestrian walkways are also being proposed, connecting Streets A and E with the main east/west Street C. Sidewalks are proposed to be provided on both sides of the local streets to promote walking.
- A walkway from Street D also provides connection to Block 26 which provides for a potential linear trail between East Bayshore Road and 32<sup>nd</sup> Street.

#### Servicing (Sections 5.2 & 6.2)

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.

Section 6.2.3 discusses servicing capacity and indicates that draft approved plans of subdivision may only proceed to registration if sufficient servicing capacity exists.

A Functional Servicing and Stormwater Management Report has been provided and demonstrates the following servicing findings:

- The site will be primarily accessed from East Bayshore Road, with a single entrance off 32<sup>nd</sup> Street East and two entrances of 9<sup>th</sup> Avenue East with full Municipal internal roads with a 20 m right-of-way;
- The site will provide approximately 372 residential units in a mix of single family residential, townhouse units and apartments;

- The site will be serviced in accordance with the City of Owen Sound, GSCA and MOECC design criteria;
- The proposed residential development can be developed using municipal sanitary and water services;
- Municipal water service will be provided by connecting the existing Industrial and Municipal Pressure Zones;
- Sanitary collection will be via gravity sewer to the reconstructed Goodyear Sewage Pumping Station which will discharge via forcemain to the gravity system at 28<sup>th</sup> Street, as upgraded by the City of Owen Sound.

The City has completed a Municipal Class Environmental Assessment (Class EA) Study for the upgrade or replacement of the Goodyear Sanitary Pump Station (located on the corner of 32nd St E. and East Bayshore Road/Grey Rd. 15, Owen Sound). Conditions of draft approval will ensure there is adequate capacity for development to proceed and also to ensure that the infrastructure is operating to the satisfaction of the City, prior to any building permits. The developer contribution to this upgrade to accommodate the increased load resulting from the new lots will be recovered through the subdivision agreement.

#### Hazard Lands (Section 4.12)

Hazard Lands are intended primarily for the preservation and conservation of lands in their natural state. It is a policy of the plan that Hazard Lands be set aside for environmental protection purposes. Hazard Lands will not be considered part of any required parkland dedication.

Through Zoning By-law Amendment No. 10, a portion of the property in the southeast corner was zoned Hazard Lands. In conjunction with the Plan of Subdivision application, a further Zoning By-law Amendment is being sought (No. 19) in part to rezone these Hazard Lands to residential. The applicant prepared a Flood Hazards Study as part of the Functional Servicing and Stormwater Management Report.

Based on these studies no development is proposed within the regional storm event at the southeast corner. At the southwest corner there will be a small area that will be within the floodplain. In this location, given the size of the floodplain area, the GSCA has agreed the floodplain could be considered within the block/lot with appropriate development controls that are addressed as a condition of draft approval.

#### Stormwater Management (Sections 6.2.4 & 5.2.5.2)

The applicant has provided a Functional Servicing and Stormwater Management Report, which found that no on-site stormwater quantity controls are proposed due to the proximity of the lands and outlet to the bay, however quality control to an enhanced level will be provided. It is proposed that an internal storm sewer system for the site will be sized to convey the 5-year storm event with three main discharge points (one to 32<sup>nd</sup> Street East, to East Bayshore Road, and to East Bayshore Road at Kenny Drain). Overland flow routes will discharge to the right-of-way on East Bayshore Road and on 32<sup>nd</sup> Street East. The southwest corner of the site will require a 100-year storm pipe between the internal road network and the bioretention swale discharging to East Bayshore Road. Oil grit separator units (2 units) are proposed external to the site at the intersection of 32<sup>nd</sup> Street East and East Bayshore Road and on East Bayshore Road just north of the Kenny Drain. The stormwater management approach has considered the update floodplain model.

Comments from Engineering Services and Grey Sauble Conservation Authority were provided with recommendations for conditions of approval.

*Environmental Site Assessment (Section 8.1.2.3 & 8.4.2)*

The development or redevelopment of potentially contaminated and waste management sites shall be assessed and remediated in a manner consistent with the relevant Ministry of the Environment guidelines and procedures.

A Record of Site Condition has been acknowledged by the Ministry of the Environment for the subject lands finding they are suitable for residential use.

*Resources of Archaeological Value (Section 7.2.5)*

The Official Plan policies respecting archaeological studies reflect those of the PPS. A Stage 1 and 2 Archaeological Assessment was completed in July of 2015 for 3195 East Bayshore Road. The Stage 1 background study found that the subject property exhibited potential for the recovery of archaeological resources of cultural heritage value, and concluded that the property required a Stage 2 assessment. The Stage 2 assessment did not result in the identification of archaeological resources. The report recommends that no further archaeological assessment of the property is required. A condition of approval is included to require Ministry acknowledgement of the assessment.

*Parks and Recreation (Sections 5.2.3 & 7.5)*



The City may require a park dedication of 5% of the land proposed for new residential purposes or in place of the dedication of land the City may require a payment in lieu of land at a rate appropriate to the value of the required land. The City did not require land dedication given the proximity of the lands to other parks and recreational opportunities. A condition of approval is included to require payment of cash-in-lieu for parkland dedication. The original plan included a linear park, however it was determined the intent of the park area was not a function that was a priority or need of the City and that maintenance would be a challenge.

The applicant has requested that the parkland funds be directed to improvements along the bayshore. This will be subject to further discussion with the applicant, which may result in a future report to Council for direction as it is a separate process.

#### Urban Design (Section 7.8)

In accordance with the urban design policies of the Official Plan new residential development adjacent to natural areas should consider:

- Protection of natural features adjacent to development with suitable setbacks, access points, and visibility;
- Provision of a comfortable, human scale environment that supports social interaction and addresses issues of year round use;
- View corridors;
- New residential development creating identifiable areas with simple street patterns; coherent built form; well connected and safe pedestrian system and accessible to local amenities;
- Relatively consistent streetscapes with street trees;
- In new comprehensively designed residential developments building setbacks and lot sizes may vary from surroundings where appropriate to the proposed form in accordance with accepted design guidelines;
- Responsible lighting;
- Crime Prevention Through Environmental Design principles.

The East Bayshore Road Neighbourhood Urban Design Brief and Guidelines were submitted to address the policies. The guidelines prepared meet the intent of the City policy direction. A condition of approval requires the completion of detailed architectural guidelines to ensure a comprehensive approach to the development.

### Land Use Compatibility (Section 4.8.2.8)

A Compatible Use Noise, Dust, and Odour Study was prepared by Burnside and Associates Ltd., and reviewed the potential noise, dust, and odour impact on the existing industrial uses and vacant industrial lands in relation to the proposed residential subdivision. Potential sources of noise, dust, and odour identified and assessed included vehicle traffic on East Bayshore Road to the west, tenants in the commercial mall to the north, the McArthur Tire Retread facility to the east, and the Hobart Manufacturing facility to the south.

The study concluded:

- The tenants in the existing commercial mall, the Hobart facility, Alpha precast were determined to not have any significant impacts;
- The McArthur tire re-tread facility could have noise impacts that need mitigation, but no significant dust or odour impacts. Noise impact from the dust collector may be audible and slightly above criteria; a noise impact study should be completed to more accurately assess the impact of the dust collector on the potential residents. The report submitted indicated that the best mitigation options are likely the installations of a silencer on the source, or an agreement to limit operations, or noise barriers. However, this is not in the control of the applicant and subject to agreement with the existing use. As a result, the City required follow up from the applicant and confirmation that the compatibility issues can be addressed/mitigated within the subdivision lands. The applicant has provided such confirmation in the form of a letter and a condition of approval has been included to ensure further study and mitigation details are finalized prior to the registration of the plan of subdivision. A condition of approval has been included, as follows:

*"32) THAT the Subdivision Agreement between the Owner and the City shall contain a provision that the Owner agrees to implement the recommendations of the "May 2016 Compatible Use Odour, Dust and Noise Assessment" and the letter dated September 26, 2016, prepared by R.J. Burnside & Associates Limited, with regard to mitigation of noise from surrounding industrial uses in accordance with the MOECC guidelines. The Owner agrees that prior to registration a final determination shall be made on the noise mitigation measure(s) and implementation will be addressed through the Subdivision Agreement. The final determination may require an update to the previous study to detail the noise mitigation measures."*

- The traffic noise impact from East Bayshore Road was within MOE guidelines at all locations 30 m from the road.

Draft Plan of Subdivision Approval (Section 8.3.3) and Zoning By-law Amendment

The subdivision approval process is to be used to ensure logical and orderly development in accordance with the intent of the Official Plan and the maintenance of a sound financial position for the City. The provisions of the Planning Act shall be used, including subdivision agreements, to ensure land use designations and policies of the Official Plan are complied with and a high standard of design is maintained.

The plan of subdivision can be appropriately phased and conditions of approval require a development agreement to include such matters as parkland dedication, road development, sidewalk construction, service installation, land reserves, administration fees, lot levies and other appropriate requirements.

The draft plan of subdivision and draft approval conditions are included in Appendix "A".

**Zoning By-law Considerations:**

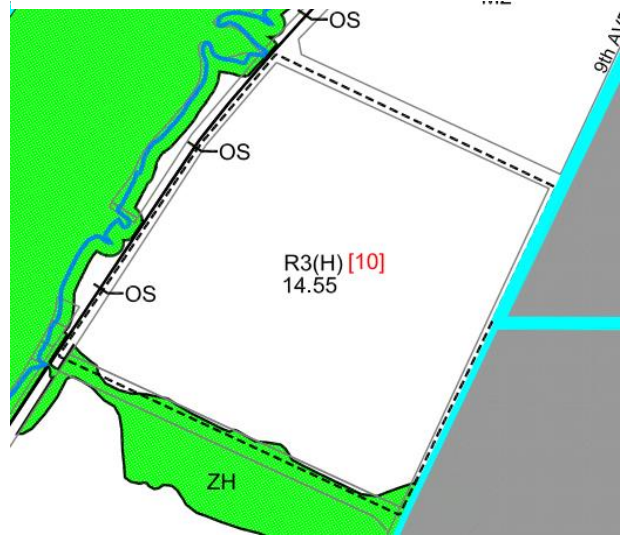
**Existing Zoning:**

Holding Low Density Residential (R3) and Hazard Lands (ZH) with Special Provision 14.55. Special Provision 14.55 was applied to the entire subject property through ZBA No. 10.

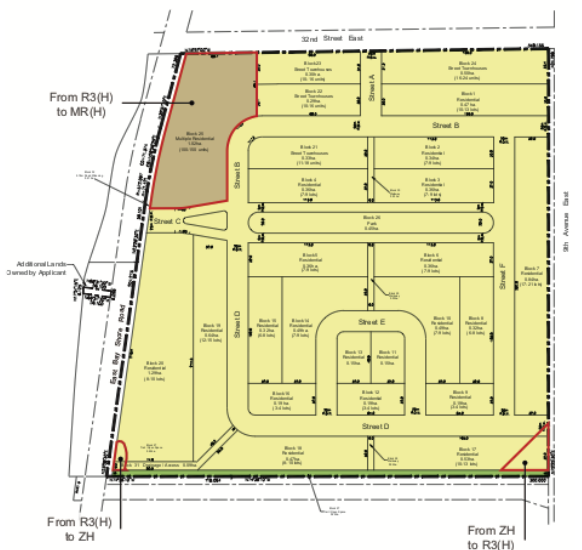
**Proposed Zoning Amendments:**

The applicant is proposing to re-zone the southeast portion of the subject lands, currently zoned Hazard Lands, to Low Density Residential "H(R3)", and re-zone Block 25 from Low Density Residential (R3) to Multiple-

Existing Zoning



Proposed Zoning



Residential (MR) in order to provide medium density multi-unit housing. No change is requested to Blocks 1-24 and 26-32.

A portion of lands in the southwest corner is zoned Hazard Lands to reflect the floodplain model. This area will be within a residential lot/block, but will have the Hazard Zone.

The requested zoning by-law amendment is based on applicant changes to the development and new information with regard to the Hazard Zone area.  
GSCA

The zoning by-law amendment is included in Appendix "B".

**The zoning by-law amendment is consistent with the PPS and conforms with the Official Plan.**

### **Public Comments and Other Agency Comments:**

In addition to the applicant, three persons spoke at the public meeting held September 26, 2016.

John Christie asked about the phasing and amenities of the development and the applicant indicated at the meeting that the phasing and amenities are not yet confirmed.

Julius Tichaezek was concerned with new traffic being directed to East Bayshore Road and whether any of the traffic could be redirected. The traffic study found that the existing road network can easily accommodate the modest increase in traffic resulting from the proposed development and there are no plans at this time to construct new roads to serve this development.

Habitat for Humanity submitted written comments and Grey Fryer presented at the Public Meeting. The key point from the submission is the provision of affordable housing within the plan of subdivision. The letter suggests the City consider implementing a policy to require the provision of land for affordable, given that the City is not taking the full 5% of parkland dedication as land. As a general comment, the Planning Act does not contain provision for the City to require land dedication through a plan of subdivision for this type of use and would not allow parkland dedication to be redirected.

Since 2007, of 547 new housing units, 91 have been constructed by non-profit agencies, representing approximately 16% of new units in the City over the past 10 years. The plan of subdivision proposes a mix of housing

types and lot widths to provide for a range of housing choice. The plan also provides a block for a multiple residential housing form. The Official Plan is supportive of the creation of affordable housing and has incentives to support affordable housing. Habitat for Humanity is encouraged to connect with the applicant to determine any opportunity for cooperation in a project.

Union Gas requested a standard condition requiring easements and arrangements to provide services. A condition of approval has been included.

The following agencies had no comments or concerns:

- Niagara Escarpment Commission
- Bluewater District School Board
- Rogers
- Hydro One
- Historic Saugeen Metis Financial/Budget Implications: Not applicable.

### **Communication Strategy:**

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 First Class Mail to the assessed owners within 120m of the subject properties.

Notice was provided well 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.

### **Consultation and Next Steps:**

Notice will be circulated to persons, departments and agencies that expressed interest in the decision through verbal or written comments, as legislated.

The Notice will identify the decision of Council, the appeal process and appeal period.

### **Attachments:**

- A. Draft Plan of Subdivision and Draft Approval Conditions
- B. Zoning By-law Amendment

**Prepared By:**

Dave Aston

Signature on File \_\_\_\_\_

**Supported By:**

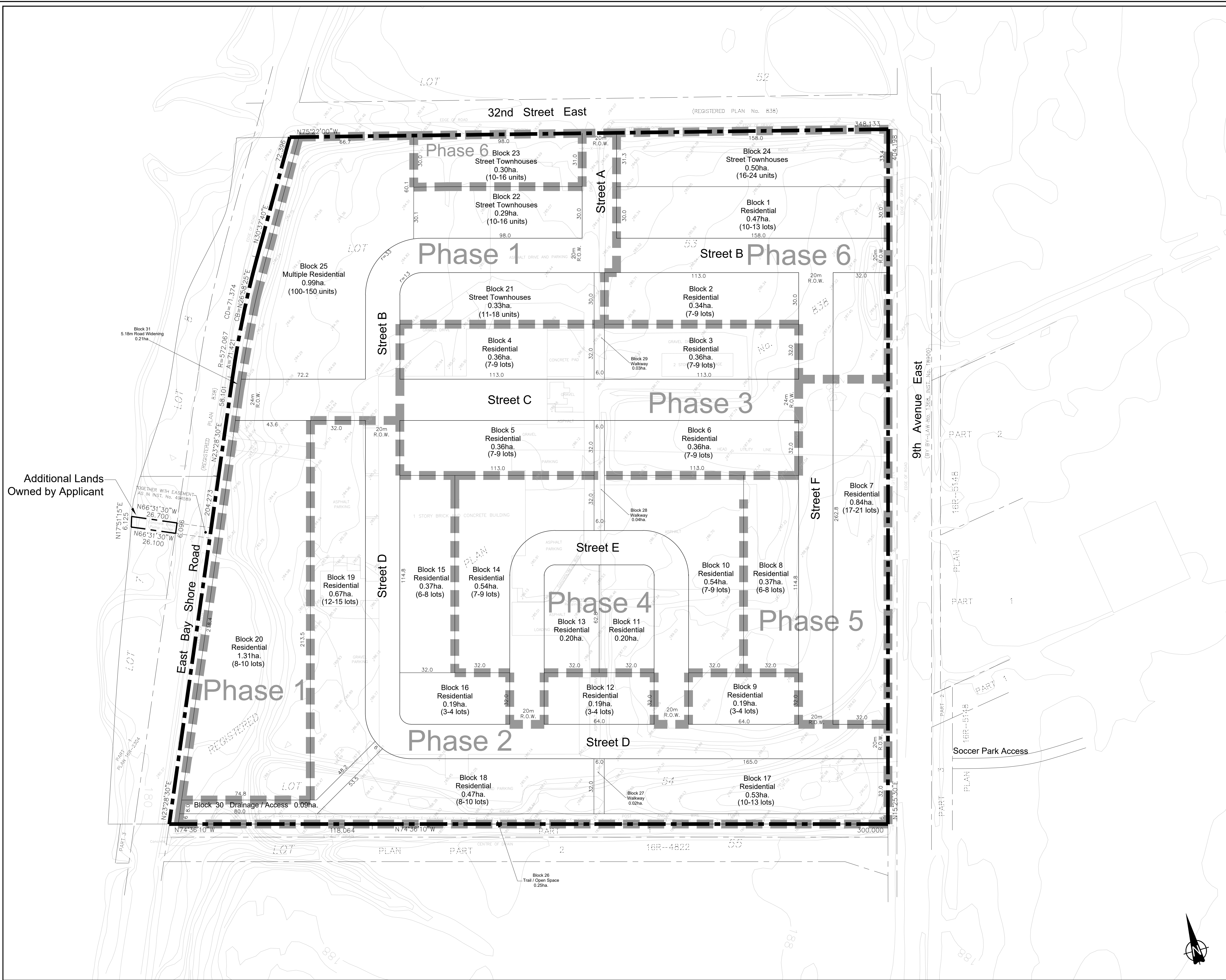
Pam Coulter

Signature on File

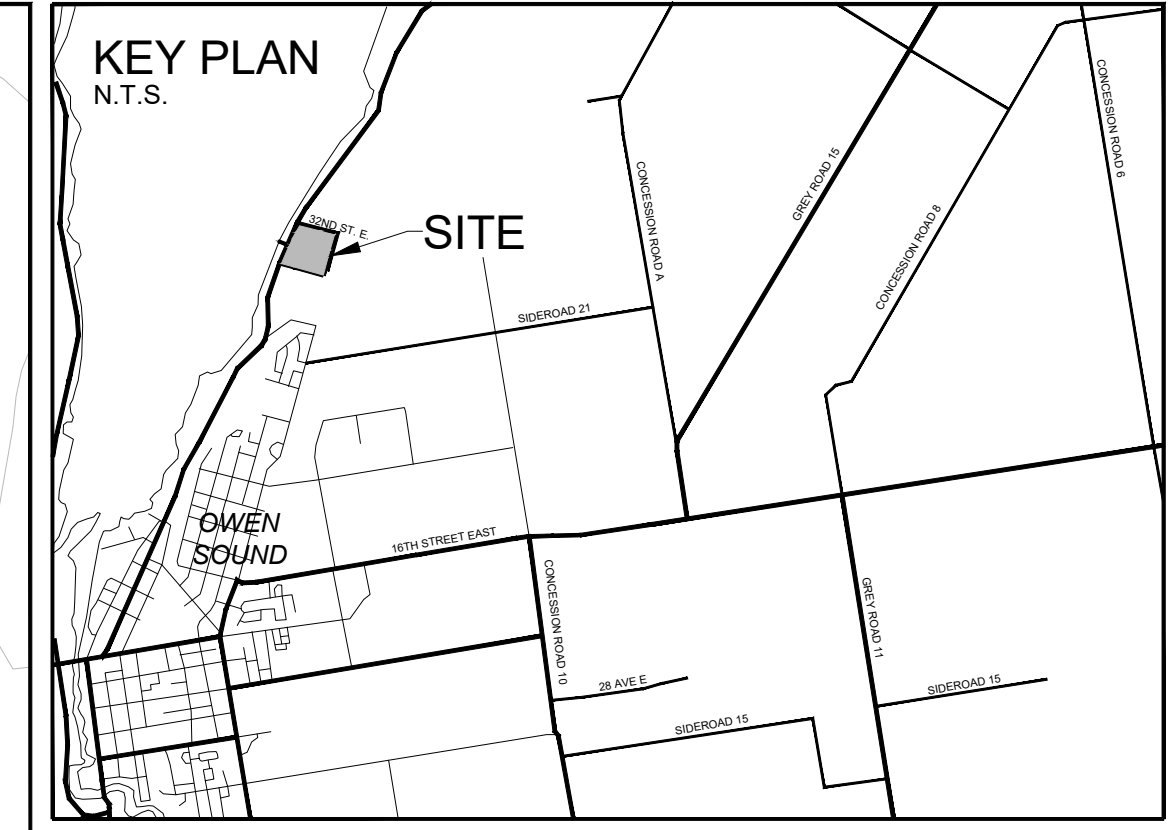
**Submitted By:**

Wayne Ritchie

Signature on File



Additional Lands Owned by Applicant



# DRAFT PLAN OF SUBDIVISION

Part of Lots 7, 53 and 54  
Registered Plan No. 838  
City of Owen Sound  
County of Grey

**LAND USE SCHEDULE**

DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
Residential (single / semi detached)	1-20	141-179	8.86
Street Townhouses	21-24	47-74	1.42
Multiple Residential	25	100-150	0.99
Trail / Open Space	26		0.25
Walkway	27-29		0.09
Drainage / Access Block	30		0.09
5.18m Road Widening	31		0.21
Roads			3.67
<b>Total</b>		<b>Approx. 288-403</b>	<b>15.58ha.</b>

**ADDITIONAL INFORMATION**  
(UNDER SECTION 51(17) OF THE PLANNING ACT)

INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and l ARE AS SHOWN ON DRAFT PLAN.

h) Municipal water supply  
i) Sandy silt till underlain by red shale.  
k) All sanitary and storm sewers as required.

**OWNER'S CERTIFICATE**  
I AUTHORIZE THE GSP GROUP INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF OWEN SOUND.

*Trevor Heathers* Jan 15th, 2016  
TREVEOR HEATHERS DATE  
Northridge Property Management Inc.

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

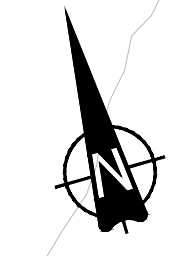
*Neil C. Milne* Jan. 18 2016  
NEIL C. MILNE, O.L.S. DATE  
Hewett and Milne Limited

REVISIONS	GSP group	
	December 12, 2016	PLANNING   URBAN DESIGN   LANDSCAPE ARCHITECTURE
January 17, 2017	gspgroup.ca	

Date: January 8, 2016  
Scale: 1: 1,000 metric

Drawn By: SL  
Project No.: 12092.40

Dwg. File Name: dp12092m.dwg



**Draft Plan of Subdivision 42T-16501  
Conditions of Draft Plan Approval  
Pt. Lots 7, 53, 54, Plan 838, City of Owen Sound  
(Former RCA Lands)**

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The City of Owen Sound approves Draft Plan of Subdivision 42T-16501, for lands described as Pt. Lots 7, 53, 54, Plan 838, City of Owen Sound, as prepared by GSP Group (dated January 17, 2017), subject to the following draft conditions:

- 1) That this approval applies to the draft plan drawing, prepared by GSP Group dated January 17, 2017, which shows:

Description	Lot/Block	Units	Area (ha)
Residential	1 to 20	141-179	8.86
Street Townhouse	21 to 24	47-74	1.42
Multiple Residential	25	100-150	0,99
Trail / Open Space Block	26		0,25
Walkway Blocks	27 to 29		0.09
Drainage / Access Block	30		0.09
Road Widening (5.18m) Block	31		0.21
Roads			3.67
Total	1 to 31	288-403	15.58

- 2) 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.
- 3) That the Owner agrees to stage the development of this plan of subdivision in a manner satisfactory to the City of Owen Sound.
- 4) That the plan submitted for final approval shall incorporate a lot pattern for all blocks to be lotted at a density not exceeding the unit density identified in Condition No. 1, unless otherwise agreed to by the City of Owen Sound.
- 5) That prior to final approval, the Owner provides confirmation that the lots are in compliance with the minimum lot area and frontage requirements of the Zoning Bylaw, in effect.
- 6) That prior to final approval of the Plan, the owner shall ensure there are no taxes in arrears with the City.



- 7) THAT any road allowances and road widenings included in this draft plan shall be shown and dedicated as public highways to the satisfaction of the City or County, clear and free of any encumbrances.
- 8) THAT the Walkway Blocks, Trail/Open Space Block, Drainage Access Block shown in this draft plan shall be dedicated as public use to the satisfaction of the City, clear and free of any encumbrances.
- 9) THAT the Owner satisfies the requirements of the City for parkland dedication under the Planning Act as cash-in-lieu of land to the satisfaction of the City.
- 10) THAT the street(s) shall be named to the satisfaction of the City and such new street names shall not be duplicate in wording or phonetic sounding of street names elsewhere in the City.
- 11) THAT the Owner will provide and install all pavement markings, traffic signage and street name signs that may be required by the City.
- 12) That the Owner makes satisfactory arrangements for the provision of permanent or temporary electrical services, telephone services, gas services and mail delivery services to this plan to the satisfaction of the City.
- 13) That such easements as may be required for utility, fire protection facilities, telecommunication services, sanitary sewer, snow storage or drainage purposes shall be granted to the appropriate authority.
- 14) That prior to final approval, a final lot grading and drainage plan be submitted for the entire plan of subdivision to the satisfaction of the City, and the County of Grey where lands drain to a County facility, for approval.
- 15) That prior to final approval, the Owner demonstrate to the satisfaction of the City's Public Works and Engineering Department (Engineering Services Division) that the existing water and sanitary sewer service mains to be utilized by this development, located on 9th Avenue East, East Bay Shore Road and 32nd Street East and area are of sufficient capacity to service the proposed development and are either in good repair for this purpose or will be upgraded or constructed, at the Owner's expense or through cost-sharing with the City, to the satisfaction of the City.
- 16) 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;
- 17) THAT the Subdivision Agreement between the Owner and the City shall contain a provision that the Owner agrees in writing to satisfy all the requirements,

financial and otherwise, of the City including but not limited to cash contributions, the provision and standard of roads, the installation of services and drainage, sidewalks and trails, street lighting, signage, the planting and preservation of trees, landscaping and the provision of fencing within the limit of the subdivision unless specified by another condition of this approval.

- 18) That any dead ends and open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to and held by the City until required for future road allowances or the development of adjacent land.
- 19) THAT the Subdivision Agreement between the Owner and the City shall contain a provision that the Owner agrees that should the development be phased that two means of road access will be maintained. In the event that development of the property is to be phased then a phasing plan must be submitted prior to final approval of the first phase of development to the satisfaction of the City.
- 20) THAT the Subdivision Agreement between the Owner and the City shall contain a provision that the Owner install chain link fencing along the Trail/Open Space Block, to the satisfaction of the City.
- 21) THAT the Subdivision Agreement between the Owner and the City shall contain a provision the Owner is responsible for all costs associated with relocation of any utilities, if required as a result of this development;
- 22) That the required subdivision agreement include wording acceptable to the City and Grey Sauble Conservation Authority (as necessary) to;
  - a. Undertake all works according to the plans and reports approved under the conditions of approval;
  - b. Construct, install and maintain erosion and sediment control facilities, satisfactory to the City, prior to any grading or construction on the subdivision lands in accordance with the plan that has been submitted to and approved by the City
  - c. Implement the approved surface water management plan and storm water management facilities and maintain in good repair and operating order throughout all phases of construction until final acceptance of services has been granted by the City.
  - d. Implement the approved tree retention and planting plan;
  - e. Implement the individual lot requirements;
  - f. THAT the financial obligations of the Owner shall be as generally set out in the appended schedules to the Subdivision Agreement and subject to the approval of the City
  - g. Upon approval by the City, erect maintain and remove a subdivision sign on the property, at locations agreed upon by the City, containing the

following information:

- i. identifying all proposed uses within the draft approved plan of subdivision
  - ii. illustrating the location of proposed sidewalks, public walkways, trails, fences and community mailbox locations
- 23) THAT the Owner agrees that prior to servicing of any stage of this plan, the Class Environmental Assessment and construction tender award relating to Goodyear Pumping Station shall be completed.
- 24) That prior to occupancy of any units, the City shall be satisfied that the Goodyear Pumping Station and associated infrastructure is constructed and operational to accommodate the sanitary flows.
- 25) 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's Public Works and Engineering Department (Water and Wastewater Division) and other regulatory agencies having jurisdiction and, furthermore, shall provide for the City to assume ownership and operation of the system;
- 26) That the subdivision agreement between the owner and the City of Owen Sound provide for the installation of a piped wastewater system subject to the approval of City's Public Works and Engineering Department (Water and Wastewater Division) and other regulatory agencies having jurisdiction and, furthermore, shall provide for the City to assume ownership and operation of the system;
- 27) That the subdivision agreement between the owner and the City of Owen Sound provide for a cash contribution to be applied to the upgrade, including relocation, of an existing sewage pumping station to be utilized by this development;
- 28) 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;
- 29) That prior to final approval of the Plan, the owner demonstrate to the satisfaction of the City's Public Works and Engineering Department (Water and Wastewater Division) and the Ministry of the Environment and Climate Change that there is adequate sanitary and storm sewer capacity to service this development;
- 30) 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 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's Public Works and Engineering Department (Engineering Services Division) 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. The Owner shall be responsible for the installation and maintenance of all traffic control devices including pavement markings and street lights until assumption, to the satisfaction of the City;
  - c. 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's Public Works and Engineering Department (Engineering Services Division) and the Grey Sauble Conservation Authority;
- 31) THAT prior to final approval or any construction or grading on the subject property, the Owner or its agent shall submit the following plans and reports to the City for review and approval:
- a. lot grading and drainage control plans that show the limits of all grading, including existing and proposed site grades and drainage;
  - b. detailed Functional Servicing Report/Plans addressing stormwater management; water, waste water servicing and utilities; and area grading and road works. Watermain looping is to be provided to the satisfaction of the City;
  - c. erosion and sedimentation control plans for sediment and erosion control indicating the means whereby erosion will be minimized and silt maintained on site throughout all phases of grading and construction. Plans should include maintenance requirements for all employed devices;
  - d. to develop a tree retention and planting plan in accordance with the applicable City policy;
  - e. a detailed plan showing lot layout and driveway location, on-street parking, street lighting, street tree planting, landscaping for the roundabout and other street furniture, consistent with the City requirements;
  - f. Acknowledgement from the Ministry of Culture with regard to the archaeological assessment.
- 32) THAT prior to any building permits being issued, the Owner, at its expense, prepare and submit Architectural and Urban Design Guidelines for the entire subdivision, including the streetscape and entry features at Street 'D'/Street 'C' and Street 'C'/East Bayshore Road, to the satisfaction of the City.
- 33) THAT the Subdivision Agreement between the Owner and the City shall contain

a provision that the Owner agrees to implement the recommendations of the “May 2016 Compatible Use Odour, Dust and Noise Assessment” and the letter dated September 26, 2016, prepared by R.J. Burnside & Associates Limited, with regard to mitigation of noise from surrounding industrial uses in accordance with the MOECC guidelines. The Owner agrees that prior to registration a final determination shall be made on the noise mitigation measure(s) and implementation will be addressed through the Subdivision Agreement. The final determination may require an update to the previous study to detail the noise mitigation measures.

- 34) That prior to the issuance of any building permits for lot/blocks abutting 9<sup>th</sup> Avenue East and 32<sup>nd</sup> Street East, the Owner shall be responsible for the construction and all costs associated with the upgrades to an urban cross section on the portion of road adjacent to the lots/blocks, to the satisfaction of the City.
- 35) That prior to final plan approval the Owner shall prepare a plan illustrating the construction of the proposed trail system and trail connections within the Trail/Open Space Block, to the satisfaction of the City and Grey Sauble Conservation Authority. The Owner shall assume all costs associated with trail design and construction and complete it to the satisfaction of the City. The Subdivision Agreement will make provision for the Owner to maintain the recreational trail and trail connections until such time as the City assumes the infrastructure. Trails are to be assumed by the City upon completion of construction and final inspection by City staff. All trails and connections are to be provided with a 2 year warranty period to address any deficiencies, defects, etc. Any repairs to the trails within the 2 year warranty period will be the obligation of the Owner.
- 36) That the Owner agrees to register on title and include in all Offers of Purchase, Sale or Lease related to certain property within the Plan of Subdivision clauses informing future purchasers and tenants of the following:
  - a. For those lots backing onto Trail/Open Space Block: Lands to the rear of the property are within the ownership of City and will include a trail. There is to be no removal or modification of the chain link fence at the rear property boundary without expressed written consent of the City.
- 37) THAT all design and construction must be in accordance with the City Engineering Standards and Procedures Manual.
- 38) THAT the Owner pay to the City the required Development Charges in accordance with the City’s By-law in respect of payment of development charges on plans of subdivision.
- 39) That the Owner agrees that Pursuant to the Planning Act, R.S.O. 1990, Draft Plan Approval shall lapse as follows:
  - a. For the first phase, five (5) years after the date of Draft Approval, unless it

has been extended by the City; and,

- b. For any subsequent phases, five (5) years after the date of Final Approval of the preceding phase.

### **Grey County**

- 40) That prior to final approval, a Functional Design for East Bay Shore Road has been completed to the satisfaction of the County of Grey, and any financial or physical resources required to implement the approved Functional Design are addressed to the satisfaction of the County of Grey, in consultation with the City.
- 41) That the owner provide a 5.18 metres wide road allowance widening to the County across the East Bay Shore Road (Grey Road 15) frontage of the property to the satisfaction of the County and City.
- 42) That the Owner design the 60 metre right turn lane at Street C to the satisfaction of the County, in consultation with the City, and agrees to complete the road improvements at the Owner's expense, prior to the issuance of building permits.
- 43) That the Owner obtain any permits or approvals required for individual driveway access to units within Block 20.

### **Grey Sauble Conservation Authority**

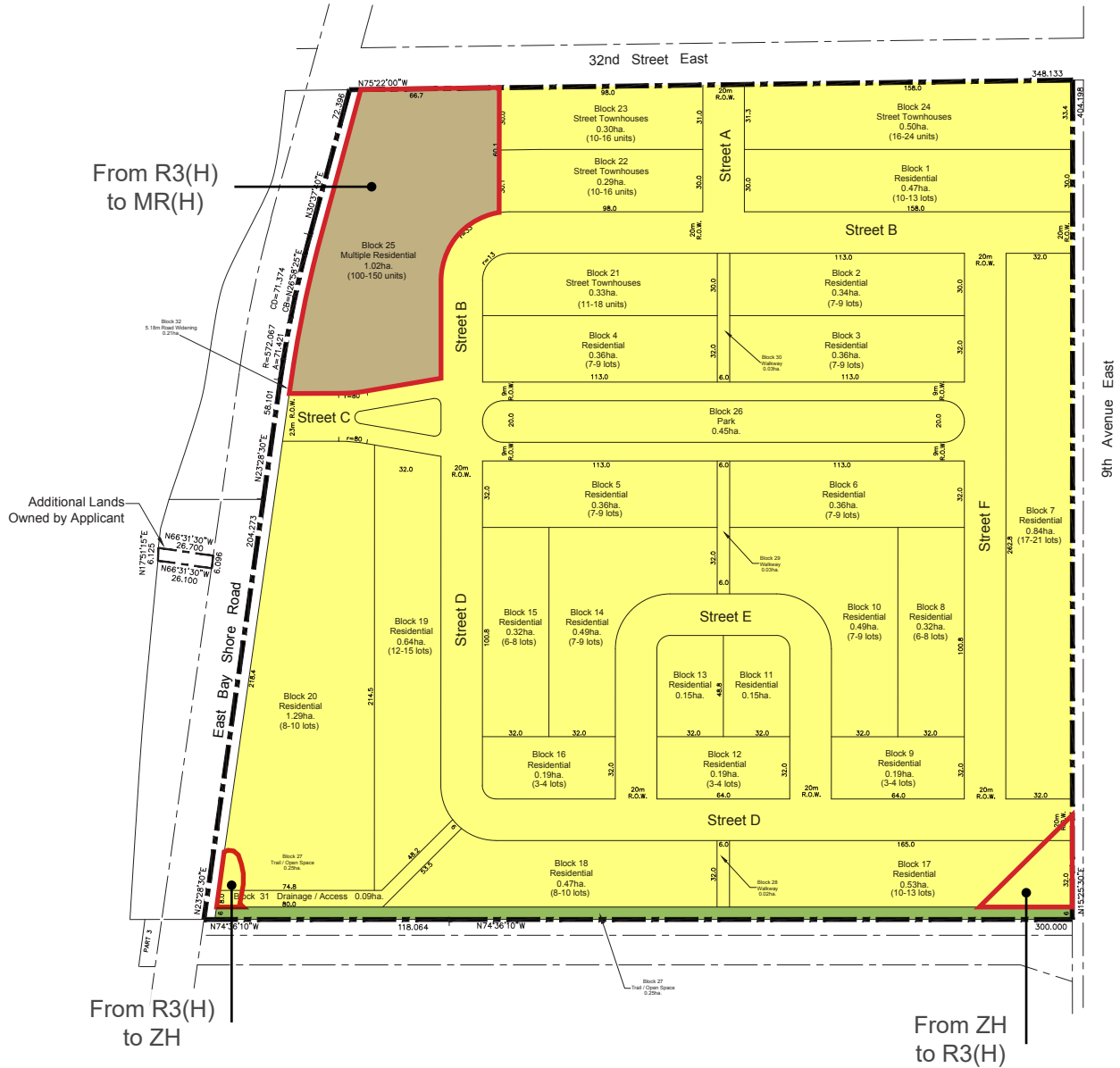
- 44) That prior to final approval, a detailed sediment and erosion plan be provided to the satisfaction of the City of Owen Sound and the GSCA. This sediment and erosion plan should be implemented through the subdivision agreement in wording satisfactory to the City and the GSCA;
- 45) That prior to final approval, a detailed landscaping wildlife enhancement plan be prepared to the satisfaction of the City and the GSCA for Block 26. This landscaping wildlife enhancement plan should be implemented through the subdivision agreement in wording satisfactory to the City and the GSCA;
- 46) That the final lot and/or block grading, drainage and detailed stormwater management (SWM) plans, prepared by a professional engineer licensed in the Province of Ontario, be implemented through the subdivision agreement in wording satisfactory to the City and the GSCA;
- 47) That the subdivision agreement between the owner and the City of Owen Sound contain a provision with wording acceptable to the GSCA, wherein the owner agrees to provide permanent fencing and/or demarcation of the rear and/or side lot line, in a manner acceptable to the City of Owen Sound and the Grey Sauble Conservation Authority, for all Lots and/or Blocks abutting Blocks 26 and 30.
- 48) That upon commencement of site clearing and site preparation on Block 20, the developer and contractor shall have the floodplain area of the block immediately cleared, grubbed, final graded back to pre-development grade levels, certified by the engineering consultant, and then have the flood-line specifically marked

on the site and snow fencing or other obvious visual barrier erected along the flood-line to ensure that the floodplain is not altered further. Pre-development conditions shall mean those shown on the draft plan dated January 17, 2017. Immediately shall mean within 30-days of the commencement of site clearing and/or grading within Block 20.

### **Agency Clearance Conditions**

- 49) That prior to final approval, the City is to be advised by the County of Grey that conditions 6, 13, 39 to 42 have been carried out to their satisfaction with brief but complete statement detailing how each condition has been satisfied.
- 50) That prior to final approval, the City is to be advised by the hydro utility that conditions 11 and 12 have been carried out to their satisfaction with brief but complete statement detailing how each condition has been satisfied.
- 51) That prior to final approval, the City is to be advised by the gas utility that conditions 11 and 12 have been carried out to their satisfaction with brief but complete statement detailing how each condition has been satisfied.
- 52) That prior to final approval, the City is to be advised by the telecommunications utility that conditions 11 and 12 have been carried out to their satisfaction with brief but complete statement detailing how each condition has been satisfied.
- 53) That prior to final approval, the City is to be advised by Canada Post that condition 11 has been carried out to their satisfaction with brief but complete statement detailing how each condition has been satisfied.
- 54) That prior to final approval, the City is to be advised by the Grey Sauble Conservation Authority that conditions 15, 21, 30, 34 and 43 to 47 have been carried out to their satisfaction with brief but complete statement detailing how each condition has been satisfied.
- 55) That prior to final approval, the City is to be advised in writing by the Ministry of Environment and Climate Change (MOECC) that conditions have been satisfied and that there is adequate sanitary sewer capacity and stormwater collection capacity to service this development.

- R3(H) - Low Density Residential
- MR(H) - Multiple Residential
- ZH - Hazard
- Area of Amendment



Proposed Zoning  
Source: GSP Group (April 11, 2016)