Grey County Joint Accessibility Advisory Committee Agenda

November 20, 2025

2:00 P.M.

Electronic Meeting

Pages

1. Call to Order
2. Declaration of Interest
3. Delegations
4. Items For Direction or Discussion

4.a Township of Georgian Bluffs - Kemble and Sarawak Playground Design Concepts (Brittany Drury) 3

That the Grey County Joint Accessibility Advisory Committee receive the proposed concept designs for the Kemble and Sarawak Family Park; and

That the Advisory Committee provide feedback regarding each design to inform future reporting to Township Council and future construction efforts.

4.b Town of The Blue Mountains - Highway 26 and Grey Road 2 Improvements and Georgian Trail Realignment (Jennifer Patton) 22

That the information regarding Highway 26 & Grey Road 2 Improvements and Georgian Trail Realignment from the Town of The Blue Mountains be received for information.

4.c CCR-JAAC-19-25 Municipal Accessibility Legislation, Grey County (Kathie Nunno) 33

That Report CCR-JAAC-19-25 Municipal Accessibility Legislation be received; and
That the Report and Attachment to Report CCR-JAAC-19-25 Municipal Accessibility Responsibilities be circulated to the Grey County local municipalities for information.

4.d West Grey Front Counter Renovations (Michele Harris) 68

That in consideration of staff report 'West Grey Front Counter

Renovations', GCJAAC receive the report for review and comment.

5. Correspondence

5.a City of Owen Sound Site Plan Approvals (Sabine Robart) 73

That the following site plan approval's from the City of Owen Sound be received for information:

i. ST2025-006: 1800 8th Street East (Brightshores Accessibility Building)

ii. ST2025-007: 1900 20th Steet East (Owen Sound Murray McDonald Building)

iii. ST2025-008: 901 2nd Avenue East (TD Bank)

iv. ST2025-009: 750 9th Street West (OSDSS)

v. ST2025-010: 843 9th Avenue East (Murphy DA)

vi. ST2025-011: 1750 6th Avenue East (OS Inc)

vii. ST2025-012: 2010 16th Street East (UHaul)

viii. ST2025-013: 1650 20th Street East (Baumberger)

5.b CEMC Collaborative - Call for Comments 115

6. Other Business

7. Next Meeting Date

8. Adjournment

Date: Thursday, November 20, 2025

Meeting Type: Grey County Joint Accessibility Advisory Committee

From: Brittany Drury, Deputy CAO / Director of Corporate Services

Subject: Kemble and Sarawak Playground Design Concepts

This document and its attachments are public and available in an accessible format upon request.

Recommendation

That the Grey County Joint Accessibility Advisory Committee receive the proposed concept designs for the Kemble and Sarawak Family Park; and

That the Advisory Committee provide feedback regarding each design to inform future reporting to Township Council and future construction efforts.

Background

Guided by a Recreation and Trails Master Plan, Council endorsed two park improvements capital projects in 2024, in Sarawak and Kemble. In 2025, the Township received notice that it had been successful in obtaining Community Sport and Recreation Infrastructure funding to support completion of both projects.

The Township onboarded a landscaping consulting to lead the improvement works at both sites via a formal request for proposals in 2025. To date, design concepts have been drafted, with multiple opportunities for public feedback through the recently concluded summer season.

As required by the request for proposals, all concept designs were created in compliance with the *Accessibility for Ontarians with Disabilities Act*, 2005 (AODA) and Annex H of the Canadian standard for the safety of public-use playground equipment.

Analysis

Location 1: Sarawak Family Park, 318497 Grey Road 1

Sarawak Family Park is a small, approximately 3-acre park located between Grey Road 1 and Georgian Bay. It has a sand beach and offers sheltered access and easy access

for swimming into Georgian Bay. The park is a very popular spot during the summer season.

Over recent years, the Township has sought to invest in Sarawak Park toward improving accessibility of the park to all users, and particularly those with accessibility needs. The park has public washrooms which were recently fully renovated and include universally accessible washroom facilities operated seasonally. It has a large picnic pavilion and recently refurbished hard surface trails that were designed to provide access for all users, including wheelchairs, throughout the small park, including a link to the beach. A mobi-mat is installed seasonally to enable users with accessibility needs to access the water. The park's south end is laid to grass, with wooded areas sheltering the beach. The north end includes a small trail into a wooded area with a small viewpoint. A parking lot with an Electric Vehicle Charging station serves the site with parking for approximately 25 cars.

Aligned with recent improvements to the site, the proposed park improvements will incorporate a fully accessible play area with a rubberized surface and connecting, fully accessible trail link to the surfaced area of the play area to accommodate access. The Township is collaborating with a local indigenous artist to incorporate indigenous art to the rubberized surface as a mechanism of truth and reconciliation.

The design concepts for the proposed improvements are attached to this report as Appendix A. As noted in the designs, the structure incorporates multiple opportunities for wheelchair usage, accessible swings and ramped access points.

Location 2: Kemble Athletic Fields

Kemble Athletic Fields are a large park space to the north of the village of Kemble in the north of the Township. The property extends to almost 5 acres and is located approximately 350m north of the village on Kemble Rock Road. Historically, the site has been used for baseball and an annual pumpkin chucking competition, however both uses have not occurred for several years, and the site is a large expanse of grass which is currently underutilised.

Kemble is the centre of population for the north-eastern portion of the Township. There is an old arena building in the village that serves as a community centre and activity centre. This property once had a small play area on it; however, it was removed several years ago as a result of aging and concerns around safety. The arena is the natural location for park enhancement and play; however, the site is highly constrained with limited open space available.

Based on the directions of the Recreation and Trails Master Plan and community advocacy, the Township is seeking to develop a small parking area and new play amenity at Kemble Athletic Fields to service the community. The scale and nature of this facility is proposed to be similar to the amenities recently established at the Derby

Community Centre in Kilsyth. These amenities are considered best located on the far east of the property either north or south of the existing driveway into the Athletic Fields.

The proposed design, as attached to this report as Appendix B, proposes reuse of the existing accessible play structure at Sarawak Family Park. The play structure incorporates ramped structures to promote accessible access and will be enhanced to include accessible swings, similar to the proposed Sarawak Park design. The playground structure will include Engineered Wood Fiber surfacing.

The site is also proposed to benefit from landscape improvements, including a dust loop trail extending the entire width of the property, a second dust loop trail surrounding a treed play area and a concrete path surrounding the play structure. The site will also include a shade structure, seating along both trailways and a new permeable paver parking lot.

The Township and its appointed Landscape Architects have balanced cost and community feedback with prioritizing accessibility of play in the proposed improvements at both sites. The Township, Council and staff team welcome the Committee's feedback regarding both structures and designs.

Financial Impact

The Township has budgeted a combined $1,100,000.00 investment to both sites, demonstrating a commitment to community recreation and accessibility for all to play.

Strategic Lenses

Diversity, Equity, Inclusion, and Belonging

All concept designs were created in compliance with the *Accessibility for Ontarians with Disabilities Act*, 2005 (AODA) and Annex H of the Canadian standard for the safety of public-use playground equipment. With the feedback of the Committee, the Township is dedicated to ensuring the proposed improvements are completed in a way that prioritizes equal, barrier free access for all.

Truth and Reconciliation

The proposed park installation at Sarawak Family Park will include locally curated indigenous art, incorporated to the rubberized surface. The Township will identify the art and artist once installed via onsite signage, encouraging reflection and education by users of the space and broader recreational community.

Climate Change

No identified impact.

Conclusion

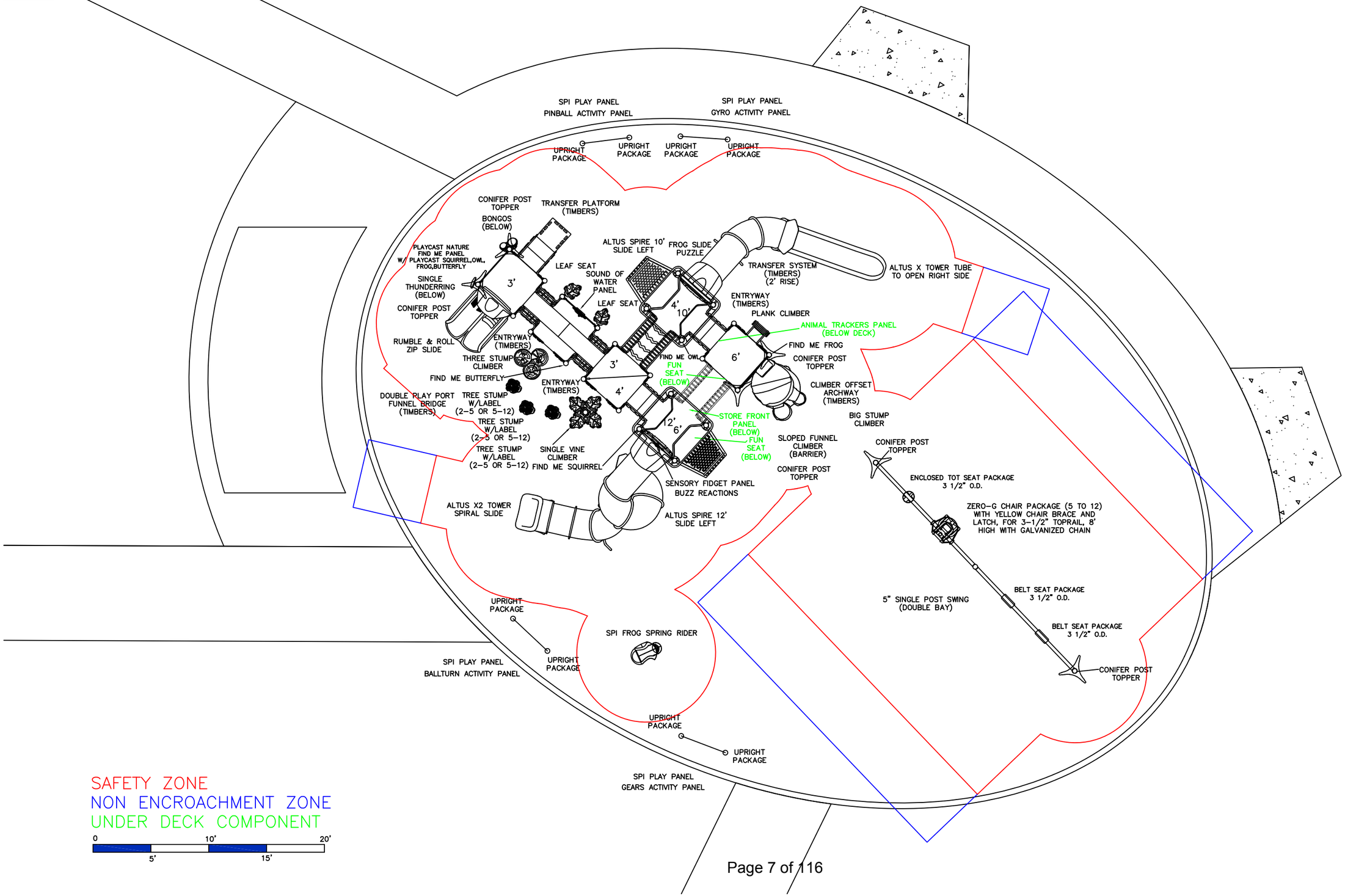
All concept designs were created in compliance with the *Accessibility for Ontarians with Disabilities Act*, 2005 (AODA) and Annex H of the Canadian standard for the safety of public-use playground equipment. With the feedback of the Committee, the Township is dedicated to ensuring the proposed improvements are completed in a way that prioritizes equal, barrier free access for all.

Appendix A – Sarawak Family Park Design

Appendix B – Kemble Playground Design

Respectfully Submitted: Brittany Drury, Deputy CAO / Director of Corporate Services

***ALL RENDERS AND PICTURES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, REFER TO QUOTE AND COMPONENT LIST IF APPLICABLE FOR PRODUCTS**



SAFETY ZONE
NON ENCROACHMENT ZONE
UNDER DECK COMPONENT

0 10' 20'
5' 15'

PARK N PLAY DESIGN
#20, 10 WRANGLER PLACE S.E.
ROCKY VIEW COUNTY, AB
T1X 0L7
(866) 551-8188
WWW.PARKNPLAYDESIGN.COM

ISO 9001 CERTIFIED
ISO 14001 CERTIFIED

IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614-20

RECOMENDED AGE:	**2-12**
TYPE OF SURFACING:	**PIP**
TOTAL AREA:	**3233 SQ.FT.**
TYPE OF CURB:	**CONCRETE**
LENGTH OF CURB:	**206.5 FT.**
FALL HEIGHT:	**8 FT.**
INSTALLATION METHOD:	**CHANNEL**

SARAWAK FAMILY PARK
OPTION 1 - REVISION 1

BOB MCLARTY
519-505-4633
bob@parknplaydesign.com



PROJECT NAME:	**OE3791**
DATE:	**JULY 08, 2025**
SCALE:	**1/8" = 1'-0"**
DRAWN BY:	**BD**

THIS DRAWING CAN BE SCALED ONLY WHEN IN AN 11"X17" FORMAT

SARAWAK FAMILY PARK - OE3791
OPTION 1 - REIVISION 1
070825



FROG
SPRING
RIDER

BOB MCLARTY
BOB@PARKNPLAYDESIGN.COM
1-519-505-4633

PARK N PLAY DESIGN

SARAWAK FAMILY PARK - OE3791
OPTION 1 - REIVISION 1
070825



FROG
SPRING
RIDER

BOB MCLARTY
BOB@PARKNPLAYDESIGN.COM
1-519-505-4633

PARK
N PLAY
DESIGN

SARAWAK FAMILY PARK - OE3791
OPTION 1 - REIVISION 1
070825



BOB MCLARTY
BOB@PARKNPLAYDESIGN.COM
1-519-505-4633

PARK N PLAY DESIGN

SARAWAK FAMILY PARK - OE3791
OPTION 1 - REIVISION 1
070825



BOB MCLARTY
BOB@PARKNPLAYDESIGN.COM
1-519-505-4633

PARK N PLAY DESIGN

SARAWAK FAMILY PARK - OE3791
OPTION 1 - REIVISION 1
070825



BOB MCLARTY
BOB@PARKNPLAYDESIGN.COM
1-519-505-4633

PARK N PLAY DESIGN

SARAWAK FAMILY PARK - OE3791
OPTION 1 - REIVISION 1
070825



BOB MCLARTY
BOB@PARKNPLAYDESIGN.COM
1-519-505-4633

PARK N PLAY DESIGN

SARAWAK FAMILY PARK - OE3791
OPTION 1 - REIVISION 1
070825



BOB MCLARTY
BOB@PARKNPLAYDESIGN.COM
1-519-505-4633

WWW.PARKNPLAYDESIGN.COM 1-866-551-8188

PARK N PLAY DESIGN

SARAWAK FAMILY PARK - OE3791
OPTION 1 - REIVISION 1
070825



BOB MCLARTY
BOB@PARKNPLAYDESIGN.COM
1-519-505-4633

WWW.PARKNPLAYDESIGN.COM 1-866-551-8188

PARK N PLAY DESIGN

SARAWAK FAMILY PARK - OE3791
OPTION 1 - REIVISION 1
070825



BOB MCLARTY
BOB@PARKNPLAYDESIGN.COM
1-519-505-4633

PARK N PLAY DESIGN

SARAWAK FAMILY PARK - OE3791
OPTION 1 - REIVISION 1
070825



FROG SPRING RIDER

BOB MCLARTY
BOB@PARKNPLAYDESIGN.COM
1-519-505-4633

PARK N PLAY DESIGN

Playground Component List

Sarawak Family Park - Option 1R1
OE3791-1R1

QTY	Part #	Name	QTY	Part #	Name
3	38246L	Tree Stump w/2-5,5-12 Label	1	90713	Frog Slide Puzzle-Gadget Pnl Above Dk
2	6125RP	Altus Spire Roof	1	90839	Buzz Reaction Panel Blw Deck
2	6126RP	Altus Spire Angled Enclosure	3	91150	Entryway - Timbers
2	6127RP	Altus Spire Slide Enclosure	1	91163	Climber Offset Archway - Timbers
2	6128RP	Altus Spire Full Enclosure	1	91178	3' 0" Transfer Platform - Timbers
2	6130RP	Single Square Tower	1	91183	6' 0" Plank Climber - Timbers
1	8696	Encl Seat 3 1/2"(8696)	2	91201	2' 0" Transfer System - Timbers
2	8910	Belt Seat 3 1/2"Od(8910)	1	91234	Double Play Port Funnel Bridge Timbers
4	80000	49" Sq Punched Steel Deck	1	91284	Three Stump Climber
4	G80183	Sail Roof Extensions	1	91327	Big Stump Climber
6	80198	Conifer Post Topper	2	91598	Overlook
1	80729	12"Stepped Platform	1	91767	Altus X Tower Tube To Right
1	81664	Single Thunderring	1	91770	Altus X2 Tower Spiral Slide
2	81666	Fun Seat	2	91825	5" Upright Extension w/ Cap 4'
8	81694	Panel Attachment Package	2	91829	5" Upright Extension w/ Cap 6'
1	81699	Bongos	2	91833	5" Upright Extension w/ Cap 9'
1	81751	Single Post Swing, Two Bay	2	91845	5" Upright Extension w/ Cap 7'
2	81766	Leaf Seat	1	91905	Playcast Nature Critters Find Me
1	90150	3'/4' Single Vine Climber	1	91914	Animal Trackers Panel (Below Deck)
8	G90264	6' Upright, Galv	1	91915	Sounds Of Water Panel
6	G90267	9' Upright, Galv	1	91975	Sensory Fidget Panel
1	G90268	10' Upright, Galv	1	C8552	CSA 3 1/2" Zero-G Chair (5-12)-Galv Ch
2	G90269	11' Upright, Galv	1	G90267	9' Upright, Galv
2	G90270	12' Upright, Galv	8	G90273	15' Upright, Galv
5	G90271	13' Upright, Galv	1	SPI	Frog Spring Rider
1	G90272	14' Upright, Galv	1	SPI	Ball Turn Play Panel
1	90355	Store Front Panel, Below Dk	1	SPI	Gears Play Panel
1	90366	Sloped Funnel Climber W/Barrier	1	SPI	Gyro Play Panel
1	90399	Std Funnel Bridge,1 Dk Span W/ Barrier	1	SPI	Pinball Play Panel
1	90507	2'-6"/3' Rumble & Roll Zip Slide			



Georgian Bluffs
DEEPLY ROOTED. SUSTAINABLY GROWING.

Kemble Athletic Fields

Existing Conditions

N

0 10 20

SCALE 1:500

sdg





Relocated Playground + New Swings



Permeable Paving





Picnic Tables & Backed Benches

Kemble Athletic Fields

CONCEPT ONE

LEGEND

1. Proposed permeable paver parking lot
2. Proposed playground (approx. 180 m²)
   - Concrete perimeter curb
   - Subsurface drainage and EWF surfacing
   - New swing set, reocated playground from Sarawak Family Park
3. Proposed shade structure with picnic table seating
4. Proposed 2.0m wide stone dust loop trail
   Provisional
5. Proposed 1.5m wide stone dust secondary trail
6. Proposed concrete path
7. Proposed naturalized plantings to buffer road
8. Proposed single-tier armourstone wall to buffer road
9. Proposed bench seating on concrete bench pad (typ.)
   Provisional (along loop trail)
10. Proposed coniferous buffer
    Provisional
11. Existing coniferous grove
12. Existing open lawn space

Existing coniferous trees

Proposed coniferous trees

Proposed deciduous trees

0 10 20
SCALE 1:300

Notes

- All site furnishings and pathways to comply with the Town of Georgian Bluffs Multi-Year Accessibility Plan (2023)
- Please note that these are preliminary concepts only. Final design may vary from what is shown. The Town of Georgian Bluffs reserves the right to adjust the proposed locations of items as needed to ensure implementation of the design.

Georgian Bluffs
DEEPLY ROOTED. SUSTAINABLY GROWING.

sdg

Proposed Playground

CONCEPT ONE

Georgian Bluffs
DEEPLY ROOTED. SUSTAINABLY GROWING.



GWP 3217-15-00

Hwy 26 & Grey Road 2 Improvements & Georgian Trail Realignment

MTO West Region, Town of the Blue Mountains



September 18, 2025

IMAGINE
CREATE
ACHIEVE
a sustainable future

Data sensitivity - Public

Project Location

- **Intersection of Highway 26 and Grey Road 2**
- **Approximately 1.0 km east of Thornbury**

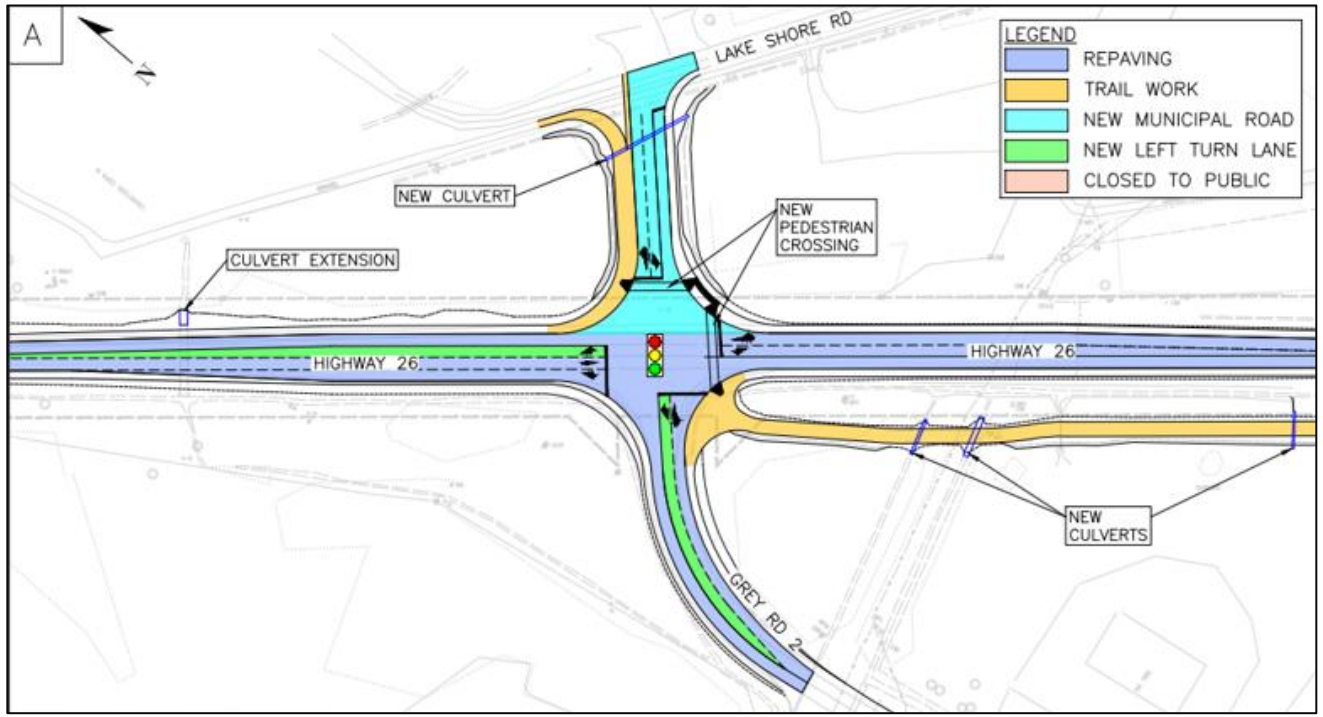




Data sensitivity - Public

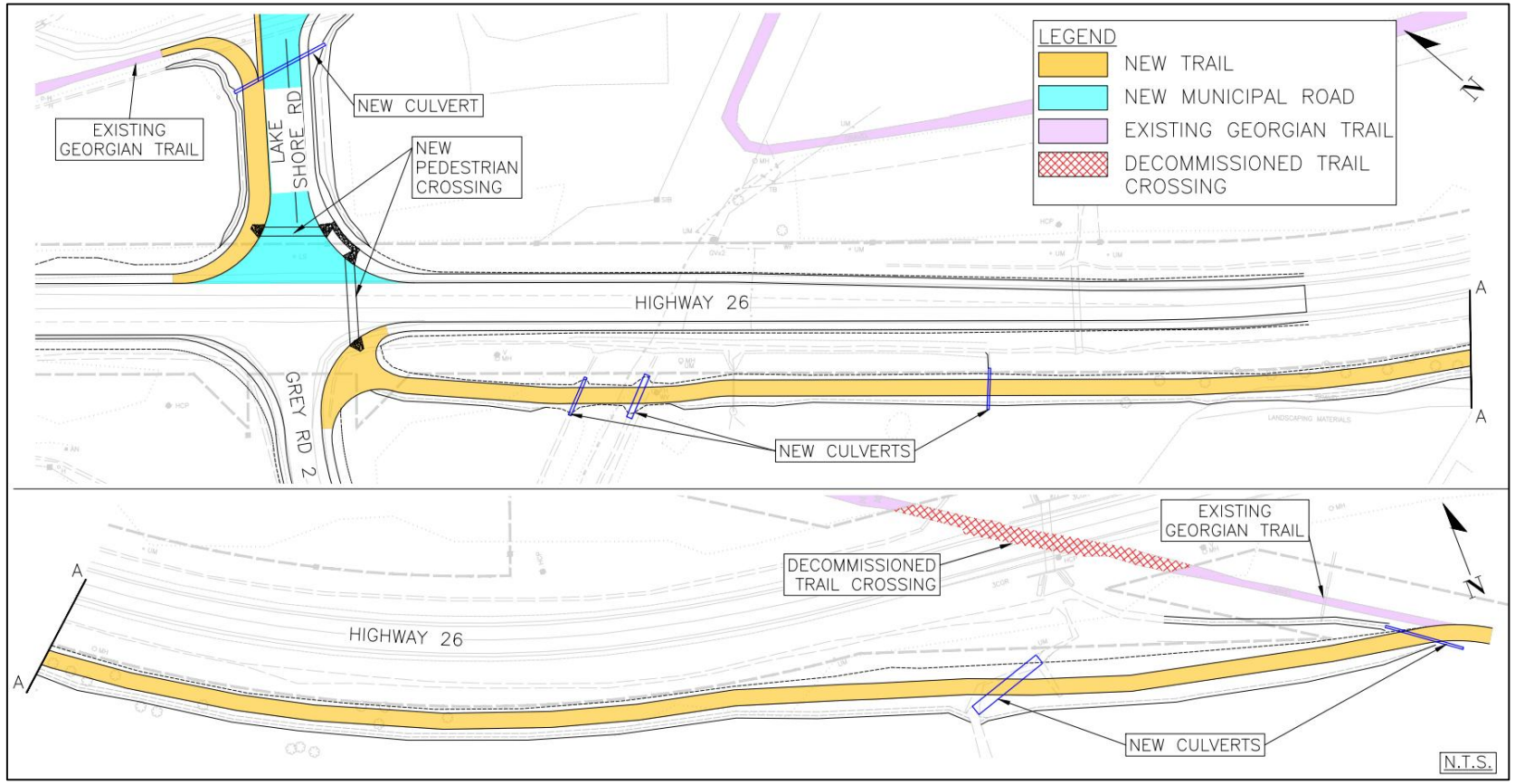
Project Scope

- **Installation of Traffic Signals**
- **Realignment of Georgian Trail**
- **Construction of a new North leg to the intersection (Lake Shore Road)**
- **Construction of Left Turn Lanes**



Data sensitivity - Public

Georgian Trail Realignment



- The new Georgian Trail will cross Highway 26 at the Grey Road 2/Lake Shore Road intersection.
- The new Trail will then continue east along Highway 26 to reconnect with existing trail 625 m southeast of the intersection.
- Two (2) new pedestrian crossings will be added to the intersection.
- The existing trail crossing at Highway 26 will be decommissioned.
- Addition of new culverts to improve drainage.

Data sensitivity - Public

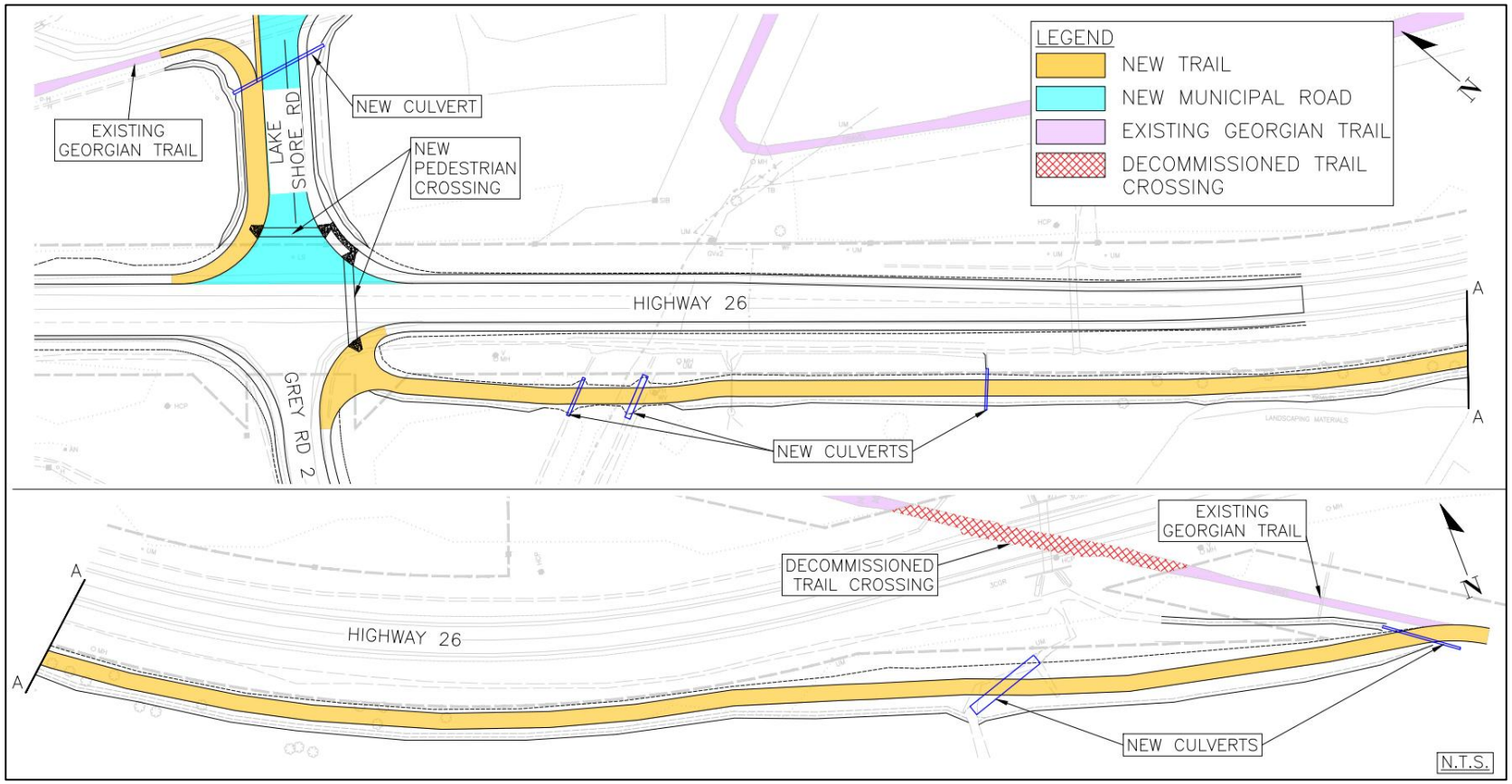
Accessibility Design Considerations (O. Reg. 191/11)

Georgian Trail (Mainline)

- Recreational Trails (s. 80.6 – 80.15)
  - Clear Width
  - Trail Grading (slopes)
  - Gate Openings

Highway 26 Crossing

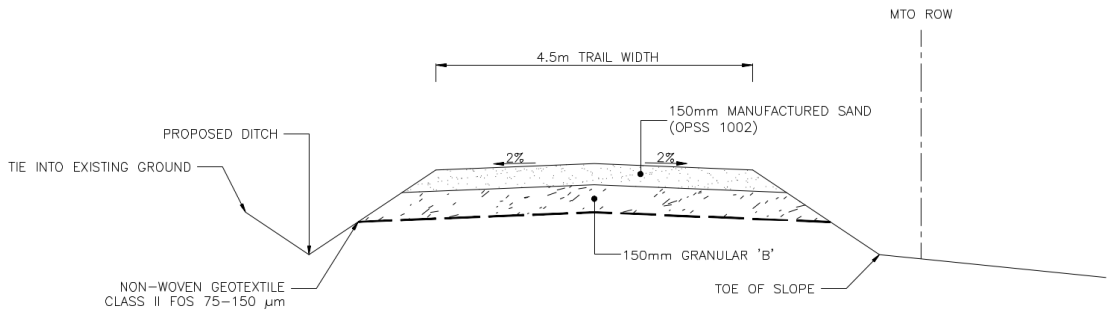
- Exterior Paths of Travel (s. 80.21 – 80.31)
  - Rest Areas
  - Curb Ramps
  - Pedestrian Control Signals



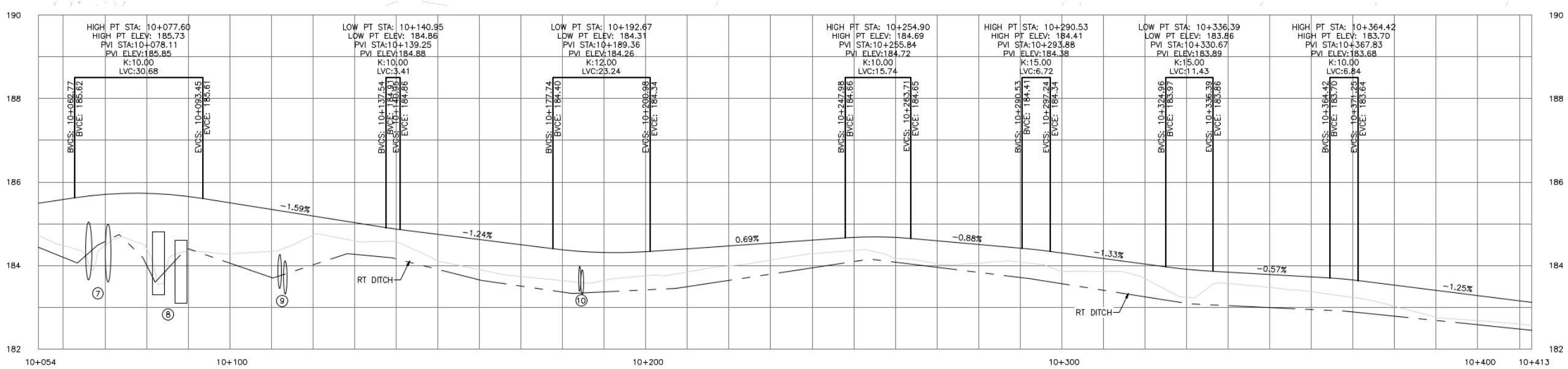
Data sensitivity - Public

Georgian Trail

- **Running Slope of 0.5% - 2%**
- **30m portion adjacent to Proposed Lake Shore Rd is 5%**
- **Cross slopes of 2%**
- **4.5 m clear width**
- **Adjustable Swing Gates – 0.9 m opening**



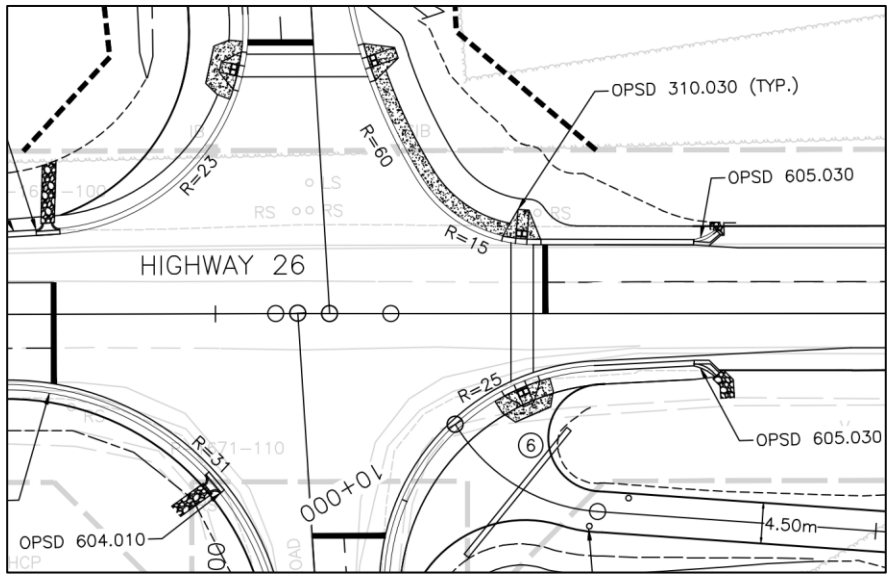
GEORGIAN TRAIL CROSS SECTION
(TYP.)

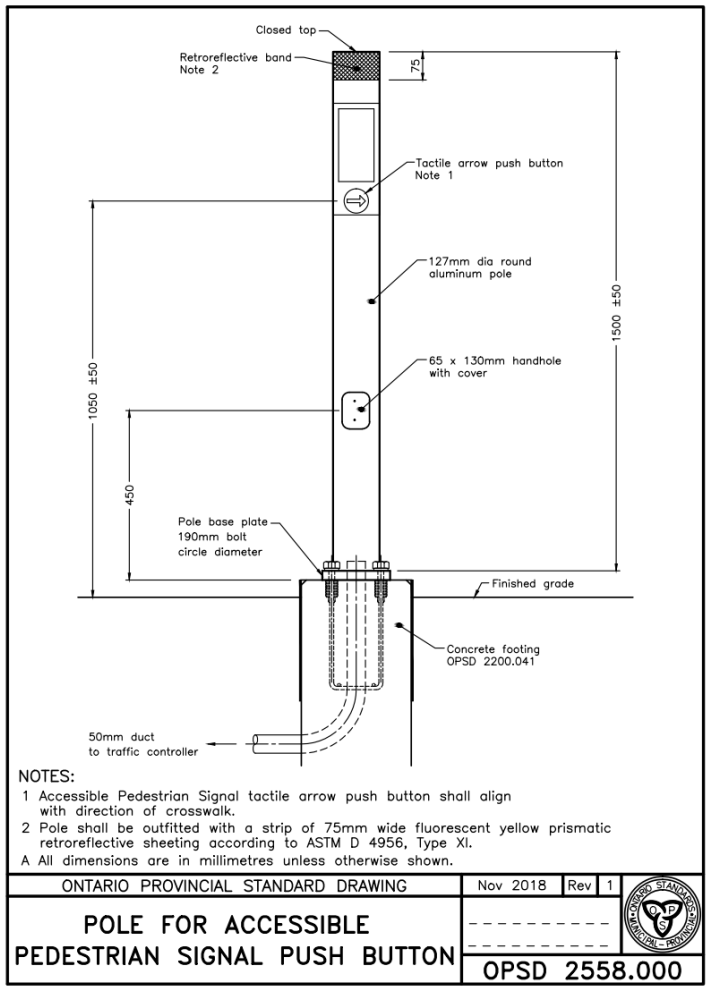


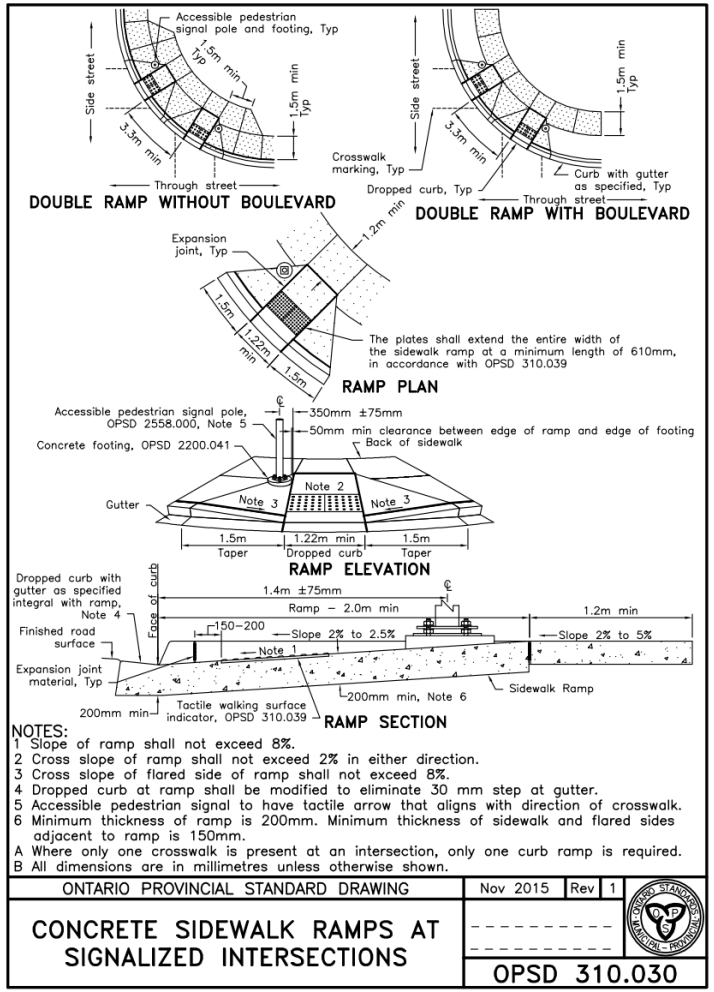
Data sensitivity - Public

Highway 26 Crossing

- Paved rest areas to be installed
- AODA Ramps as per OPSD 310.030
- Includes accessible pedestrian signal as per OPSD 2558.000







Data sensitivity - Public

Standards Tables

Georgian Trail - Mainline				
O. Reg. 191/11 Section	S. 80.9.1 - Minimum Clear Width	S. 80.9.6 - Gate Opening	S. 80.23.6 - Running Slope*	S. 80.23.7 - Cross Slope*
O. Reg. Requirement	1.0 m	0.85 - 1.0 m	Maximum 5%	Maximum 5%
Proposed Design	4.5 m	0.9 m	0.5 % - 5%	2-3%

*minimum standard not specified for recreational trails, exterior paths of travel standard considered.

Georgian Trail - Highway 26 Crossing				
O. Reg. 191/11 Section	S. 80.26.1 - Minimum Curb Ramp Clear Width	S. 80.26.2 - Minimum Curb Ramp Running Slope	S. 80.28.1 - Pedestrian Signals	S. 80.29 - Rest Areas
O. Reg. Requirement	1.2 m	10%	Various height/spacing requirements.	Consultation Requirement.
Proposed Design	1.2 m	2% - 2.5%	OPSD 310.030 & 2558.000 meet all requirements.	Rest areas provided.

QUESTIONS?

Data sensitivity - Public

Egis

516 O'Connor Drive, Suite 200
Kingston, ON K7P 1N3

khaled.el-dalati@egis-group.com

www.egis-group.com

Photos © | Egis, Adobestock, 10Design, Eva Bocek, Infrastructure Ontario, Studio Cabrelli

Data sensitivity | Pu

EGIS

HIGHWAY 26 AND GREY ROAD 2 INTERSECTION IMPROVEMENTS AND GEORGIAN TRAIL REALIGNMENT

Please find below a description of the images included in the presentation. This project is located at the intersection of Highway 26 and Grey Road 2, approximately 1.8 km east of Thornbury.

Images 1 and 2 show aerial imagery of the project location. Highway 26 runs northwest to southeast. For our purposes, we can consider traffic moving northwest towards Thornbury as the westbound lane, and traffic moving southeast towards Collingwood as the eastbound lane. Grey Road 2 connects to the south side of Highway 26 to form a T-shaped intersection. The Existing Georgian Trail is highlighted and runs along the north side of Highway 26 at the intersection.

Image 3 shows a layout of the proposed signalized intersection at Highway 26 and Grey Road 2. The intersection includes additional turning lanes on Grey Road 2 and Highway 26 eastbound. There is a new connection to Lake Shore Road on the north side of the intersection, creating a four-way intersection. The Georgian Trail is shown to be rerouted on the layout. Towards the east, the trail runs along the south side of Highway 26. At the intersection, the trail crosses Highway 26 and the proposed Lake Shore Road connection at the signalized intersection, travelling on the west side of Lake Shore Road and connecting with the existing Georgian Trail, which follows the north side of Highway 26 westward towards Thornbury.

Images 4 and 5 are identical and show the complete limits of the Georgian Trail realignment, including the existing unsignalized Highway 26 crossing and the proposed signalized Highway 26 crossing. The existing crossing occurs approximately 500m east of the Highway 26 and Grey Road 2 intersection. This crossing will be decommissioned. Between the existing crossing and the proposed signalized intersection, the Georgian Trail will follow the south side of Highway 26 and cross at the signalized intersection.

Image 6 shows a typical cross-section of the Georgian Trail. The proposed trail will be constructed of granular materials, with a 4.5m width and 2% crossfall.

Image 7 shows a vertical profile of the trail. The running slope along the trail is approximately 0.5% – 2%.

Image 8 shows the details of the proposed Highway 26 pedestrian crossing. Concrete sidewalk ramps with tactile plates, a concrete sidewalk, and an asphalt boulevard are included.

Images 9 and 10 show the MTO details for the accessible pedestrian signal push button and concrete sidewalk ramp with tactile plate to be installed at the proposed intersection.

Committee Report

To:	Chair Sholtz and Members of the Grey County Joint Accessibility Advisory Committee
Committee Date:	November 20, 2025
Subject / Report No:	CCR-JAAC-19-25
Title:	Municipalities and Accessibility Legislation
Prepared by:	Kathie Nunno, Accessibility & Contracts Specialist
Reviewed by:	Tara Warder, Clerk
Lower Tier(s) Affected:	All

Recommendation

1. **That Report CCR-JAAC-19-25 Municipal Accessibility Legislation be received; and**
2. **That the Report and Attachment to Report CCR-JAAC-19-25 Municipal Accessibility Responsibilities be circulated to the Grey County local municipalities for information.**

Executive Summary

The purpose of this report is to summarize the legislation about accessibility and to list the requirements and responsibilities for municipalities relating to accessibility.

This report recommends circulation to all local Grey County municipalities to use as a tool to guide compliance.

Background and Discussion

Because there are many areas of legislation affecting accessibility locally, provincially, and federally, it is difficult to be aware of all of the obligations. There are compliance requirements for small businesses, large businesses, public sector organizations (which includes Ontario municipalities), and every other person or organization that provides goods, services or facilities to the public or other third parties and that have at least one employee in Ontario.

From time to time, other provincial requirements impact municipal responsibilities relating to accessibility. In 2023, the Ministry of Tourism, Culture and Sport requested all applicants to the Community Museum Operating Grant (CMOG) to submit a copy of an individual accessibility plan which draws on the physical plant standard policy and community standard policy as well

as other standards for community museums in Ontario. This fell under regulation 877, “Grants for Museums” under the Ontario Heritage Act.

With a specific focus on municipal responsibilities, this report itemizes the legislation that impacts accessibility.

Legislation

Nationally, the Department of Justice Canada oversees federal regulations through the Accessible Canada Act which applies to organizations under federal responsibility. These include the Government of Canada, its departments, agencies and Crown corporations, parts of the private sector that are federally regulated such as banks, airlines, rail, road and marine transportation providers that cross provincial or international borders, broadcasting and telecommunication sectors, the Canadian Forces and the Royal Canadian Mounted Police.

Provincially, legislation for accessibility has requirements for individuals as well as private and public sector.

Legislation surrounding accessibility is found in more than just the AODA. The Accessibility for Ontarians with Disabilities Act, 2005 is the main legislation and this also includes Ontario Regulation 191/11: Integrated Accessibility Standards. The IASR has five standards: Information and Communications Standards, Employment Standards, Transportation Standards, Design of Public Spaces Standards (accessibility standards for the built environment), and Customer Service Standards.

Accessibility legislation is also found in the following:

- Ontario Building Code (Building Code Act, 1992, S.O. 1992,)
- Planning Act
    - The Provincial Planning Statement (PPS)
- The Canadian Charter of Rights and Freedoms
- The Ontario Human Rights Code
- The Blind Persons’ Rights Act
- The Ontario Heritage Act

The following includes excerpts from the legislation.

Ontario Building Code

The 2024 Building Code defines the accessibility requirements for most new construction and extensive renovations of buildings. These include requirements for:

- barrier-free access paths of travel
- fire safety devices
- public washrooms
- emergency provisions and access to pools and saunas
- seating in public spaces
- surface finish of ramps and stairs
- access to parking areas

- accessibility signs
- glass doors
- location of fixtures (laundry, etc.)
- entrance/exit

The requirements apply to most new construction and extensive renovations in Ontario and work together with the Design of Public Spaces standard.

Existing buildings are not affected unless an extensive renovation is planned.

Houses, including semi-detached houses, townhouses and duplexes are affected by smoke alarm requirements, but are not affected by most of the other accessibility requirements.

The Planning Act

2 Provincial Interest:

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as…

(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;…

(r) the promotion of built form that,…

iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;…

41 Site plan control area:

(4) 1. Approval of plans or drawings speaks about approval of drawings having regard for accessibility for persons with disability; and 2. (f) facilities designed to have regard for accessibility for persons with disabilities…

(7) permits municipalities to require facilities designed to have regard for persons with disabilities. (8) provides authority to upper-tier municipalities where jurisdiction of the land abutting a highway to require the land owner to design facilities with regard for accessibility for persons with disabilities…

49.3 Non-application of Part V, etc.:

Criteria (24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to…

The Provincial Planning Statement

The Provincial Planning Statement was issued under section 3 of the Planning Act and came into effect October 20, 2024. It replaces the Provincial Policy Statement. Planning decisions in Ontario shall be consistent with the Provincial Planning Statement.

2.1 Planning for People and Homes

6. Planning authorities should support the achievement of complete communities by:

a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;

b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and

c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

2.4.1 Strategic Growth Areas

2. To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned:

a) to accommodate significant population and employment growth;

b) as focal areas for education, commercial, recreational, and cultural uses;

c) to accommodate and support the transit network and provide connection points for inter- and intra-regional transit; and

d) to support affordable, accessible, and equitable housing.

3.9 Public Spaces, Recreation, Parks, Trails and Open Space

1. Healthy, active, and inclusive communities should be promoted by:

a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;

b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;

c) providing opportunities for public access to shorelines; and

d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

The Canadian Charter of Rights and Freedoms

15. (1) Every individual is equal before and under the law and has the right to the equal protection and equal benefit of the law without discrimination and, in particular, without discrimination based on race, national or ethnic origin, colour, religion, sex, age or mental or physical disability.

The Ontario Human Rights Code

Part I Freedom From Discrimination

Services. Every person has a right to equal treatment with respect to services, goods and facilities, without discrimination because of race, ancestry, place of origin, colour, ethnic origin, citizenship, creed, sex, sexual orientation, gender identity, gender expression, age, marital status, family status or disability.

The Blind Persons' Rights Act

The Blind Persons' Rights Act provides someone who is blind the legal right to:

- be accompanied by a specially trained guide dog in all facilities open to the public, and not be charged an extra fee for the guide dog
- equal housing opportunities, and no special conditions or terms can be imposed because of a guide dog's presence

The act prohibits discrimination against blind persons who use guide dogs in the areas of services, accommodation, facilities and occupancy. It also prohibits persons who are not blind from using white canes.

Determining Municipal Responsibilities

The attached Municipal Accessibility Responsibilities chart contains a description of the legislation and a link to the legislation. There is also a column demonstrating how participation in the GCJAAC contributes to meeting the municipal responsibilities of the legislation.

Legislated Requirements

This report summarizes the municipal requirements for compliance with accessibility legislation.

Financial and Resource Implications

None.

Relevant Consultation

☒ Internal: Scott Taylor, Director of Planning

☒ AODA Compliance

☐ Contribution to Climate Change Action Plan Targets (describe)

☒ External: Accessibility for Ontarians with Disabilities Act, 2005; Ontario Regulation 191/11: Integrated Accessibility Standards; Ontario Building Code (Building Code Act, 1992, S.O. 1992,); Planning Act; the Provincial Planning Statement (PPS); The Canadian Charter of Rights and Freedoms; The Ontario Human Rights Code; and The Blind Persons' Rights Act, The Ontario Heritage Act

Appendices and Attachments

Attachment to Report CCR-JAAC-19-25 Municipal Accessibility Responsibilities

Attachment to Report CCR-JAAC-19-25
Municipal Accessibility Responsibilities

Colour Legend

Butter Yellow	Yes, legislation fulfilled through AAC (with municipal facilitation)
Light Gray	This is a gray area. Consultation with AAC isn't legislated, but it is best practice
White	This legislation is not fulfilled by participating in an accessibility advisory committee

Legislation	**Link to Legislation**	**Legislation fulfilled by being a municipal member in the GCJAAC**
Establish and continue an accessibility advisory committee to: (a) advise the council about the requirements and implementation of accessibility standards and the preparation of accessibility reports and such other matters for which the council may seek its advice; (b) review in a timely manner the site plans and drawings that the committee selects; and (c) perform all other functions that are specified in the regulations. Two or more municipalities may, instead of each establishing their own accessibility advisory committee, establish a joint accessibility advisory committee.	AODA Part VII, s. 29(1)	Yes. Municipalities with a population over 10,000 are required to have an accessibility advisory committee or participate in a joint accessibility advisory committee.
The accessibility advisory committee shall advise the council about the requirements and implementation of accessibility standards and the preparation of accessibility reports and other such matters for which the council may seek its advice.	AODA Part VII Municipal Advisory Committees	Yes. The GCJAAC provides advice about accessibility reports.

Attachment to Report CCR-JAAC-19-25
Municipal Accessibility Responsibilities

Legislation	**Link to Legislation**	**Legislation fulfilled by being a municipal member in the GCJAAC**
Completion and submission of accessibility **compliance reports**. Municipalities are required to complete and submit an accessibility compliance report every two years.	Accessibility for Ontarians with Disabilities At, 2005, S.Os. 14 (1) and (2)	While not legislated, the Ministry for Seniors and Accessibility encourages consultation with the AAC about the preparation of the municipality's accessibility compliance reports. Municipal staff complete and submit the compliance reports and post the accessibility reports on their websites.
Council shall seek advice from the committee when purchasing or **significantly renovating** a building, structure or premises, or part of a building, structure or premises.	Accessibility for Ontarians with Disabilities, 2005, S.O. s. 29 (6)	Yes. Municipal staff are required to identify the need and prepare a report to GCJAAC to see the committee's advice on the accessibility of the building, structure, premises for persons with disabilities
The council shall seek advice from the committee on the accessibility for persons with disabilities to a building, structure or premises, or part of a building, structure or premises, when entering into a **new lease**.	Accessibility for Ontarians with Disabilities At, 2005, S.O., s. 29 (5)	Yes. Municipal staff are required to identify the need and prepare a report to GCJAAC to seek the committee's advice on the accessibility of the leased building, structure, or premises for persons with disabilities
The council shall seek advice from the committee when entering into **municipal capital facilities agreements** for provision of lease, operation or maintenance of its facilities.	Accessibility for Ontarians with Disabilities At, 2005, S.O. s. 29 (5)	Yes. Municipal staff are required to identify and prepare a report to GCJAAC to seek the committee's advice on the accessibility for persons with disabilities

Attachment to Report CCR-JAAC-19-25
Municipal Accessibility Responsibilities

Legislation	Link to Legislation	Legislation fulfilled by being a municipal member in the GCJAAC
GCJAAC provides review and comment on **site plans** in a timely manner. On May 9, 2019, Grey County Council endorsed resolution **JAAC04-19** from the April 8, 2019 Committee meeting as follows: That participating local municipalities submit the following draft site plans as early as practicable in the application process to the Grey County Joint Accessibility Advisory Committee (for review and comment): • Newly developed or redeveloped public spaces; • Municipal offices; • Community centres; • Recreation centres; and • Other sports facilities.	Accessibility for Ontarians with Disabilities At, 2005, S.O. s. 29 (6)	Yes. Municipal staff are required to identify which site plan applications meet the requirements for consultation as directed by Grey County Council and to prepare a report to GCJAAC for the committee's review and comment. The committee shall advise about the requirements and implementation of accessibility standards
Approval authority for site plan control applications shall have regard to the accessibility for persons with disabilities to all facilities, services and matters to which this Act (Planning Act) applies.	Planning Act, R.S.O. 1990, c. P.13; 41 and 49	Municipal staff are responsible to determine which site plan applications fall under Resolution JAAC04-19 for review by the committee. Municipal staff are required to abide by the provisions of the Planning Act for site plan control applications. It is, however, noteworthy that there are varying site plan control by-laws across the County, and not all municipalities apply site plan control in a uniform fashion. For example, some may require site plan control to be applied to a new institutional development, whereas others may not.
The Planning Act also requires that all planning decisions need to be consistent with the PPS.	The Provincial Planning Statement (PPS)	Planning decisions are required to be consistent with the PPS. Strictly speaking the PPS is not legislation, but it is enacted under section 3 of the Planning Act.

Attachment to Report CCR-JAAC-19-25
Municipal Accessibility Responsibilities

Legislation	Link to Legislation	Legislation fulfilled by being a municipal member in the GCJAAC
2.1 6. Planning authorities should support the achievement of complete communities by: b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups. 2.4.1 2. To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned: d) to support affordable, accessible, and equitable housing. 3.9 1. Healthy, active, and inclusive communities should be promoted by: a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity; b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;		
Develop, implement and maintain **policies** governing how the organization achieves or will achieve accessibility	O. Reg. 191/11: IASR under AODA, 2005, s. 3	Not legislated, but in the spirit of 'nothing without us', may be presented to GCJAAC for review and comment.
Develop, implement and maintain **policies** governing provision of goods, services, or facilities, as the case may be, to persons with disabilities.	O. Reg. 191/11 s. 80.46	It is best practice.

Attachment to Report CCR-JAAC-19-25
Municipal Accessibility Responsibilities

Legislation	**Link to Legislation**	**Legislation fulfilled by being a municipal member in the GCJAAC**
Make accessibility-related **policies** publicly available and provide in an **accessible format** when requested.	O. Reg. 191/11, s. 3 (3)	
Create and keep current a **multi-year accessibility plan (MYAP)** that outlines the strategy to prevent and remove barriers and meet its legislated requirements under O. Reg 191/11. - post the plan on the website - review and update the plan at least once every five years in **consultation with the GCJAAC** - prepare and publicly post an annual accessibility status report	O. Reg. 191/11, s. 3 (4)	Yes. Municipalities shall establish, review and update their accessibility plans in consultation with persons with disabilities and if they have established an accessibility advisory committee, they shall consult with the committee.
For 2023, the Ministry of Tourism, Culture and Sport requested that all CMOG applicants submit a copy of their current Accessibility Plan when they submitted their CMOG applications. All museums must have their own individual Accessibility Plan in addition to policies, practices and procedures, which draws on the Physical Plant Standard policy and Community Standard policy, as well as other Standards for Community Museums in Ontario. The plan may also draw upon the Accessibility Policy or Plan of the municipality or larger entity to which the museum reports. A plan covers 3-5 years and should be no more than 5 pages long.	O. Reg. 191/11, s. 3 (4) Regulation 877, "Grants for Museums" under the Ontario Heritage Act	Yes. Municipalities shall establish, review and update their accessibility plans in consultation with persons with disabilities and if they have established an accessibility advisory committee, they shall consult with the committee.
In the policies, include a **statement of organizational commitment** to meet the accessibility needs of persons with disabilities in a timely manner.	**O. Reg. 191/11, s. 3 (2)**	
Provide **training** on the accessible customer service standard and Human Rights Code to all employees, volunteers, every person who participates in developing policies. Every person who provides goods, services, or facilities on behalf of Grey County is required to receive accessibility training. Keep a record of the training provided including the individuals and dates on which the training is provided.	O. Reg. 191/11, s. 7	

Attachment to Report CCR-JAAC-19-25
Municipal Accessibility Responsibilities

Legislation	Link to Legislation	Legislation fulfilled by being a municipal member in the GCJAAC
A **feedback process** must be accessible and posted. Feedback must be addressed in a timely manner.	O. Reg. 191/11, s. 11	
Notify the public about the availability of **accessible formats** and communications supports with respect to the **feedback process**.	O. Reg. 191/11, s. 11	
Upon request, provide a document in an **accessible format** or with communication support in a timely manner and at no more than the regular cost charged. Consult with the person making the request in determining the suitability of an accessible format or communication support.	O. Reg. 191/11, s. 11	
Notice of Temporary Disruptions - Maintenance of Accessible Elements Ensure that multi-year accessibility plans include procedures for preventative and emergency maintenance of the accessible elements in public spaces and procedures when dealing with temporary disruptions when accessible elements are not in working order	O. Reg. 191/11, s. 80.44	
Notice of Temporary Disruptions - Goods, Services or Facilities - Give Notice to the public if there is a temporary disruption in those other facilities or services in whole or in part. Notice of the disruption must include the reason for the disruption, its anticipated duration and a description of the alternate facilities or services, if any, that are available. See the Accessible Customer Service Policy for notice forms. - Prepare a document setting out the steps that the provider will ensure are taken in connection with a temporary disruption and, on request, shall give a copy of the document to any person - Notify persons to whom it provides goods, services or facilities that the disruption of service document is available upon request - The notice may be given by posting the information at a conspicuous place on	O. Reg. 191/11, s. 80.48	

Legislation	Link to Legislation	Legislation fulfilled by being a municipal member in the GCJAAC
premises owned or operated by the provider, by posting it on the provider's website, if any, or by such other method as is reasonable in the circumstances.		
Notice of Temporary Disruptions - Conventional Transportation Where a route or scheduled service is temporarily changed, and the change is known in advance: - Make alternate accessible arrangements available - Ensure information on alternate arrangements is communicated in a manner that takes into account the person's disability	**O. Reg. 191/11, s. 50**	
incorporate accessibility features when designing, procuring or acquiring self-service kiosks. Have regard to the accessibility for persons with disabilities when designing, procuring or acquiring self-serve kiosks.	**O. Reg. 191/11, s. 6**	
Municipalities must consult with the GCJAAC: - Incorporate accessibility features when designing, procuring or acquiring **self-service kiosks**. Have regard to the accessibility for persons with disabilities when designing, procuring or acquiring self-serve kiosks. -When constructing new **service counters** or replacing existing service counters, when constructing a new waiting area or redeveloping an existing waiting area. Service counters, fixed queuing guides and waiting areas have specific requirements (see 80.41 - 80.43) - Before building new or making major changes to existing **recreational trails** (wilderness trails, backcountry trails, portage routes, and trails solely intended for cross-country skiing, mountain biking or the use of motorized snow vehicles or off-road vehicles are exempt) to help determine particular trail features	**O. Reg. 413/12, s. 6.**	Yes. Local municipalities can fulfill their consultation requirements by bringing these matters to the GCJAAC for the committee's input. Municipal staff need to make sure that they ask the committee, through a resolution, to provide the input required to fulfil the legislated obligation.

Legislation	Link to Legislation	Legislation fulfilled by being a municipal member in the GCJAAC
including the slope of the trail, the need for and location of ramps on the trail, the need for and location of rest areas, passing areas, viewing areas, amenities on the trail and any other pertinent feature - When building new or making major changes to existing **outdoor play spaces** considering the needs of children and caregivers of all abilities - On the design and placement of **rest areas** when building new or making major changes to existing exterior paths of travel (paths and sidewalks).		
Obligated organizations shall ensure that any recreational trails that they construct or redevelop, and that they intend to maintain, meet specific technical requirements.	**O. Reg. 413/12, s. 6.**	
Obligated organizations shall ensure that where they construct or redevelop recreational trails and beach access routes that they intend to maintain, the recreational trails and beach access routes meet the technical requirements. Specific exceptions exist.	**O. Reg. 413/12, s. 6.**	
Obligated organizations shall ensure that where they construct or redevelop outdoor public use eating areas that they intend to maintain, the outdoor public use eating areas meet specific requirements.	**O. Reg. 413/12, s. 6.**	
When constructing new or redeveloping existing outdoor play spaces, **consult with the GCJAAC** on the needs of children and caregivers with various disabilities.	**O. Reg. 413/12, s. 6.**	Yes. Municipal staff present the plans for the outdoor play spaces to the committee for their input.
When constructing new or redeveloping existing **outdoor play spaces** that the municipality will maintain, incorporate accessibility features, such as sensory	**O. Reg. 413/12, s. 6.**	

Legislation	Link to Legislation	Legislation fulfilled by being a municipal member in the GCJAAC
and active play components for children and caregivers with various disabilities into the design of outdoor play spaces; and ensure that outdoor play spaces have a ground surface that is firm, stable and has impact attenuating properties for injury prevention and sufficient clearance to provide children and caregivers with various disabilities the ability to move through, in and around the outdoor play space		
When constructing new or redeveloping existing **exterior paths of travel (**includes sidewalks) that they intend to maintain, municipalities, shall ensure that new and redeveloped exterior paths of travel meet the legislated technical requirements.	**O. Reg. 413/12, s. 6.**	
Where **stairs connect to exterior paths of trave**l, the stairs must meet the legislated technical requirements.	**O. Reg. 191/11, s. 80.24**	
Where a **curb ramp is provided on an exterior path of travel**, the curb ramp must align with the direction of travel and meet the legislated technical requirements.	**O. Reg. 413/12, s. 6., 80.23**	
Where a **depressed curb is provided on an exterior path of trave**l, the depressed curb must meet the legislated technical requirements.	**O. Reg. 413/12, s. 6., 80.27**	
When constructing new or redeveloping existing exterior paths of travel, **consult with GCJAAC on the design and placement of rest areas along the exterior path of travel.**	O. Reg. 191/11 80.29	
Exceptions to the requirements that apply to exterior paths of travel are permitted where obligated organizations can demonstrate one or more of the following: The requirements, or some of them, would likely affect:	**O. Reg. 191/11, s. 60**	

Legislation	Link to Legislation	Legislation fulfilled by being a municipal member in the GCJAAC
- the cultural heritage value or interest of a property identified, designated or otherwise protected under the Ontario Heritage Act as being of cultural heritage value or interest - the preservation of places set apart as National Historic Sites of Canada by the Minister of the Environment for Canada under the Canada National Parks Act (Canada) - the national historic interest or significance of historic places marked or commemorated under the Historic Sites and Monuments Act (Canada) - might damage, directly or indirectly, the cultural heritage or natural heritage on a property included in the United Nations Educational, Scientific and Cultural Organization's World Heritage List of sites under the Convention Concerning the Protection of the World Cultural and Natural Heritage. There is a significant risk that the requirements, or some of them, would adversely affect water, fish, wildlife, plants, invertebrates, species at risk, ecological integrity or natural heritage values, whether the adverse effects are direct or indirect. It is not practicable to comply with the requirements, or some of them, because existing physical or site constraints prohibit modification or addition of elements, spaces or features, such as where increasing the width of the exterior path would narrow the width of the adjacent highway or locating an accessible pedestrian signal pole within 1,500 mm of the curb edge is not feasible because of existing underground utilities		
Off-street parking requirements when constructing new or redeveloping off-street parking facilities that they intend to maintain must meet the legislated	**O. Reg. 191/11, 80.32 to 80.38**	

Legislation	Link to Legislation	Legislation fulfilled by being a municipal member in the GCJAAC
requirements including but not limited to width, access aisles, signage, and number of spaces. There are exceptions.		
When constructing or redeveloping **on-street parkin**g requirements, **consult with GCJAAC** on the need, location and design of accessible on-street parking spaces	**O. Reg. 191/11, 80.39**	
Where new **traffic control signal systems** with pedestrian control signals are being installed or existing pedestrian control signals are being replaced, the pedestrian control signals must meet the requirements for accessible pedestrian control signals.	O. Reg. 165/16, s. 15 (1) O. Reg. 191/11 s. 80.28	
All **conventional transportation** service providers and **specialized transportation service providers** shall make available to the public current information on accessibility equipment and features of their vehicles, routes and services. When requested, this information shall be provided in an accessible format.	**O. Reg. 191/11, s. 34**	
If the accessibility equipment on a vehicle is not functioning and equivalent service cannot be provided, **conventional transportation** service providers shall take reasonable steps to accommodate persons with disabilities who would otherwise use the equipment and the transportation service provider shall repair the equipment as soon as is practicable.	**O. Reg. 191/11, s. 35**	
Conventional transportation service providers **and specialized transportation** service providers shall conduct employee and volunteer **accessibility training**.	**O. Reg. 191/11, s. 36**	

Attachment to Report CCR-JAAC-19-25
Municipal Accessibility Responsibilities

Legislation	Link to Legislation	Legislation fulfilled by being a municipal member in the GCJAAC
The accessibility training shall include training on, the safe use of accessibility equipment and features; acceptable modifications to procedures in situations where temporary barriers exist or accessibility equipment on a vehicle fails; and emergency preparedness and response procedures that provide for the safety of persons with disabilities. Conventional transportation service providers **and specialized transportation** service providers shall keep a record of the training provided under this section, including the dates on which the training is provided and the number of individuals to whom it is provided.		
Conventional transportation service providers **and specialized transportation** service providers, shall establish, implement, maintain and document emergency preparedness and response **policies** that provide for the safety of persons with disabilities; and shall make those policies available to the public. Conventional transportation service providers and specialized transportation service providers shall, upon request, provide the policies in an accessible format.	O. Reg. 191/11, s. 37	It is best practice.
No **conventional transportation** service provider shall charge a fare to a support person who is accompanying a person with a disability where the person with a disability has a need for a support person. It is the responsibility of a person with a disability to demonstrate to a transportation service provider their need for a support person to accompany them on the conventional or **specialized transportation** service and to ensure that the appropriate designation for a support person is in place.	O. Reg. 191/11, s. 38	
If a **conventional transportation** service provider modifies a portion of a vehicle the transportation service provider shall ensure that the modified portion	O. Reg. 191/11, s. 40	

Legislation	Link to Legislation	Legislation fulfilled by being a municipal member in the GCJAAC
meets the requirements. In certain instances, the conventional transportation service provider does not have to meet the requirements of those provisions if the modifications would impair the structural integrity of the vehicle.		
In their accessibility plan, **conventional transportation** service providers shall identify the process for managing, evaluating and taking action on customer feedback. Every conventional transportation service provider shall annually hold at least one public meeting involving persons with disabilities to ensure that they have an opportunity to participate in a review of the accessibility plan and that they are given the opportunity to provide feedback on the accessibility plan. **Conventional transportation** service providers and **specialized transportation** service providers shall, in their accessibility plans, describe their procedures for dealing with accessibility equipment failures on their respective types of vehicles.	O. Reg. 191/11, s. 41	Yes. The GCJAAC is a public meeting and satisfies this requirement. It is the responsibility of the local municipal staff to prepare the transportation accessibility plan and present to the GCJAAC.
Specialized transportation service providers shall, in their accessibility plans, (a) identify the process for estimating the demand for specialized transportation services; and (b) develop steps to reduce wait times for specialized transportation services.	O. Reg. 191/11, s. 42	
Conventional transportation service providers and specialized transportation service providers shall, in their accessibility plans, describe their procedures for dealing with accessibility equipment failures on their respective types of vehicles.	O. Reg. 191/11, s. 43	
Conventional transportation service providers shall, deploy lifting devices, ramps or portable bridge plates upon the request of a person with a disability;	O. Reg. 191/11, s. 44	

Legislation	Link to Legislation	Legislation fulfilled by being a municipal member in the GCJAAC
ensure that adequate time is provided to persons with disabilities to safely board, be secured and deboard transportation vehicles and that assistance be provided, upon request, for these activities; assist with safe and careful storage of mobility aids or mobility assistive devices used by persons with disabilities; and allow a person with a disability to travel with a medical aid		
Except where not practicable to do so, a **conventional transportation** service provider that does not provide specialized transportation services shall ensure that any person with a disability who, because of his or her disability, is unable to use conventional transportation services is provided with an alternative accessible method of transportation. This does not apply where specialized transportation services are provided by a **specialized transportation** service provider in the same jurisdiction where the conventional transportation service provider provides transportation services.	**O. Reg. 191/11, s. 45**	
No **conventional transportation** service provider shall charge a higher fare to a person with a disability than the fare that is charged to a person without a disability where the person with a disability uses conventional transportation services, but a conventional transportation service provider may charge a lesser fare for a person with a disability. Conventional transportation service providers that do not provide specialized transportation services shall make available alternative fare payment options to persons with disabilities who cannot, because of their disability, use a fare payment option.	**O. Reg. 191/11, s. 46**	
Conventional transportation service providers, in respect of transportation vehicles to which this section applies, shall ensure that persons with disabilities are able to board or deboard a transportation vehicle at the closest available	**O. Reg. 191/11, s. 47**	

Legislation	Link to Legislation	Legislation fulfilled by being a municipal member in the GCJAAC
safe location, as determined by the operator, that is not an official stop, if the official stop is not accessible and the safe location is along the same transit route. In determining where a safe location may be situated, the conventional transportation service provider shall give consideration to the preferences of the person with a disability. Conventional transportation service providers shall ensure that operators of their transportation vehicles promptly report to an appropriate authority where a transit stop is temporarily inaccessible or where a temporary barrier exists.		
Every **conventional transportation** service provider shall, if safe storage is possible, ensure that mobility aids and mobility assistive devices are stored in the passenger compartments of its transportation vehicles within reach of the person with the disability who uses the aid or device. If safe storage of mobility aids and mobility assistive devices is not possible within the passenger compartment and the vehicle is equipped with a baggage compartment, a conventional transportation service provider shall ensure that mobility aids and mobility assistive devices are stored in the baggage compartment of the vehicle on which the person with the disability is travelling. Every conventional transportation service provider shall ensure that operators of its transportation vehicles secure and return mobility aids and mobility assistive devices in a manner that does not affect the safety of other passengers and does not cause damage to the aid or device, where the mobility aid or mobility assistive device is stored in the baggage compartment of the vehicle. No conventional transportation service provider shall charge a fee for the storage of a mobility aid or a mobility assistive device.	O. Reg. 191/11, s. 48	

Attachment to Report CCR-JAAC-19-25
Municipal Accessibility Responsibilities

Legislation	Link to Legislation	Legislation fulfilled by being a municipal member in the GCJAAC
Every **conventional transportation** service provider shall ensure that there is clearly marked priority seating for persons with disabilities on its transportation vehicles and that the priority seating meets the standards set out in this section. The priority seating for persons with disabilities shall be located as close as practicable to the entrance door of the vehicle. The priority seating for persons with disabilities shall be signed to indicate that passengers, other than persons with disabilities, must vacate the priority seating if its use is required by a person with a disability. Every conventional transportation service provider shall develop a communications strategy designed to inform the public about the purpose of priority seating	**O. Reg. 191/11, s. 49**	
Where a route or scheduled service is temporarily changed and the change is known in advance of the commencement of the trip, **conventional transportation** service providers shall, make available alternate accessible arrangements to transfer persons with disabilities to their route destination where alternate arrangements for persons without disabilities are inaccessible; and ensure information on alternate arrangements is communicated in a manner that takes into account the person's disability.	**O. Reg. 191/11, s. 50**	
Every **conventional transportation** service provider shall ensure that there are, on request, pre-boarding verbal announcements of the route, direction, destination or next major stop. Every conventional transportation service provider shall ensure that there are electronic pre-boarding announcements of the route, direction, destination or next major stop on its transportation vehicles and that these announcements satisfy the requirements.	**O. Reg. 191/11, s. 51**	

Attachment to Report CCR-JAAC-19-25
Municipal Accessibility Responsibilities

Legislation	Link to Legislation	Legislation fulfilled by being a municipal member in the GCJAAC
Every **conventional transportation** service provider shall ensure that there are audible verbal announcements of all destination points or available route stops on its transportation vehicles while the vehicle is on route or while the vehicle is being operated. Every conventional transportation service provider shall ensure that all destination points or available route stops, are announced through electronic means; and are legibly and visually displayed through electronic means. Visual displays of destination points or stop information shall satisfy the requirement.	**O. Reg. 191/11, s. 52**	
Every **conventional transportation** service provider shall ensure that all of its transportation vehicles to which this section applies that are manufactured on or after January 1, 2013 are equipped with grab bars, handholds, handrails or stanchions that are provided where appropriate at, locations where passengers are required to pay fares; each mobility aid securement position; each priority seating area intended for use by persons with disabilities; and each side of any entrance or exit used by persons with disabilities. Grab bars, handholds, handrails or stanchions located at an entrance or exit used by a person with a disability must be accessible from ground level and mounted so that they are inside the vehicle when the doors are closed. The location of grab bars, handholds, handrails or stanchions must be distributed, as appropriate to the vehicle's design, throughout the vehicle to support independent and safe boarding, on-board circulation, seating and standing assistance and deboarding for persons with disabilities. Grab bars, handholds, handrails or stanchions must not interfere with the turning and maneuvering space required for mobility aids to reach the allocated space from the entrance. Grab bars, handholds, handrails or stanchions must be high colour-contrasted with their background to assist with visual recognition. Every grab bar, handhold, handrail or stanchion must:	**O. Reg. 191/11, s. 53**	

Legislation	Link to Legislation	Legislation fulfilled by being a municipal member in the GCJAAC
be sturdy, rounded and free of any sharp or abrasive element, have an exterior diameter that permits easy grasping by the full range of passengers and sufficient clearance from the surface to which it is attached, be designed to prevent catching or snagging of clothes or personal items, and have a slip resistant surface. Where grab bars, handholds, handrails or stanchions return to a wall or floor, they must do so in a smooth curve. Brackets, clamps, screw heads or other fasteners used on grab bars, handholds, handrails or stanchions must be rounded or flush with the surface and free from burrs or rough edges.		
Every **conventional transportation** service provider shall ensure that all of its transportation vehicles have floors that produce a minimal glare and are slip resistant; and any carpeted surfaces have a low, firm and level pile or loop and are securely fastened.	**O. Reg. 191/11, s. 54**	
Every **conventional transportation** service provider shall ensure that all of its transportation vehicles manufactured on or after January 1, 2013 to which this section applies, have two or more allocated mobility aid spaces, with each space being a minimum of, 1,220 millimetres by 685 millimetres for vehicles designed to have a seating capacity of 24 passengers or less, and 1,220 millimetres by 760 millimetres for vehicles designed to have a seating capacity of more than 24 passengers; and are equipped, as appropriate, with securement devices. Spaces on transportation vehicles that are allocated as mobility aid spaces may be used for other passenger purposes, if not required for use by a person with a disability who uses a mobility aid	**O. Reg. 191/11, s. 55**	

Attachment to Report CCR-JAAC-19-25
Municipal Accessibility Responsibilities

Legislation	Link to Legislation	Legislation fulfilled by being a municipal member in the GCJAAC
Every **conventional transportation** service provider shall ensure that all of its transportation vehicles are equipped with accessible stop-requests and emergency response controls that are located throughout the transportation vehicle, including places within reach of allocated mobility aid spaces and priority seating locations. Accessible stop-requests and emergency response controls must meet the following standards: They must provide auditory and visual indications that the request has been made. They must be mounted no higher than 1,220 millimetres and no lower than 380 millimetres above the floor. They must be operable with one hand and must not require tight grasping, pinching or twisting of the wrist. They must be high colour-contrasted with the equipment to which the control is mounted. They must provide tactile information on emergency response controls.	**O. Reg. 191/11, s. 56**	
Every **conventional transportation** service provider shall ensure that all of its transportation vehicles manufactured on or after January 1, 2013 to which this section applies are equipped with lights above or beside each passenger access door that are constantly lit when the door is open and that illuminate the lifting device, ramp, portable bridge plate or step nosings, as the case may be. The light above or beside each passenger access door must, when the door is open, illuminate the ground surface for a distance of at least 0.9 metres perpendicular to the bottom step tread or lift outer edge; and be shielded to protect the eyes of entering and exiting passengers	**O. Reg. 191/11, s. 57**	
Every **conventional transportation** service provider shall ensure that all of its transportation vehicles manufactured on or after January 1, 2013 to which this section applies display the route or direction of the transportation vehicle or its destination or next major stop. The signage displaying the route or direction or destination or next stop may include pictograms or symbols, but the signage	**O. Reg. 191/11, s. 58**	

Legislation	Link to Legislation	Legislation fulfilled by being a municipal member in the GCJAAC
must, be visible at the boarding point; be consistently located; have a glare-free surface; and be positioned to avoid shadow areas and glare. Every conventional transportation service provider shall ensure that the signage displaying the route or direction or destination or next stop, is consistently shaped, coloured and positioned, when used in the same type of transportation vehicle to give the same type of information; and has text that, is high colour-contrasted with its background, in order to assist with visual recognition, and has the appearance of solid characters.		
Every **conventional transportation** service provider shall ensure that all of its transportation vehicles manufactured on or after January 1, 2013 to which this section applies are equipped with lifting devices, ramps or portable bridge plates and that each of them has, a colour strip that runs its full width marking the bottom edge and that is high colour-contrasted with its background to assist with visual recognition; a slip resistant platform surface; and raised edges of sufficient height to prevent a mobility aid from rolling off the edge of the ramp during the boarding or deboarding of passengers	O. Reg. 191/11, s. 59	
Every **conventional transportation** service provider shall ensure that where transportation vehicles are equipped with steps, the steps meet the following requirements: The top outer edge of each step is marked by a colour strip that is high colour-contrasted with its background, to assist with visual recognition, that runs the full width of the leading edge of the step, excluding any side edge mouldings, and can be viewed from both directions of travel. The steps have surfaces that are slip resistant and that produce minimal glare. The steps have	O. Reg. 191/11, s. 60	

Legislation	Link to Legislation	Legislation fulfilled by being a municipal member in the GCJAAC
uniform, closed riser heights and tread depths, subject to the structural limitations of the vehicle		
Every **conventional transportation** service provider shall ensure that where its transportation vehicles have a ramp, lifting device or a kneeling function, each of them is equipped with a visual warning lamp indicator mounted on the exterior near the mobility aid accessible door and with an audible warning alarm. The visual warning lamp indicator and the audible warning alarm must function when the kneeling function, ramp or lifting device is in motion. If a ramp or lifting device is being manually operated, no warning lamp indicator or warning alarm is required	**O. Reg. 191/11, s. 61**	
Any municipality that provides **conventional transportation** services shall **consult with the GCJAAC** in the development of accessible design criteria to be considered in the construction, renovation or replacement of bus stops and shelters. Every municipality shall identify planning for accessible bus stops and shelters, including any steps that will be taken to meet the goal of accessible bus stops and shelters, in its accessibility plan required. Where a municipality has entered into arrangements with a person respecting the construction of bus stops and shelters in its jurisdiction, the municipality shall ensure that the person participates in the consultation and planning	**O. Reg. 191/11, s. 78**	

Legislation	Link to Legislation	Legislation fulfilled by being a municipal member in the GCJAAC
if an obligated organization prepares **emergency procedures**, plans or public safety information and makes the information available to the public, the obligated organization shall provide the information in an accessible format or with appropriate communication supports, as soon as practicable, upon request	**O. Reg. 191/11, s. 13**	
Designated public sector organizations shall make their **internet websites** and web content conform with the World Wide Web Consortium Web Content Accessibility Guidelines (WCAG) 2.0, Level AA	**O. Reg. 191/11, s. 14**	
Every employer shall notify its employees and the public about the availability of **accommodation** for applicants with disabilities in its recruitment processes	**O. Reg. 191/11, s. 22**	
During a recruitment process, an employer shall notify job applicants, when they are individually selected to participate in an assessment or selection process, that **accommodations** are available upon request in relation to the materials or processes to be used.	**O. Reg. 191/11, s. 23**	
If a selected applicant requests an **accommodation**, the employer shall consult with the applicant and provide or arrange for the provision of a suitable accommodation in a manner that takes into account the applicant's accessibility needs due to disability	**O. Reg. 191/11, s. 23**	

Attachment to Report CCR-JAAC-19-25
Municipal Accessibility Responsibilities

Legislation	**Link to Legislation**	**Legislation fulfilled by being a municipal member in the GCJAAC**
Every employer shall, when making offers of employment, notify the successful applicant of its policies for **accommodating** employees with disabilities	**O. Reg. 191/11, s. 24**	
Every employer shall inform its employees of its **policies used to support** its employees with disabilities, including, but not limited to, policies on the provision of job accommodations that take into account an employee's accessibility needs due to disability. Employers shall provide the information required under this section to new employees as soon as practicable after they begin their employment. Employers shall provide updated information to its employees whenever there is a change to existing policies on the provision of job accommodations that take into account an employee's accessibility needs due to disability	**O. Reg. 191/11, s. 25**	
Every employer shall provide **individualized workplace emergency response informatio**n to employees who have a disability, if the disability is such that the individualized information is necessary, and the employer is aware of the need for accommodation due to the employee's disability. If an employee who receives individualized workplace emergency response information requires assistance and with the employee's consent, the employer shall provide the workplace emergency response information to the person designated by the employer to provide assistance to the employee. Employers shall provide the information required under this section as soon as practicable after the employer becomes aware of the need for accommodation due to the employee's disability. Every employer shall review the individualized workplace emergency response information, when the employee moves to a different location in the	**O. Reg. 191/11, s. 27**	

Legislation	Link to Legislation	Legislation fulfilled by being a municipal member in the GCJAAC
organization; when the employee's overall accommodations needs or plans are reviewed; and when the employer reviews its general emergency response policies.		
Employers, other than employers that are small organizations, shall develop and have in place a **written process for the development of documented individual accommodation plans** for employees with disabilities. The process for the development of documented individual accommodation plans shall include the following elements: The manner in which an employee requesting accommodation can participate in the development of the individual accommodation plan. The means by which the employee is assessed on an individual basis. The manner in which the employer can request an evaluation by an outside medical or other expert, at the employer's expense, to assist the employer in determining if accommodation can be achieved and, if so, how accommodation can be achieved. The manner in which the employee can request the participation of a representative from their bargaining agent, where the employee is represented by a bargaining agent, or other representative from the workplace, where the employee is not represented by a bargaining agent, in the development of the accommodation plan. The steps taken to protect the privacy of the employee's personal information. The frequency with which the individual accommodation plan will be reviewed and updated and the manner in which it will be done. If an individual accommodation plan is denied, the manner in which the reasons for the denial will be provided to the employee. The means of providing the individual accommodation plan in a format that takes into account the employee's accessibility needs due to disability. Individual accommodation plans shall, if requested, include any information regarding accessible formats and communications supports provided, as described in section 26; if required, include individualized workplace emergency response information,	O. Reg. 191/11, s. 28	

Legislation	Link to Legislation	Legislation fulfilled by being a municipal member in the GCJAAC
as described in section 27; and identify any other accommodation that is to be provided.		
Every employer shall develop and have in place a **return-to-work process** for its employees who have been absent from work due to a disability and require **disability-related accommodations** in order to return to work; and shall document the process. The return-to-work process shall, outline the steps the employer will take to facilitate the return to work of employees who were absent because their disability required them to be away from work; and use documented individual accommodation plans. The return-to-work process referenced in this section does not replace or override any other return to work process created by or under any other statute.	O. Reg. 191/11, s. 29	
An employer that uses **performance management** in respect of its employees shall take into account the accessibility needs of employees with disabilities, as well as individual accommodation plans, when using its performance management process in respect of employees with disabilities. In this section, "performance management" means activities related to assessing and improving employee performance, productivity and effectiveness, with the goal of facilitating employee success.	O. Reg. 191/11, s. 30	
An employer that provides **career development and advancement** to its employees shall take into account the accessibility needs of its employees with disabilities as well as any individual accommodation plans, when providing career development and advancement to its employees with disabilities.		
An employer that uses **redeployment** shall take into account the accessibility needs of its employees with disabilities, as well as individual accommodation plans, when redeploying employees with disabilities.		

Attachment to Report CCR-JAAC-19-25
Municipal Accessibility Responsibilities

Legislation	Link to Legislation	Legislation fulfilled by being a municipal member in the GCJAAC
Every municipality shall **consult with its municipal accessibility advisory committee**, the public and persons with disabilities to determine the proportion of on-demand accessible **taxicabs** required in the community. Every municipality shall identify progress made toward meeting the need for on-demand accessible taxicabs, including any steps that will be taken to meet the need, in its accessibility plan	O. Reg. 191/11, s. 79	Yes. Municipalities that license taxicabs shall present to the GCJAAC.
Any municipality that licenses taxicabs shall ensure that owners and operators of **taxicabs** are prohibited from charging a higher fare or an additional fee for persons with disabilities than for persons without disabilities for the same trip; and from charging a fee for the storage of mobility aids or mobility assistive devices. Any municipality that licenses taxicabs shall ensure that owners and operators of taxicabs place vehicle registration and identification information on the rear bumper of the taxicab. (3) Any municipality that licenses taxicabs shall ensure that owners and operators of taxicabs make available vehicle registration and identification information in an accessible format to persons with disabilities who are passengers.	O. Reg. 191/11, s. 80	

https://www.ontario.ca/page/municipal-accessibility-advisory-committees **“Consult the committee** We encourage you to consult with your accessibility advisory committee about: • how to implement the province’s accessibility standards		

• the preparation of your municipality's accessibility compliance reports • any other matters where the committee's advice would be helpful"		
The Ontario Human Rights Code Part I Freedom From Discrimination Services. Every person has a right to equal treatment with respect to services, goods and facilities, without discrimination because of race, ancestry, place of origin, colour, ethnic origin, citizenship, creed, sex, sexual orientation, gender identity, gender expression, age, marital status, family status or disability.	The Ontario Human Rights Code	
The Blind Persons' Rights Act provides someone who is blind the legal right to: • be accompanied by a specially trained guide dog in all facilities open to the public, and not be charged an extra fee for the guide dog • equal housing opportunities, and no special conditions or terms can be imposed because of a guide dog's presence The act prohibits discrimination against blind persons who use guide dogs in the areas of services, accommodation, facilities and occupancy. It also prohibits persons who are not blind from using white canes.	The Blind Persons' Rights Act	

Ontario's Building Code The Building Code Act governs the way buildings are constructed, renovated or changed. The Building Code is a regulation under this act and sets out requirements that help maintain standards for, among others, barrier-free accessibility. Municipalities enforce the Building Code Act and the Building Code. Under the Building Code, a building and its facilities are barrier-free if people with physical or sensory disabilities can approach, enter and use them. The requirements apply (but are not limited) to: parking entrances elevators washrooms halls doorways and doors spaces in seating areas ramps signs The Building Code's requirements for barrier-free design apply to most uses of buildings. There are a few exceptions, such as:	Building Code Act, 1992, S.O. 1992, c. 23	

houses, including semi-detached houses, duplexes, triplexes, town houses, row houses and boarding or rooming houses with fewer than 8 boarders or roomers high-hazard industrial buildings buildings that are not intended to be occupied on a daily or full-time basis The Building Code does not require building owners or operators to upgrade their existing buildings to meet the current Code requirements. However, when building owners renovate a building or change their buildings' use, they may be required to meet Building Code requirements for barrier-free accessibility.		

Colour Legend

Butter Yellow	Yes, legislation fulfilled through AAC (with municipal facilitation)
Light Gray	This is a gray area. Consultation with AAC isn't legislated, but it is best practice
White	This piece of legislation is not fulfilled by participating in an accessibility advisory committee

Staff Report

Report To: Grey County Joint Accessibility Advisory Committee

Report From: Michele Harris, CAO

Meeting Date: November 20, 2025

Subject: West Grey Front Counter Renovations

Recommendations:

THAT in consideration of staff report 'West Grey Front Counter Renovations', GCJAAC receive the report for review and comment.

Highlights:

- A recent customer service encounter at the Municipality's administration office highlighted concerns re security and vulnerability of staff to any potential dangers.
- The Municipality intends to reconfigure the front customer service counter, including adding glass partitions from counter level to the ceiling, that can be opened and closed, as required; and moving the current accessible counter area from the east side of the counter, to the west side of the counter, to provide easier access and allow for an additional workstation.
- The Municipality will also implement restricted access between all public areas and administrative areas in the building.

Previous Report/Authority:

n/a

Analysis:

In late June 2025, customer service staff at the Municipality were confronted by an aggressive ratepayer, that highlighted the vulnerability in the current office layout related to staff security and safety. As a result of the incident, a plan has been developed (as per attached) that includes the following changes to the existing access and customer service area:

1. Moving the existing accessible customer service window from the east side of the counter and creating a new accessible counter on the west side of the front customer service area (would allow easier access for all staff and members of the public to access the accessible counter).
2. Increase the height of the existing accessible customer service to make it level with the rest of the customer service counter (excluding the new accessible counter area).
3. Add glass partitions from counter height to ceiling height that can be opened, closed and locked, as required (to ensure a welcoming space for customers when they are conducting business, but also to allow staff to close and lock the windows in the case of a concern with access and security).
4. Add keypads to the entrances on the east side of the lobby and the west side of the lobby, that would restrict access to the administrative offices; all accessible/automated entry systems would still be operational with the installation of the new keypad system.

Consultation:

West Grey Senior Management Team

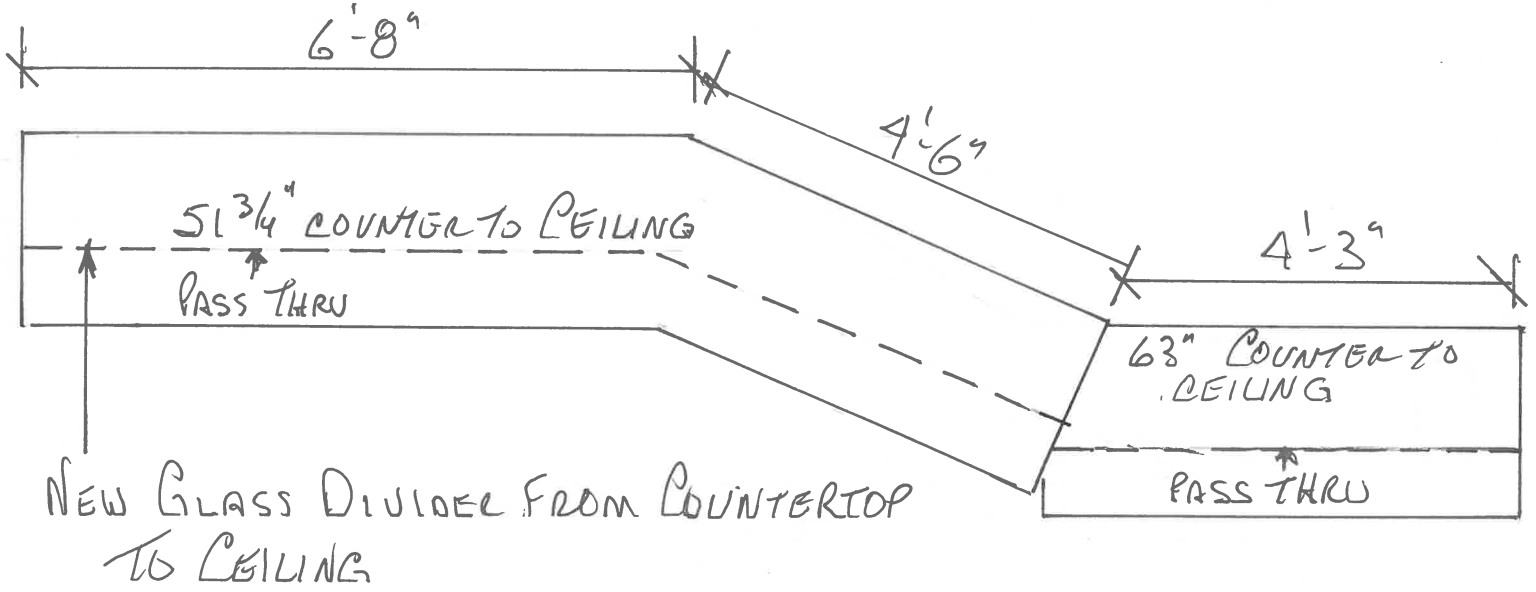
Attachments:

Draft layout of front counter reconfiguration & proposal

Submission approved by:
Michele Harris, Chief Administrative Officer

For more information on this report, please contact Michele Harris, CAO (mharris@westgrey.com or 519-369-2200 ext. 222).

WEST GREY MUNICIPAL OFFICE



DIMENSION ARE APPROX.
LAZOR TEMPLATING REQ'D

DOMM CONSY LTD

DOMM
CONSTRUCTION LTD.
Design Builders: Residential, Commercial and Agricultural

563 Louisa St., P.O Box 90, Ayton, ON N0G 1C0
Ph: 519-665-7848 Fx: 519-665-7895 admin@dommconstruction.ca
www.dommconstruction.ca

DOMM WELL BUILT

PROPOSAL

Date: October 29, 2025
Customer: Municipality of West Grey
Address: 402813 Grey County Rd 4 Durham N0G 1R0
Telephone:519-369-2200 **Attn: Michele Harris**
Job Description: Interior Renovations

Materials and labour to complete the following interior work requested:

Double Doors

- Remove control arm to North door of hallway double doors
- Install a commercial security finish bolt on the backside of the North door
- Push button & security code modifications by others

[redacted]

[redacted]

[redacted]

Counter Top Security

- Template for glass room divider on top of existing counter tops to existing bulkhead
- Install new 10mm clear tempered glass c/w 2 pass through cut outs and clear anodized "U" Channel for mounting to walls, countertop and bulkhead

[redacted]

DOMM
CONSTRUCTION LTD.
Design Builders: Residential, Commercial and Agricultural

563 Louisa St., P.O Box 90, Ayton, ON N0G 1C0
Ph: 519-665-7848 Fx: 519-665-7895 admin@dommconstruction.ca
www.dommconstruction.ca

DOMM WELL BUILT

PROPOSAL

Date: October 29, 2025
Customer: Municipality of West Grey
Address: 402813 Grey County Rd 4 Durham N0G 1R0
Telephone:519-369-2200 **Attn: Michele Harris**
Job Description: Interior Renovations

Open Wall for new Pass Through for Meeting Countertop

- Cut and remove drywall both sides
- Remove wall studding
- Install new jambs on 3 sides
- Install a new 25" wide countertop width of opening
- Install new window casing on all sides of new opening
- Costing is based on the assumption there was an existing opening there when building was constructed
- New pass through to same size as existing opening
- No consideration given to West Grey signage on existing wall
- Paint and finish jambs and trims
- Clean up and remove debris

[redacted]

Frank Domm
Domm Construction Ltd.

DECISION

owen sound
where you *want* to live

Authority & Background:

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

File No.	STS2025-009
Staff Report No.	DA-25-015
Property Address	750 9th Street West
Proposal Description	The application is proposing construction a new storage shed and site modifications. This approval amends Site Plan Approval ST2018-006 which reconfigured the main entrance vestibule and front parking lot.

Decision Declaration:

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

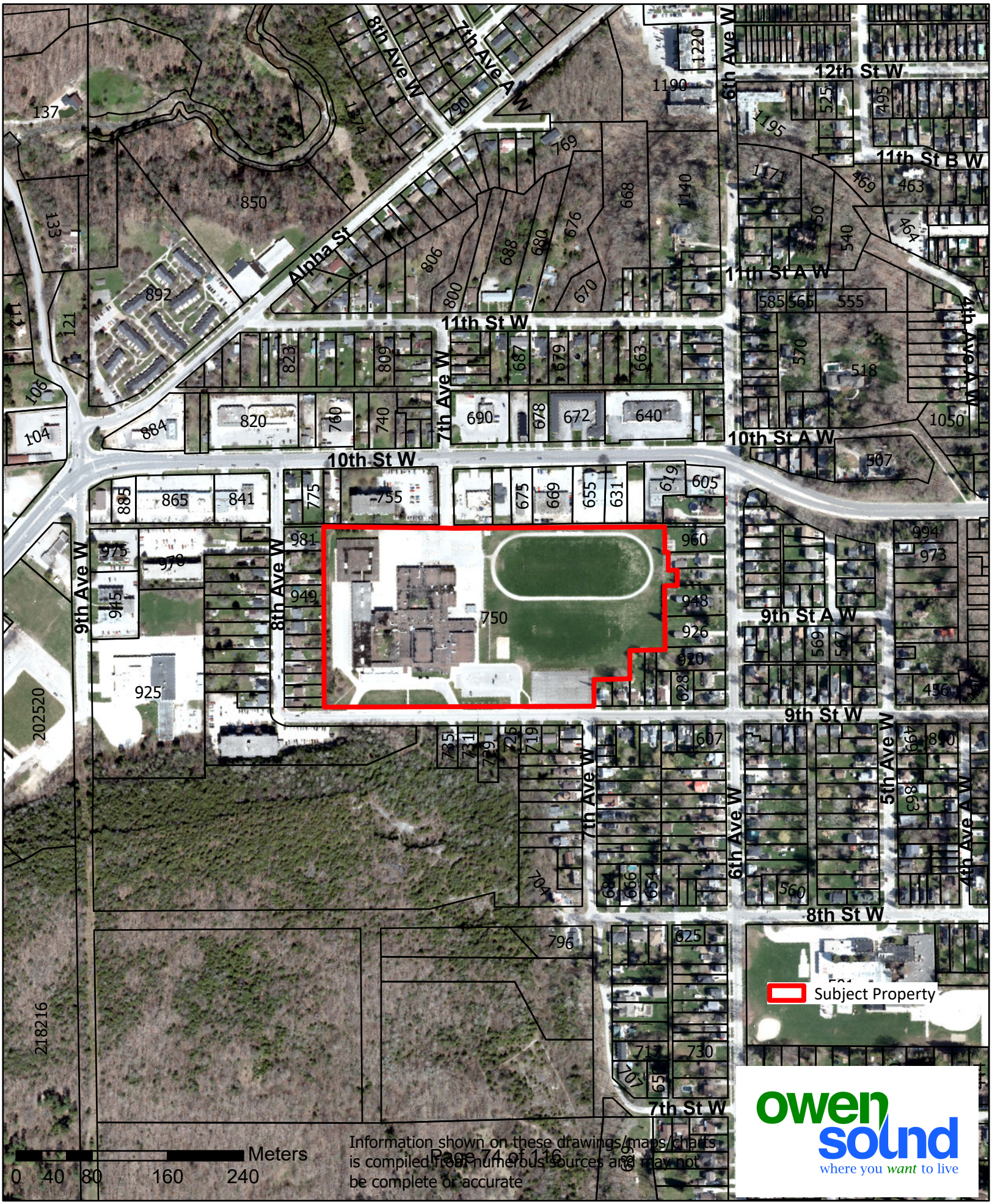
- ☐ Refused on the basis that a subsequent submission is required in accordance with the direction provided in Schedule 'D' of the attached staff report.
- ☐ Approved
- ☒ Approved, subject to the conditions in Schedule 'F' of the attached staff report.

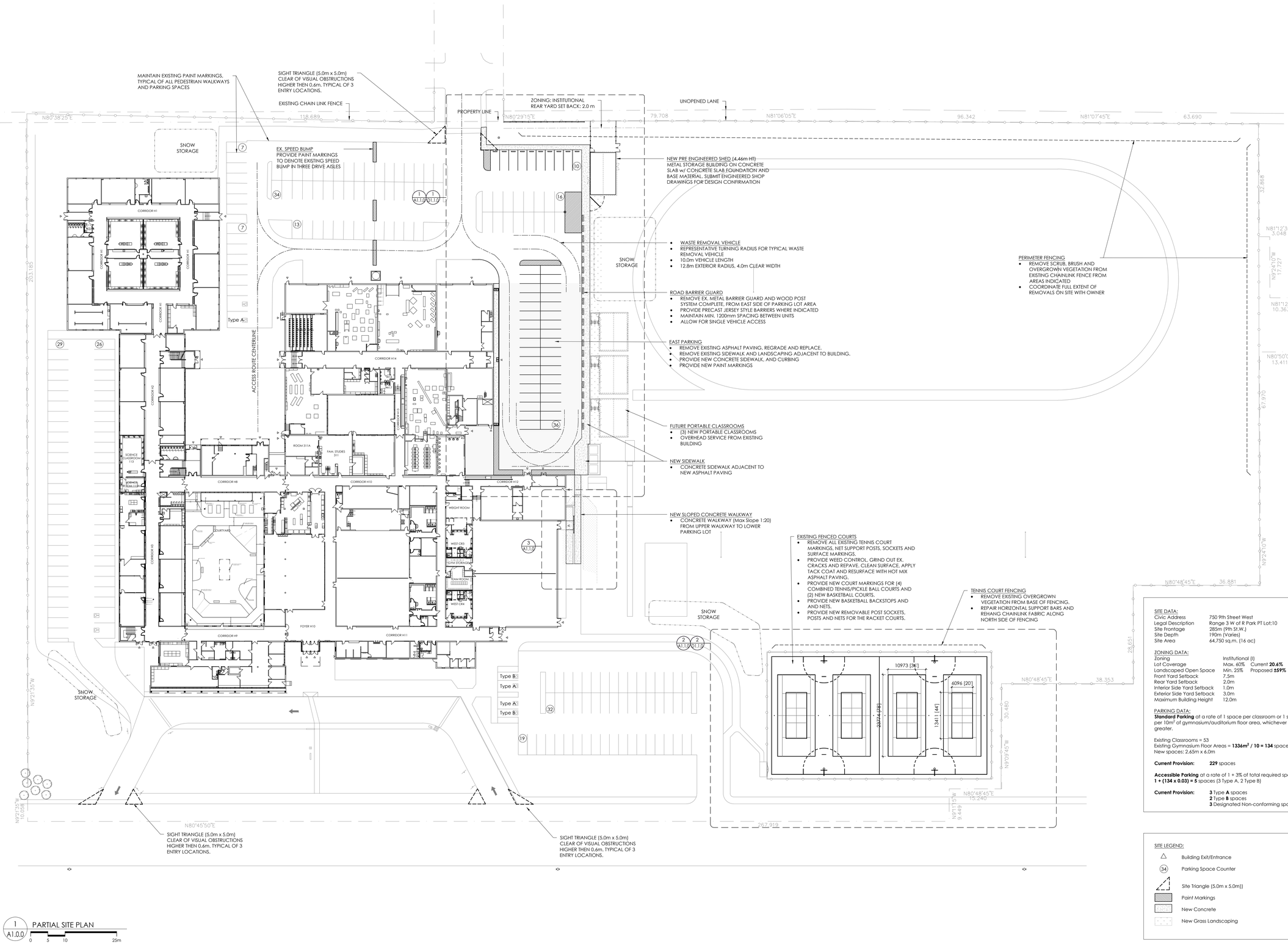
Decision Date: August 13, 2025

Signature:

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

Schedule 'A': Orthophoto





1 A1.0.0 PARTIAL SITE PLAN
0 5 10 25m

SITE DATA:

Civic Address	750 9th Street West	
Legal Description	Range 3 W of R Park PT Lot:10	
Site Frontage	285m (9th St.W.)	
Site Depth	190m (Varies)	
Site Area	64,750 sq.m. (16 ac)	

ZONING DATA:

Zoning	Institutional (I)	
Lot Coverage	Max. 60%	Current **20.6%**
Landscaped Open Space	Min. 25%	Proposed **≥59%**
Front Yard Setback	7.5m	
Rear Yard Setback	2.0m	
Interior Side Yard Setback	1.0m	
Exterior Side Yard Setback	3.0m	
Maximum Building Height	12.0m	

PARKING DATA:

Standard Parking at a rate of 1 space per classroom or 1 space per 10m² of gymnasium/auditorium floor area, whichever is greater.

Existing Classrooms = 53
Existing Gymnasium Floor Areas = **1336m² / 10 = 134** spaces
New spaces: 2.65m x 6.0m

Current Provision: **229** spaces

Accessible Parking at a rate of 1 + 3% of total required spaces.
1 + (134 x 0.03) = 5 spaces (3 Type A, 2 Type B)

Current Provision: **3** Type **A** spaces
2 Type **B** spaces
3 Designated Non-conforming spaces

SITE LEGEND:

- Building Exit/Entrance
- (34) Parking Space Counter
- Site Triangle (5.0m x 5.0m))
- Paint Markings
- New Concrete
- New Grass Landscaping

REVISIONS

NO.	DATE	PARTICULAR
1	23.07.19	ISSUED FOR REVIEW OF SCOPE
2	23.09.19	ISSUED FOR COORD. OF SCOPE
3	23.11.10	ISSUED FOR COORD. OF SCOPE
4	23.12.07	ISSUED FOR CM REVIEW
5	24.01.02	ISSUED FOR CM REVIEW
6	24.02.14	ISSUED FOR TENDER
7	24.02.29	ISSUED FOR PERMIT
8	24.03.06	ISSUED FOR SITE TENDER
9	24.03.14	ISSUED FOR ADDENDUM No.2
10	24.04.18	ISSUED FOR SITE PLAN REVISIONS
11	24.05.16	ISSUED FOR IFC
12	24.07.24	ISSUED FOR SPA SUBMISSION

NOTES:

SURVEY INFORMATION ILLUSTRATED IN THIS PLAN IS REPRESENTATIVE. REFER TO BOUNDARY SURVEY PREPARED BY J.D. BARNES 23-14-972-00 FOR SITE SPECIFIC INFORMATION.

KEY PLAN:

CLIENT:
BLUEWATER DISTRICT SCHOOL BOARD

PROJECT:
22338

OWEN SOUND DISTRICT SECONDARY SCHOOL

750 9th Street West
Owen Sound, ON
N4K 3P6

ORIGINAL PAGE SIZE ARCH D - 24" x 36"

KEY TO DETAIL LOCATION:
A - DETAIL NO.
B - DETAIL NO. ORIGIN

All dimensions and measurements must be checked and verified by the General Contractor

Reproduction of drawings and related documents in whole or in part is forbidden without written permission of The Ventin Group.

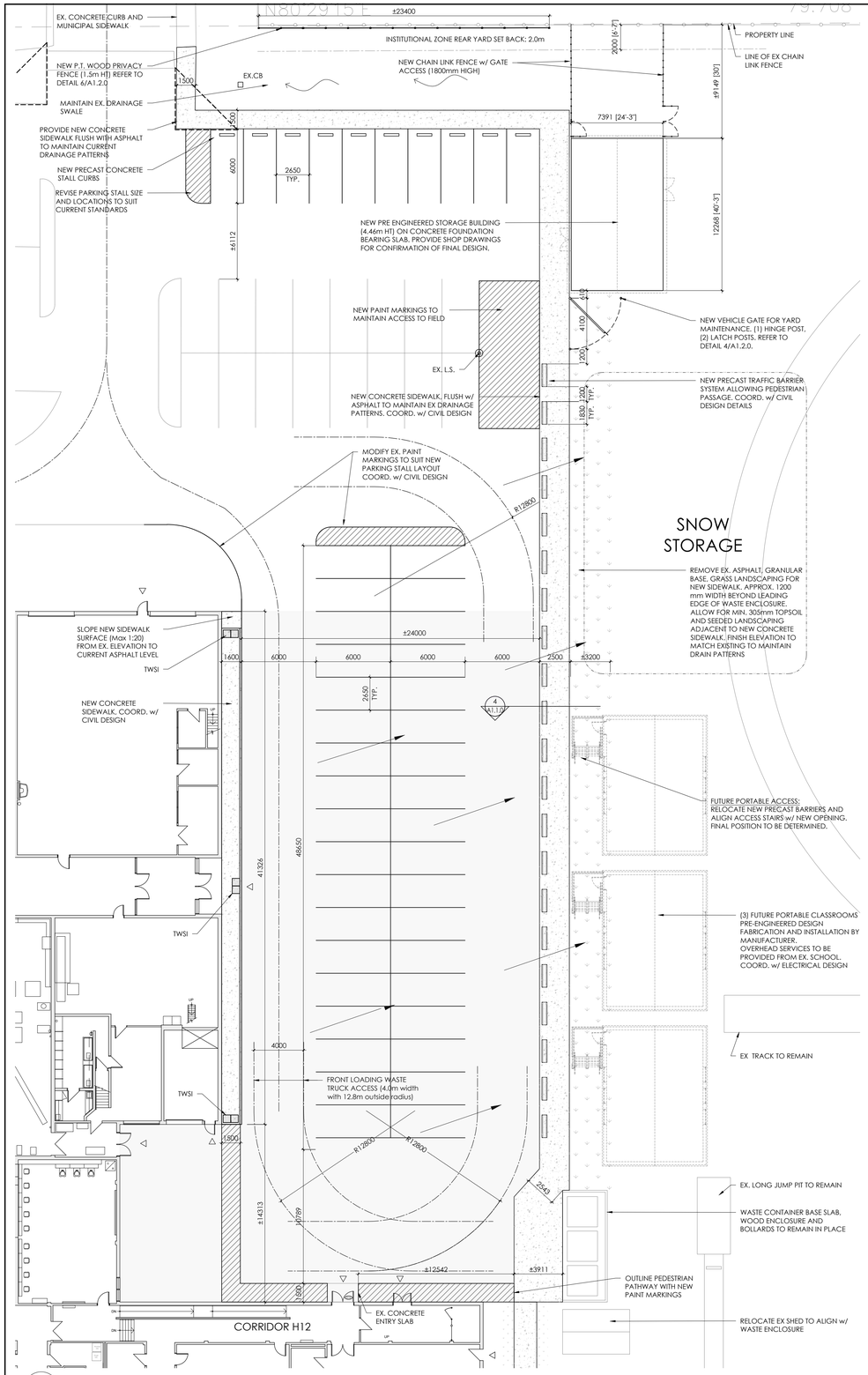
VG ARCHITECTS
THE VENTIN GROUP LTD

PARTIAL SITE PLAN

A1.0.0

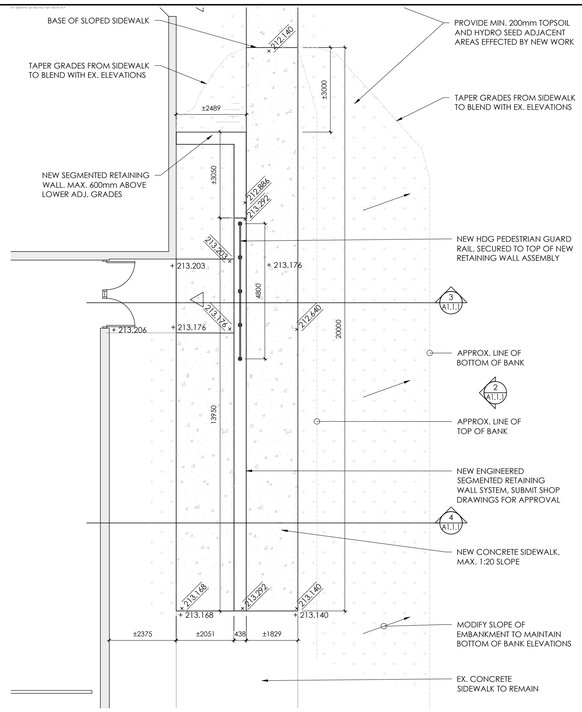
DRAWN BY : ES CHECKED BY : XX

Filename: K:\TVG-Brantford\Owen Sound DSS Reno's-22338\Drawings\Wd-Current\OSDSS A2.0.dwg
Plot Date: Jul 24, 2024 - 10:18am By: eshuck



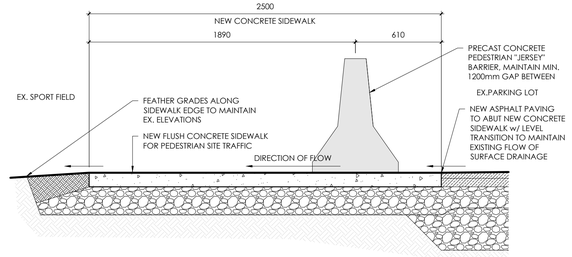
1 A1.1.0 PARTIAL SITE PLAN - EAST PARKING LOT

0 2 4 10m



3 A1.1.0 PARTIAL SITE PLAN - EAST SIDEWALK REPLACEMENT

0 1 2 5m



1 A1.1.0 SECTION - NEW SIDEWALK TRANSITION

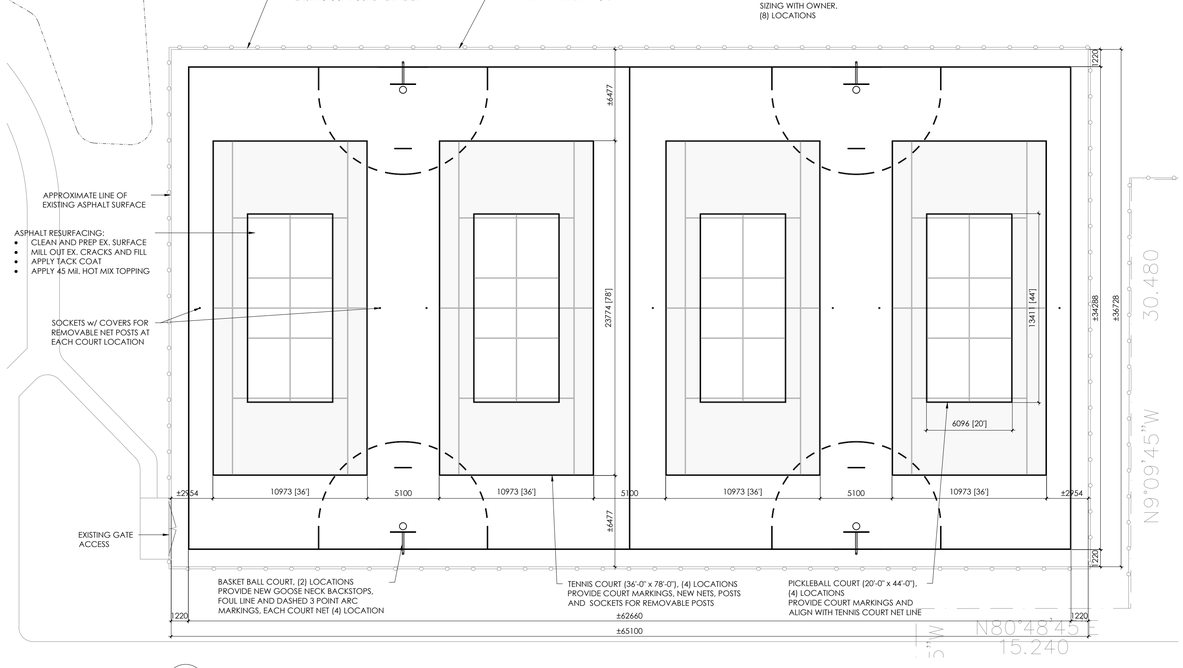
0 200 400 1000mm

SITE LEGEND:

- Building Exit/Entrance
- 34 Parking Space Counter
- Site Triangle (5.0m x 5.0m))
- Paint Markings
- New Concrete
- New Grass Landscaping

BASKETBALL BACKSTOPS:
EQUAL TO BB-19F BY GYMNASIUM & HEALTH. GOOSENECK, FRONT, MOUNT SINGLE POST BASKETBALL BACKSTOP COMPLETE WITH BRACE KIT, 4 ½" O.D. PIPE WITH 4'-0" EXTENSION. SUPPLY AND INSTALLATION OF BB-23 ALUMINUM BACKBOARD COMPLETE WITH BB-31 FRONT MOUNT GOAL.
(4) LOCATIONS. REFER TO DETAIL 5/A1.2.0

TENNIS NET SLEEVES:
EQUAL TO TP-278G BY GYMNASIUM & HEALTH. GROUND SLEEVE WITH COVER COMPATIBLE WITH RTP-2788K TENNIS POSTS. COORDINATE POST SIZING WITH OWNER.
(8) LOCATIONS



2 A1.1.0 PARTIAL SITE PLAN - EXISTING TENNIS COURTS

0 2 4 10m

REVISIONS

NO.	DATE	PARTICULAR
1	23.07.19	ISSUED FOR REVIEW OF SCOPE
2	23.09.19	ISSUED FOR COORD. OF SCOPE
3	23.11.10	ISSUED FOR COORD. OF SCOPE
4	23.12.07	ISSUED FOR CM REVIEW
5	24.01.02	ISSUED FOR CM REVIEW
6	24.02.14	ISSUED FOR TENDER
7	24.02.29	ISSUED FOR PERMIT
8	24.03.06	ISSUED FOR SITE TENDER
9	24.03.14	ISSUED FOR ADDENDUM No.2
10	24.04.18	ISSUED FOR SITE PLAN REVISIONS
11	24.05.16	ISSUED FOR IFC
12	24.07.08	ISSUED TO CONFIRM GAME LINES
13	24.07.24	ISSUED FOR SPA SUBMISSION

NOTES:

KEY PLAN:

CLIENT:
BLUEWATER DISTRICT SCHOOL BOARD

PROJECT:
22338

OWEN SOUND DISTRICT SECONDARY SCHOOL

750 9th Street West
Owen Sound, ON
N4K 3P6

ORIGINAL PAGE SIZE ARCH D - 24" x 36"

KEY TO DETAIL LOCATION:
A - DETAIL NO.
B - DETAIL NO. ORIGIN

Reproduction of drawings and related documents in whole or in part is forbidden without written permission of The Ventin Group.
All dimensions and measurements must be checked and verified by the General Contractor

+VG ARCHITECTS
THE VENTIN GROUP LTD

PARTIAL SITE PLAN

A1.1.0

DRAWN BY : ES CHECKED BY : XX

Plot Date: Jul 24, 2024 - 10:24am By: eshuck Filename: K:\YVG-Brantford\Owen Sound DSS Reno's 22338\Drawings\Wd-Current\OSDSS A2.0.dwg

SCHEDULE E

Details Respecting Matters of Accessibility ST2025-009

Section 41 of the *Planning Act*, which legislates Site Plan Control, stipulates that no development shall be undertaken unless the approval authority has approved plans showing the location of all buildings, facilities, and works forming part of the development, including facilities designed to have regard for accessibility for persons with disabilities.

A condition of Site Plan approval has been implemented by the approval authority to ensure that matters of accessibility are addressed in the final design and that the final approved site and construction plans reflect the requirements of the Accessibility for Ontarians with Disabilities Act and the Ontario Building Code respecting matters of accessibility

Vehicular Access and Paths of Travel

- The site will be accessed via existing driveways.
- The existing asphalt area east of the school is proposed to be removed and replaced with 36 painted parking spaces. This area was previously shown as classroom portables (2018 approved plan). While there is a building entrance near this parking, it is not one of the main entrances.
- There is no change proposed to the existing barrier-free parking, and the site exceeds the minimum required number of spaces (6 required, 8 provided).

Other Exterior Paths of Non-Vehicular Travel

- The newly proposed sidewalk adjacent to the east parking lot, and northerly to 7th Avenue West is 1.5m wide.
- Typically, the City requires some level of protection from vehicular routes/parking areas and adjacent pedestrian pathways. Jersey barriers are shown along some but not all parts of the new sidewalk. It is recommended that:
    - Jersey barriers be extended along the internal sidewalk where it abuts parking
    - That barrier curb be provided from 7th Avenue West lot ine (municipal sidewalk) to the on-site corner of the sidewalk with TWSI at the pedestrian crosswalk. This crosswalk is visible on Google imagery:



Figure 1: OSDSS driveway to 7th Ave W (2025 Airbus, CNES/Airbus, Mascar Technologies, Map Data 2025)

- Pedestrian walkways, sidewalks and connections to City streets are provided throughout the site, in areas not subject of this site plan approval application. It is the Owner's responsibility to ensure any changes meet AODA and City standards.
- The new north/south sidewalk spans the entire site with limited rest areas provided. The provision of benches or alternative rest areas should be considered.

Site Design & Functionality

- Overall, the functionality will be improved by the addition of a new dedicated north/south pedestrian pathway providing access from both front and rear parking areas to the sports fields, and through the site. This sidewalk will also provide access to future portable locations.

Access to Transit & Amenities

- The site is located proximate to 10th Street West, a collector road and part of the Brooke Bus Route.
- The 10th Street East road allowance includes a sidewalk on the south side of the street, which is one of the most continuous stretches of sidewalk in the City, linking to 16th Street East and 18th Avenue East (Wal-Mart).
- The Crosstown bus service also has a stop at 9th Street West and 6th Avenue West.

DECISION

Authority & Background:

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

File No.	ST2025-010
Staff Report No.	DA-25-016
Property Address	843 9th Avenue East
Proposal Description	To permit an eleven (11) unit cluster townhouse development.

Decision Declaration:

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

☐ Refused on the basis that a subsequent submission is required in accordance with the direction provided in Schedule 'D' of the attached staff report.

☐ Approved

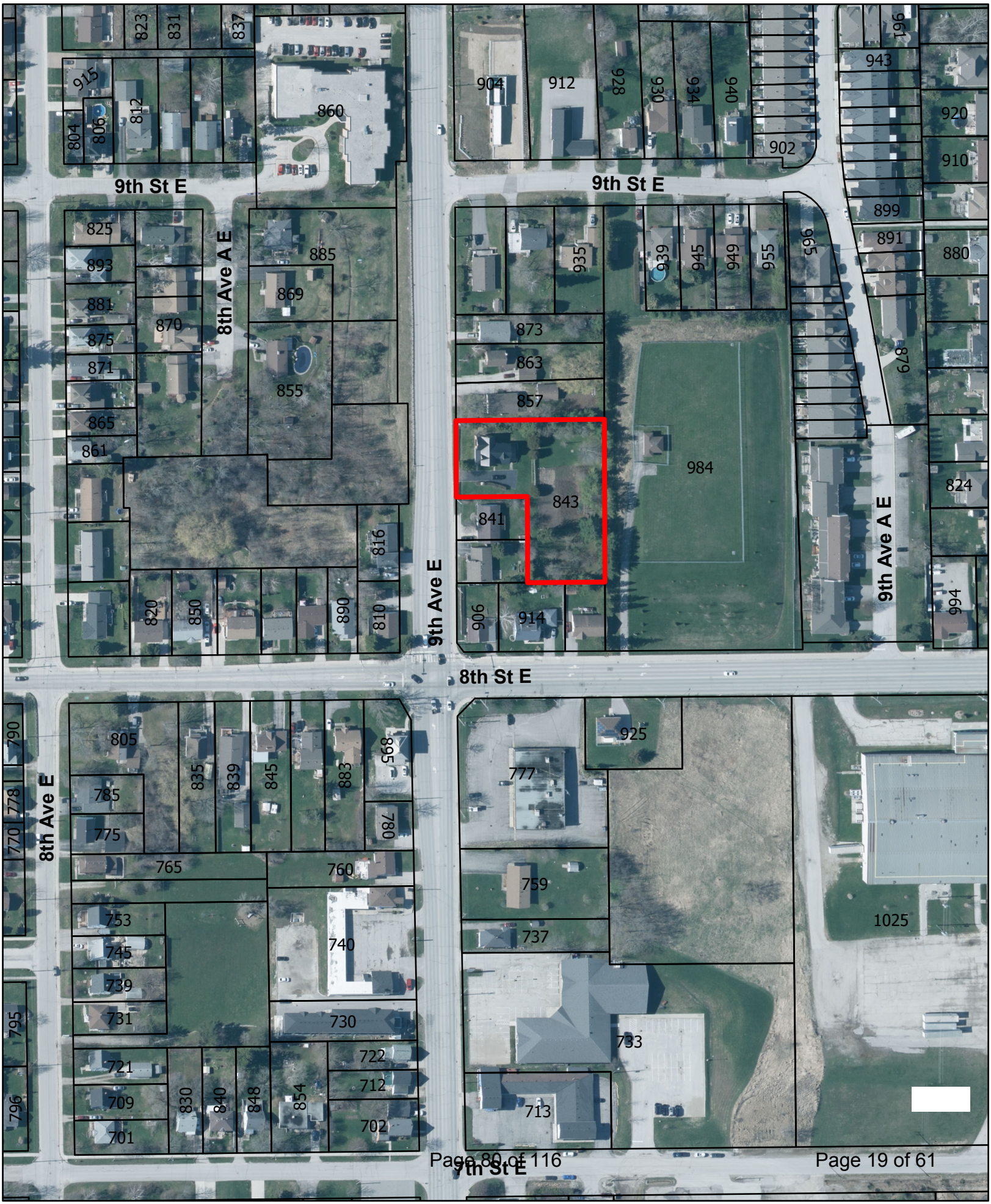
☒ Approved, subject to the conditions in Schedule 'F' of the attached staff report.

Decision Date: September 08, 2025

Signature: 

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

Schedule 'A': Orthophoto

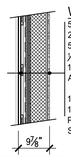




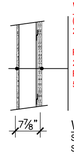
A A1.1B 7 UNIT - MAIN FLOOR PLAN

3/16" = 1'-0"

WALL TYPE SCHEDULE

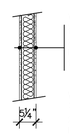


WALL TYPE - W1 (R27.0) (MIN. R19 + R5c.i. 45 MIN. FRR)
5/8" TYPE 'X' FIRE-CODE GYPSUM BOARD
2x6 STUDS AT 16" o.c.
5" POLYURETHANE SPRAY FOAM INSULATION (R25.0)
½" PLYWOOD SHEATHING
1" EXTRUDED POLYSTYRENE RIGID INSULATION (R5.0 C.I.)
AIR RETARDER (TYPAR OR APPROVED EQUAL) SEALED OVER ENTIRE SURFACE WITH ALL JOINTS TAPED (6" MIN. LAP)
1x4 SPF #2 VERT. STRAPPING AT 16" O.C.
1x4 SPF #2 HOR. STRAPPING AT 16" O.C.
PRE-FINISHED CLADDING (STYLE & COLOUR BY OWNER)
SEE ELEVATIONS



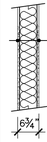
WALL TYPE - W2 - DEMISING WALL
(PER O.B.C. SB3: WALL TYPE W4a - 1 HR. FRR, STC 51)
2 LAYERS 5/8" TYPE 'X' FIRE-CODE GYPSUM BOARD - SEALED WITH FIRE RATED CAULKING
RESILIENT CHANNELS AT 24" O.C. (1 SIDE)
2x6 SPF #2 STUDS AT 16" O.C.
FIRE RATED MINERAL FIBRE INSUL. - BETWEEN STUDS
5/8" TYPE 'X' FIRE-CODE GYPSUM BOARD - SEALED WITH FIRE RATED CAULKING

WALL TYPE - W2a
SAME AS WALL TYPE W2 - ADD 1/2" PLYWOOD EACH FACE SHEAR WALL - SEE STRUCTL DWGS.

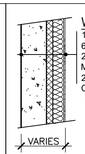


WALL TYPE - W3 - SUITE PARTITION WALL
1/2" GYPSUM BOARD
2x4 STUDS AT 16" O.C.
MINERAL FIBRE INSUL. - FILL CAVITY
1/2" GYPSUM BOARD

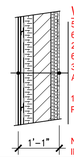
WALL TYPE - W3a - WET WALL
1/2" MOISTURE RESISTANT GYPSUM BOARD
2x6 STUDS AT 16" O.C.
MINERAL FIBRE INSUL. - FILL CAVITY
1/2" GYPSUM BOARD - AT EXPOSED FACE



WALL TYPE - W4
5/8" TYPE 'X' FIRE-CODE GYPSUM BOARD - SEALED WITH FIRE RATED CAULKING
2x6 SPF #2 STUDS AT 16" O.C.
FIRE RATED MINERAL FIBRE INSUL. - BETWEEN STUDS
5/8" TYPE 'X' FIRE-CODE GYPSUM BOARD - SEALED WITH FIRE RATED CAULKING



WALL TYPE - W5 (FOUNDATION WALL)
1/2" PAPERLESS GYPSUM BOARD
6 MIL. POLY VAPOUR BARRIER
2x4 SPF #2 STUDS AT 24" O.C.
MINERAL FIBRE BATT INSULATION (R12)
2" POLYURETHANE SPRAY FOAM INSUL. (R10.0 c.i.)
CONCRETE FOUNDATION AS SHOWN ON FOUNDATION PLAN



WALL TYPE - W6 (R27.0) (MIN. R19 + R5c.i. 45 MIN. FRR)
5/8" TYPE 'X' FIRE-CODE GYPSUM BOARD
6 MIL. POLY VAPOUR BARRIER
2" RIGID INSULATION (R10)
6" CONCRETE MASONRY UNIT - REINFORCING ??
3" EXTRUDED POLYSTYRENE RIGID INSULATION (R15 C.I.)
AIR RETARDER (TYPAR OR APPROVED EQUAL) SEALED OVER ENTIRE SURFACE WITH ALL JOINTS TAPED (6" MIN. LAP)
1" HOR. 'Z' GIRTS STRAPPING AT 16" O.C.
PRE-FINISHED VERT. METAL CLADDING (STYLE & COLOUR BY OWNER) SEE ELEVATIONS

NOTE: RECESS SHALLOW ELECTRICAL BOXES WITHIN RIGID INSULATION.

WALL TYPE NOTES:

1. SEAL ALL WALL PENETRATIONS WITH FIRE STOP RED TO MAINTAIN 1 HR. FIRE RATING.
2. ALL INTERIOR GYPSUM BOARD TO BE RECEIVE LEVEL 3 FINISH (MIN.) - TAPE, FILL SAND AND PRIME ALL SEAMS, SCREW HEADS AND PENETRATIONS + PAINT.

3.	ISSUED FOR REVIEW	2025.03.07
2.	ISSUED FOR REVIEW	2025.02.19
1.	ISSUED FOR REVIEW	2025.01.23

ARCHITECT:

DAVID JAMES DIEBEL
ARCHITECT INC.

Office: 582 Gustavus Street, Port Elgin, ON.
Mailing Address: P.O. BOX 18, TARA, ON. N0H 2N0
519.934.3735 www.diebelarch.com

PROJECT NORTH

CLIENT:
MURPHY CONSTRUCTION
Address....

PROPOSED :
4 AND 7 PLEX TOWN HOME

843 9th AVE. EAST
OWEN SOUND, ONTARIO
COUNTY OF GREY

DRAWING NAME:
7 UNIT TOWN HOME
MAIN FLOOR PLAN

PROJECT No.: 2024-??

SCALE: AS NOTED

DWG. No.: A1.1B

SCHEDULE E

Details Respecting Matters of Accessibility

Section 41 of the *Planning Act*, which legislates Site Plan Control, stipulates that no development shall be undertaken unless the approval authority has approved plans showing the location of all buildings, facilities, and works forming part of the development, including facilities designed to have regard for accessibility for persons with disabilities.

The subject lands are located on the eastern side of 9th Avenue East, north of 8th Street East. The proposed development includes the construction of eleven (11) individual cluster townhouse units, each complete will an internal garage, and a paved private driveway accessed by a private street off 9th Avenue East.

A condition of Site Plan approval has been implemented by the approval authority to ensure that matters of accessibility are addressed in the final design and that the final approved site and construction plans reflect the requirements of the *Accessibility for Ontarians with Disabilities Act* and the Ontario Building Code respecting matters of accessibility.

Vehicular Access and Paths of Travel

It is proposed that the site will gain vehicular access via a 6.1 m wide private street, which provides direct access to all proposed units via private driveways. Parking is proposed within the private driveway and attached garage for each unit. In total, 23 parking spaces are proposed, including 1 accessible space. 2 bicycle parking spaces are also proposed. Recommended conditions of approval will require that the Owner's consulting Engineering confirm that the running slope and cross slope of the Accessible Parking Space Access Aisle comply with AODA requirements.

Exterior Paths of Non-Vehicular Travel

The main entrance of each proposed unit is accessed via the private sidewalk. The sidewalk will have a width of 1.5 m and will include tactile warning indicators and curb ramps or depressed curbs where required, which is consistent with the AODA requirements. The running slope and cross-slope of the proposed walkway have not been identified on the submitted drawings. Recommended conditions of approval will require that the Owner's consulting engineer confirm that grating or

openings in the sidewalk meet AODA requirements, and that the running slope, cross slope and any changes in level of the sidewalk comply with AODA requirements. The Owner's consulting engineering must also confirm that any proposed curb ramps or depressed curbs meet AODA requirements for slope and clear width.

Site Design & Functionality

In total, the development requires 14 off-street parking stalls, whereas 23 are proposed. The development includes 1 accessible parking space, and 2 bicycle parking spaces.

Bicycle parking required for the development is located in proximity to the main entrance of both proposed townhouse buildings, thereby enhancing functionality of the site for cyclists.

Snow storage is proposed on-site located along the southern side of the private street and to the north of the proposed accessible parking space.

Access to Transit & Amenities

There is an existing transit stop for the Core transit route located north of the subject site at the intersection of 9th Avenue East and 9th Street East. To access this transit route, pedestrians can travel approximately 90 m north along 9th Avenue East.

The subject lands are also located near a Transit Shelter for the East Bayshore transit route, located south of the subject site at the intersection of 8th Street East and 9th Avenue A E. To access this transit shelter, pedestrians can travel approximately 70 m south along 9th Avenue East and approximately 190 m east along 8th Street East.

DECISION

owen sound
where you *want* to live

Authority & Background:

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

File No.	ST2025-006
Staff Report No.	DA-25-012
Property Address	1800 8th Street East
Proposal Description	The application is proposing the construction of a new 6-bay accessory structure.

Decision Declaration:

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

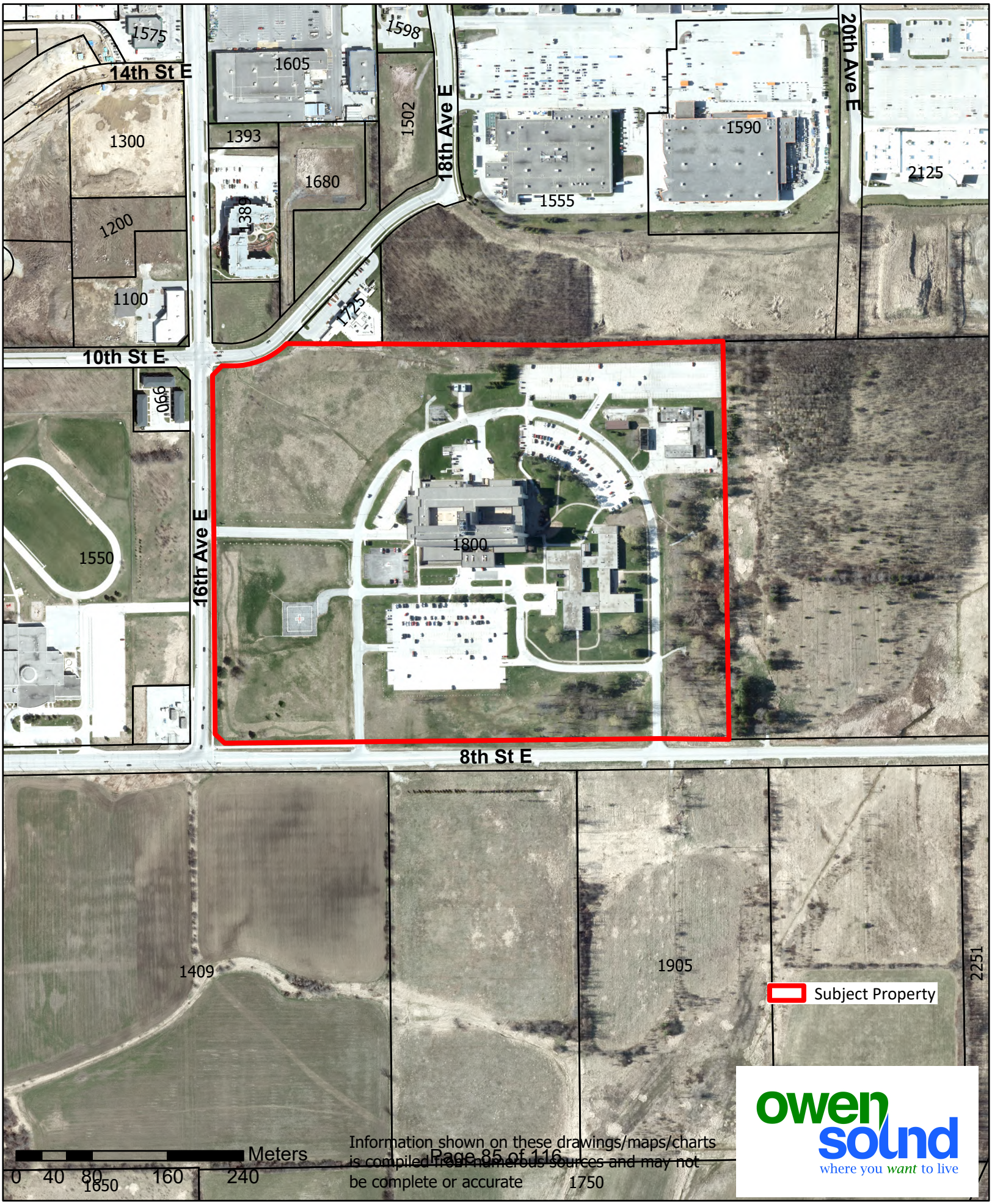
- ☐ Refused on the basis that a subsequent submission is required in accordance with the direction provided in Schedule 'D' of the attached staff report.
- ☐ Approved
- ☒ Approved, subject to the conditions in Schedule 'E' of the attached staff report.

Decision Date: July 25, 2025

Signature:

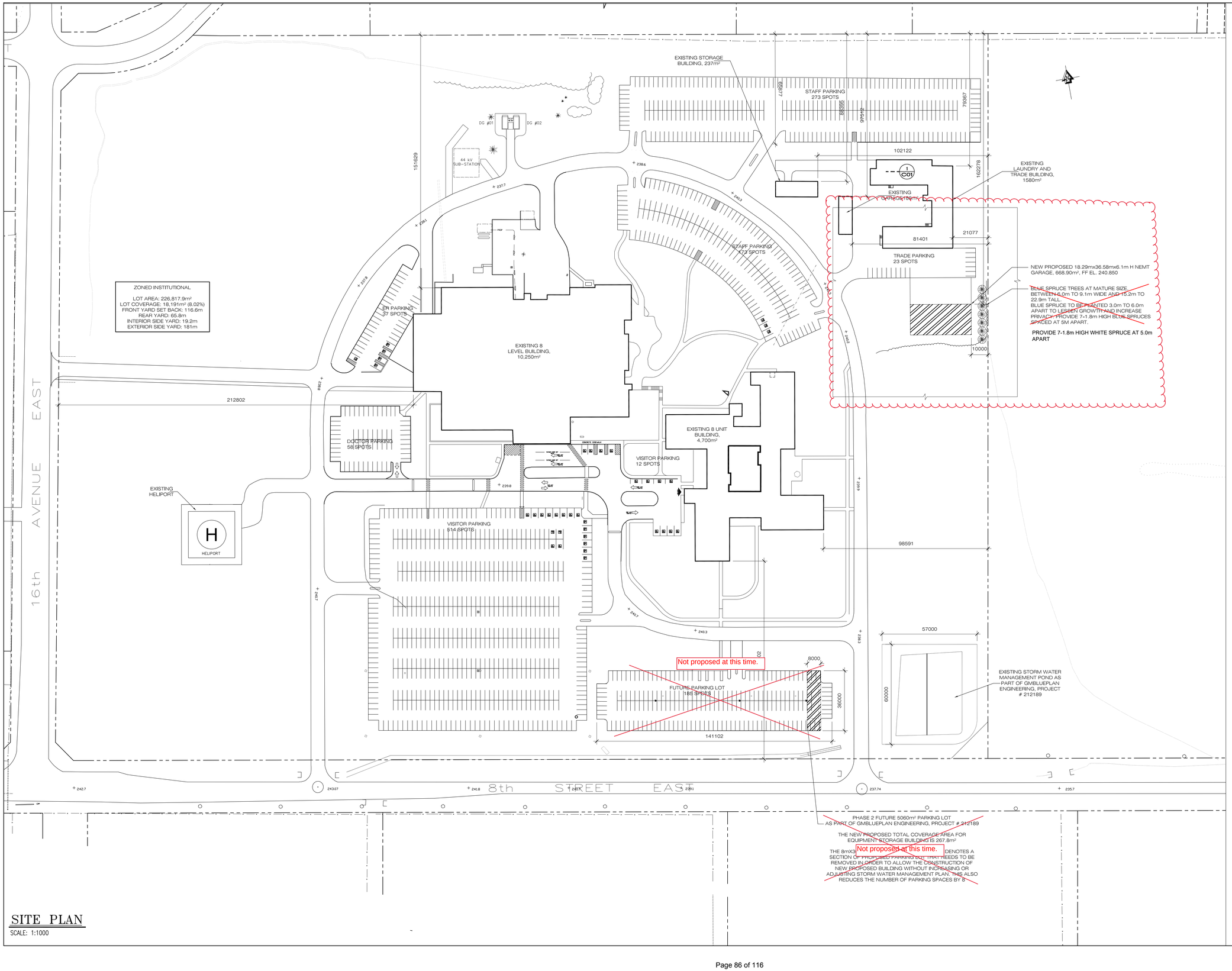
I affirm that I am authorized to render this decision by the City of Owen Sound and applicable legislation.

Schedule 'A': Orthophoto



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

owen sound
where you want to live



SITE PLAN

SCALE: 1:1000

ISSUED FOR REVIEW
MAY 28th, 2025

GENERAL NOTES

No.	Revisions	By	Date

DETAIL NUMBER / LOCATION SHEET

THE CONTRACTOR MUST CHECK ALL DRAWINGS AND VERIFY ALL DIMENSIONS ON THE JOB. DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH ANY CONSTRUCTION WORK OR SHOP FABRICATION.

Rivard Engineering
259 RELIABLE LANE P.O. BOX 223
TIMMINS, ONTARIO, P4N 7C9
TEL: (705) 268-5501
FAX: (705) 268-5502

PROJECT NAME

ARCHITECTURE 49

GREY BRUCE HEALTH SERVICES

OWEN SOUND ONTARIO

DRAWING TITLE

NEMT GARAGE SITE PLAN

DRAWN BY	K.R.	JOB No.	A49-068
CHECKED BY	J.R.		
SCALE	AS SHOWN	DWG. No.	SP01
DATE D/M/Y	28/05/2025	REV. No.	D

DECISION

owen sound
where you *want* to live

Authority & Background:

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

File No.	ST2025-007
Staff Report No.	DA-25-013
Property Address	1900 20th Street East (Murray McDonald Building)
Proposal Description	A minor Site Plan Approval application (ST2025-007) has been submitted by City of Owen Sound for a 334.33 m^2 accessory coverall storage building to be constructed in the northeast corner of the Murray McDonald Public Works property.

Decision Declaration:

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

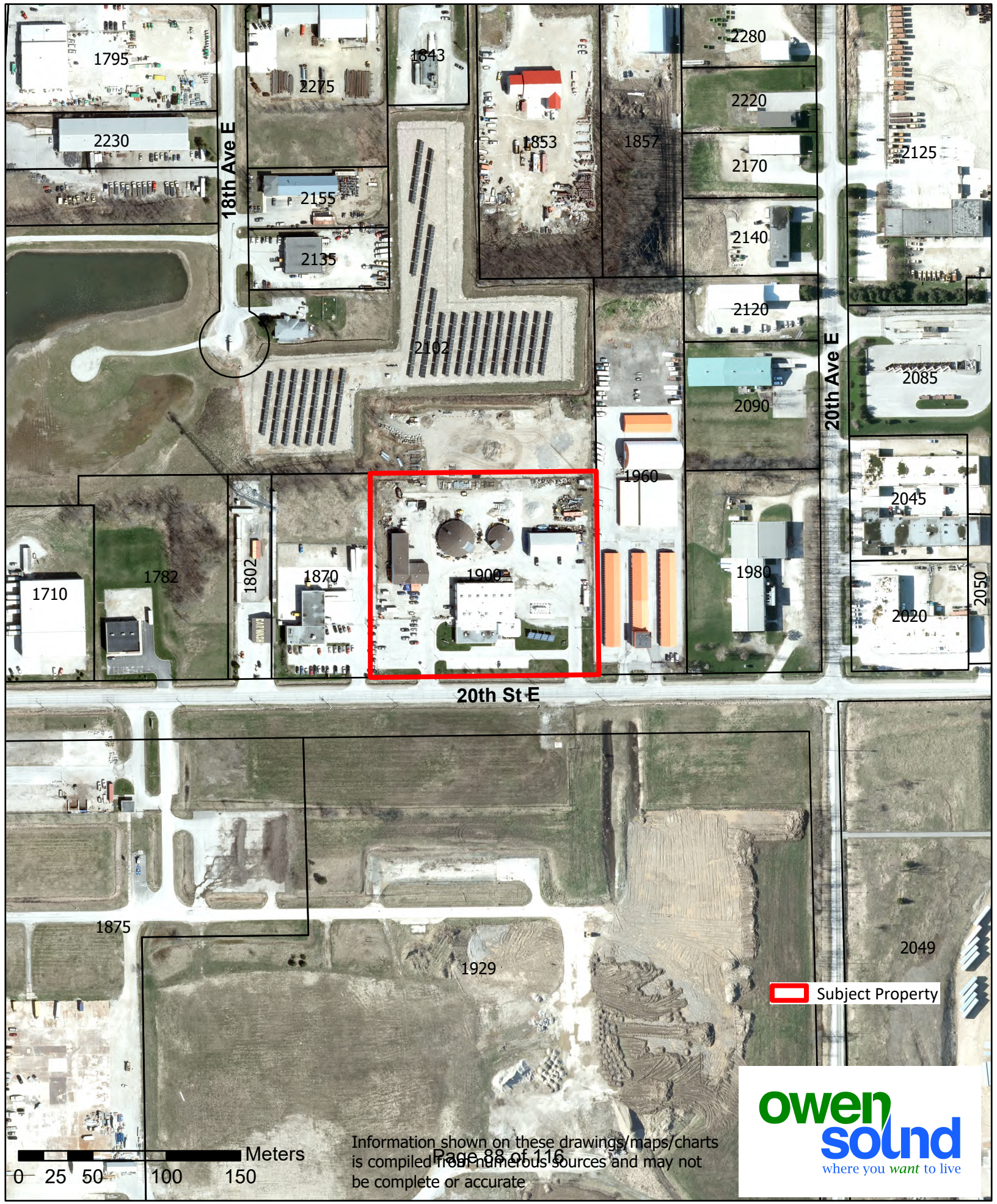
- ☐ Refused on the basis that a subsequent submission is required in accordance with the direction provided in Schedule 'D' of the attached staff report.
- ☐ Approved
- ☒ Approved, subject to the conditions in Schedule 'E' of the attached staff report.

Decision Date: July 29, 2025

Signature:

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

Schedule 'A': Orthophoto



GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED. ALL MEASUREMENTS & ELEVATIONS ARE IN METRES UNLESS OTHERWISE STATED.
2. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE SITE PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER BEFORE PROCEEDING.
3. TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY GEI CONSULTANTS CANADA LIMITED, DATED MAY 14, 2025 WHICH MAY NOT BE FINAL, ACCURATE OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL GEODETIC INFORMATION PROVIDED HEREIN.
4. BUILDING FOUNDATION DRAWINGS PREPARED BY DESIGNLOGIX ENGINEERING INC., DATED APRIL 2, 2025, WHICH MAY NOT BE FINAL OR COMPLETE.
5. UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE STANDARD MUNICIPAL, COUNTY, MTO, DRAWINGS AND OPSS ARE TO CONSTITUTE PART OF THIS CONTRACT AND DRAWINGS.
6. DRIVEWAYS SHALL BE SETBACK A MINIMUM CLEARANCE OF 1.5m FROM ALL ABOVEGROUND SERVICES OR OTHER OBSTRUCTIONS.
7. LOCATION AND ELEVATION OF EXISTING SERVICES ARE APPROXIMATE ONLY. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION.
8. THE BUILDER IS RESPONSIBLE TO VERIFY THE LAYOUTS AND ELEVATIONS AGAINST THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
9. THE DIMENSIONS FROM THE LOT LINES TO THE STRUCTURES ARE APPROXIMATE AND ARE SHOWN FOR INFORMATION PURPOSES TO ASSIST WITH GRADING

GRADING

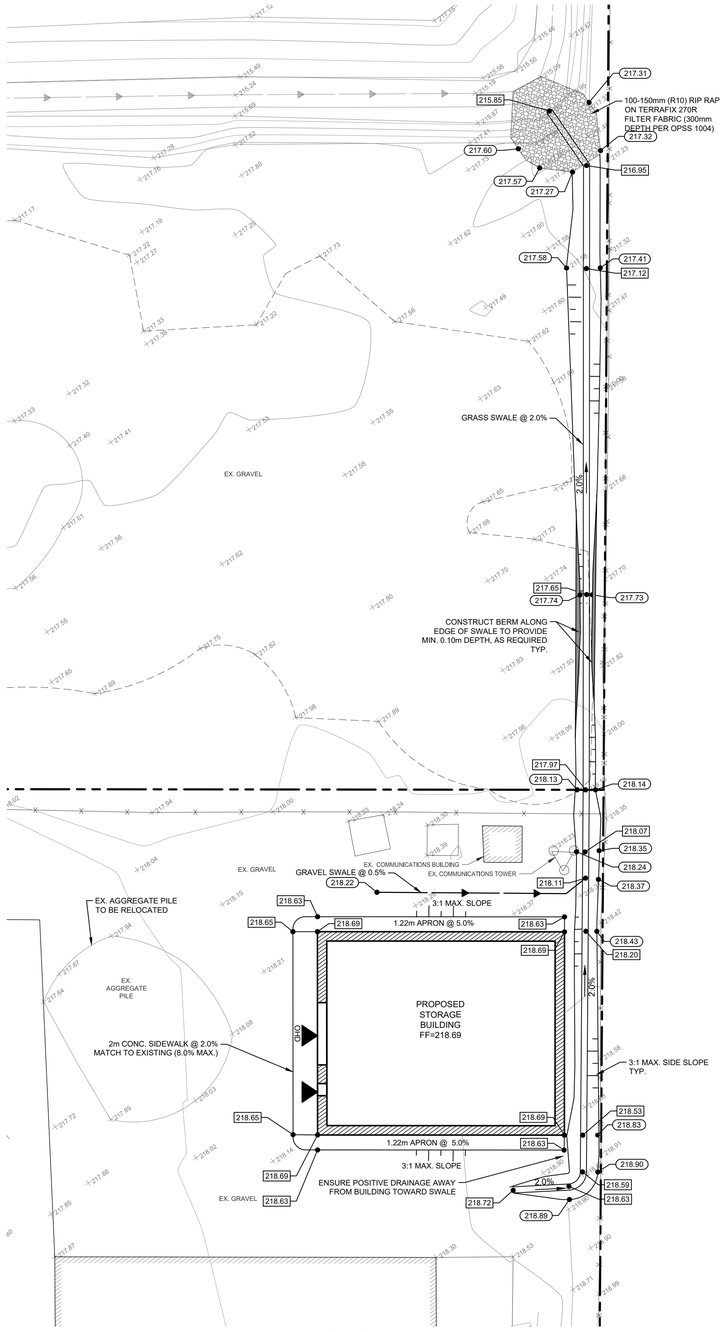
1. ALL GRADING TO CONFORM TO OPSS.MUNI.201 AND OPSS.MUNI.206.
2. CONTRACTOR TO RESTORE AREAS ON PUBLIC R.O.W. OR ADJACENT LANDS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION TO PREVIOUS CONDITION OR BETTER.
3. ALL DRIVEWAY AND GRADING MATERIAL AND CONSTRUCTION METHODS MUST CONFORM TO CURRENT MUNICIPALITY STANDARDS AND SPECIFICATIONS.
4. ALL FILL WITHIN THE SITE TO BE COMPACTED TO A MIN. OF 98% STD. PROCTOR DRY DENSITY. MATERIAL COMPACTION TO OPSS.MUNI.501.
5. ALL DISTURBED AREAS TO RECEIVE MINIMUM 100mm TOPSOIL AND SEED.
6. DRAINAGE SWALE GRADE SHALL BE MIN. 0.5%, MAX. 6%. ALL YARD SWALES 1% OR LESS REQUIRE 100mmØ PERFORATED SUBDRAIN c/w CLEAR STONE WRAPPED IN FILTER FABRIC.
7. SLOPES IN LANDSCAPE AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL, UNLESS NOTED OTHERWISE.
8. UNDERSIDE OF DWELLING/GARAGE SLAB TO BE 0.5m ABOVE SEASONAL HIGH GROUNDWATER ELEVATION.
9. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO VERIFY THE SUITABILITY OF FOUNDING SOILS.
10. THE CONTRACTOR IS RESPONSIBLE TO ADJUST THE UNDERSIDE OF FOOTING ELEVATION IN THE FIELD TO ENSURE A FROST COVER OF 1.22m MINIMUM MEASURED DOWN FROM FINISHED GRADE.
11. WHERE FOOTINGS ARE INSTALLED IN GROUNDWATER, ALL FOOTINGS SHALL BE DESIGNED IN ACCORDANCE WITH OBC 2024 (AS AMENDED), OR AS DIRECTED BY THE STRUCTURAL ENGINEER OR GEOTECHNICAL CONSULTANT.
12. PONDING MAY OCCUR WHERE EXISTING TREE LINE IS MAINTAINED (TYP.)
13. ENGINEERED FILL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO PROVIDE MINIMUM 48-HOURS NOTICE TO GEOTECHNICAL CONSULTANT PRIOR TO IMPORTING AND PLACING ENGINEERED FILL.
14. SEEDING, HYDRO-MULCHING OR SEEDING SHALL BE DONE IN AREAS WITHIN THE MUNICIPAL RIGHT-OF-WAY.

SEDIMENT AND EROSION CONTROL NOTES

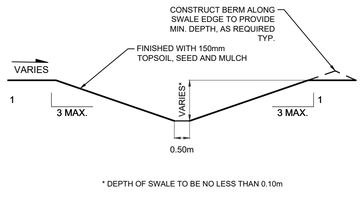
1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO OPSS.MUNI.805 STANDARDS.
2. ALL SILT FENCING TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING EXCAVATION OR DEMOLITION. SILT FENCE PER OPSD-219.131.
3. CLEARING AND GRUBBING OF THE SITE SHOULD BE KEPT TO A MINIMUM AND VEGETATION REMOVED ONLY IN ADVANCED OF IMMEDIATE CONSTRUCTION.
4. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
5. SILT FENCE(S) TO BE INSTALLED AND MAINTAINED TO PREVENT SILT FLOWING ONTO ADJACENT LANDS. SILTATION CONTROL SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION AND SHALL BE IN GOOD REPAIR THROUGHOUT THE CONSTRUCTION AND GRADING PHASES.
6. EROSION CONTROL STRUCTURES ARE TO BE MONITORED REGULARLY AND ANY DAMAGE TO STRUCTURES REPAIRED IMMEDIATELY.
7. ALL EROSION CONTROL STRUCTURES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED.
8. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MUNICIPAL ROADWAYS ARE CLEANED OF ALL SEDIMENTS FROM VEHICULAR TRACKING ETC. TO AND FROM THE SITE AT THE END OF EACH WORK DAY.
9. ALL DISTURBED AREAS NOT INCLUDED IN CONSTRUCTION TO BE RE-TOPSOILED AND RE-SEEDED IMMEDIATELY AFTER COMPLETION OF AREA GRADING.

MATERIALS

1. ALL MATERIALS SHALL COMPLY WITH OPSS, CSA, TSSA, AND TOWNSHIP STANDARDS.
2. ALL ON SITE MATERIAL SHALL BE PROPERLY STORED, SECURED, MONITORED AND COVERED AS REQUIRED.
3. ALL SPECIFIED AGGREGATES TO OPSS.MUNI.1010.
4. RIP RAP TO OPSS.MUNI.1004.05.05 ON FILTER FABRIC.
5. FILTER FABRIC - TERRAFIX 270R OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
6. ALL FILL TO BE SELECT NATIVE MATERIAL OR IMPORTED SELECT SUBGRADE TO OPSS.MUNI.1010. ALL BACKFILL TO BE PLACED IN MAXIMUM 200mm DEPTH AND COMPACTED TO AT LEAST 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD) UNLESS OTHERWISE NOTED.
7. GRAVEL DRIVEWAY TO BE GRADED WITH 19-25mmØ CRUSHED LIMESTONE, AND/OR LIMESTONE SCREENINGS COMPACTED TO 98% SPMDD. TO A MINIMUM DEPTH OF 300mm OR AS DIRECTED BY THE GEOTECHINCAL CONSULTANT.

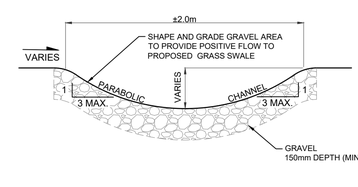


SITE PLAN
SCALE 1:250

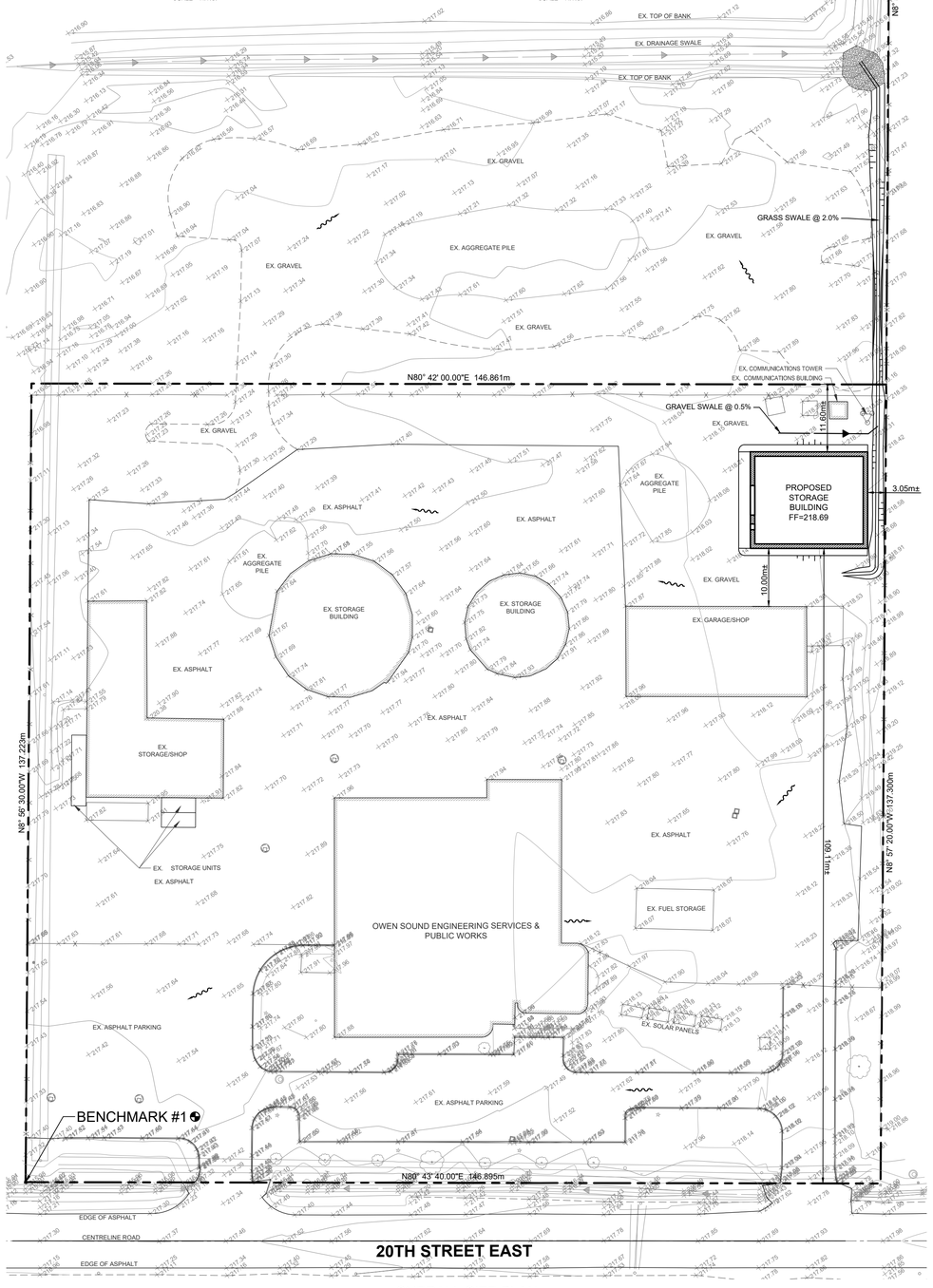


* DEPTH OF SWALE TO BE NO LESS THAN 0.10m

TYPICAL GRASS SWALE DETAIL
SCALE = N.T.S.



TYPICAL GRAVEL SWALE DETAIL
SCALE = N.T.S.



OVERALL SITE PLAN
SCALE 1:500

DISCLAIMER

THIS IS NOT A LEGAL PLAN. LEGAL BOUNDARY INFORMATION BASED OF REGISTERED PLAN 16R10287, WHICH MAY NOT BE COMPLETE OR FINAL. CONTRACTOR TO REFER TO ORIGINAL PLAN TO VERIFY ALL INFORMATION.

ALL BUILDINGS, STRUCTURES AND UNDERGROUND INSTALLATIONS (HYDRO, GAS, SEWAGE SYSTEM, ETC.) COMPONENTS ARE TO BE PINNED & VERIFIED BY AND ONTARIO LAND SURVEYOR (OLS) PRIOR TO CONSTRUCTION (IF REQUIRED) TO ENSURE ALL REQUIRED SETBACKS ARE MAINTAINED IN ACCORDANCE WITH MUNICIPAL STANDARDS, ZONING BY-LAWS AND THE ONTARIO BUILDING CODE (OBC 2012).

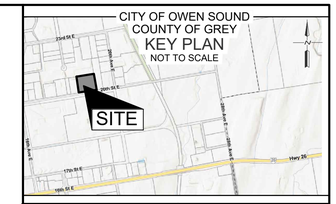
TOPOGRAPHIC SURVEY INFORMATION

COORDINATES ON THIS PLAN ARE ADJUSTED GROUND COORDINATES DERIVED FROM GRID COORDINATES OF THE UTM 17N NAD83(CSRS-V7) COORDINATE SYSTEM AND ARE BASED ON OBSERVATIONS FROM A NETWORK OF PERMANENT GPS/GNSS REFERENCE STATIONS.

ELEVATIONS ON THIS PLAN ARE REFERENCED TO CANADIAN GEODETIC VERTICAL DATUM OF 1928 (CGVD28) BY CONVERTING ELLIPSOIDAL HEIGHTS TO ORTHOMETRIC ELEVATIONS USING THE HTV2.0(2010) GEOID MODEL PROVIDED BY NATURAL RESOURCES CANADA

M2 ZONE (HEAVY INDUSTRIAL) - PROPOSED STORAGE BUILDING

	REGULATIONS	REQUIRED	PROVIDED
1	MINIMUM LOT AREA	1,000 m^2	20,159.9 m^2
2	MINIMUM LOT FRONTAGE	25 m	146.895 m
3	MAXIMUM LOT COVERAGE	80 %	18.8 %
4	MINIMUM FRONT YARD SETBACK	10.0 m	109.11 m±
5	MINIMUM EXTERIOR SIDE YARD SETBACK	3.0 m	N/A
6	MINIMUM INTERIOR SIDE YARD SETBACK	3.0 m	3.05 m±
7	MINIMUM REAR YARD SETBACK	3.0 m	11.60 m±
8	MINIMUM SETBACK FROM A RESIDENTIAL ZONE	10.0 m	>10.0 m
9	MAXIMUM BUILDING HEIGHT	15 m	9.17 m
10	MINIMUM LANDSCAPED OPEN SPACE	25 %	18.7 %



OWNER:	CONTRACTOR:
CITY OF OWEN SOUND	N/A

THE ELEVATION AND LOCATION OF THE BUILDING TO BE ERECTED ON THE LOT AND THE GRADING OF THE LOT ARE IN GENERAL CONFORMITY WITH THE GRADING AND DRAINAGE PLAN PREPARED BY GEI CONSULTANTS CANADA LTD.

P. ENG.

GEI CONSULTANTS CANADA LIMITED

LEGEND:

EXISTING CONDITIONS ELEVATION	× 215.90
MATCH EXISTING GRADE ELEVATION	214.98
PROPOSED ELEVATION	214.98
PROPOSED ELEVATION BELOW DECK	214.98
SILT FENCE (OPSD 219.131)	
SURFACE DRAINAGE	
PROPOSED BUILDING ACCESS	
PROPOSED DRILLED WELL	W
PROPOSED SUMP PUMP	SP

LOT CALCULATIONS - M2 ZONING

OVERALL LOT AREA	20,159.9 m^2
AREA OF STORAGE BUILDING FOOTPRINT	334.33 m^2
LOT COVERAGE IN PERCENTAGE (INCLUSIVE)	18.8 %

#1 BENCHMARK ELEV. - 216.18m

TOP OF SIB LOCATED SOUTHWEST CORNER OF SUBJECT PROPERTY (AS SHOWN)

#2 BENCHMARK ELEV. - 188.60m

~~TOP OF CONCRETE - SOUTH EAST CORNER OF SEPTIC TANK ON SUBJECT PROPERTY~~

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

PRELIMINARY

NO.	DATE	REVISION DESCRIPTION	CHKD
1	2025-05-14	ISSUED FOR CLIENT REVIEW	J.D.S.

GEI Consultants
GEI CONSULTANTS CANADA LTD.
1260-2ND AVENUE EAST
OWEN SOUND, ONTARIO N4K 2J3
(519)376-1805

2501912
LOT GRADING PLAN
RANGE 8 EGR PT PARK LOT 8 RP;16R10287 PART 2

1900 20TH ST E
City of Owen Sound

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
AG	J.D.S.	2501912	LG1
DESIGNED BY :	DATE :	SCALE :	
AG	JUNE 4, 2025	AS SHOWN	

F:\LE-Tgeiconsultants.com\Data_Storage\Working\OWEN SOUND ON, CITY OF\2501915 Public Works New Storage Bldg - 1900-20th St E\06_DRAWINGS\2501912-1 - Site Plan\Design 2025-06-20.dwg LAYOUT:LG1
Jun 20, 2025 - 8:53:45 AM by AGaglardi | XCHANGE PLOT STAMP BY DWG.ctb | Monday, February 17, 2025 8:53:45 AM

2025

DECISION

owen sound
where you *want* to live

Authority & Background:

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

File No.	ST2025-008
Staff Report No.	DA-25-014
Property Address	901 2nd Ave East
Proposal Description	The application is proposing to install an exterior-facing ATM and accessible entrance on the east side of the existing TD Bank building. This necessitates reconfiguration of the parking area.

Decision Declaration:

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

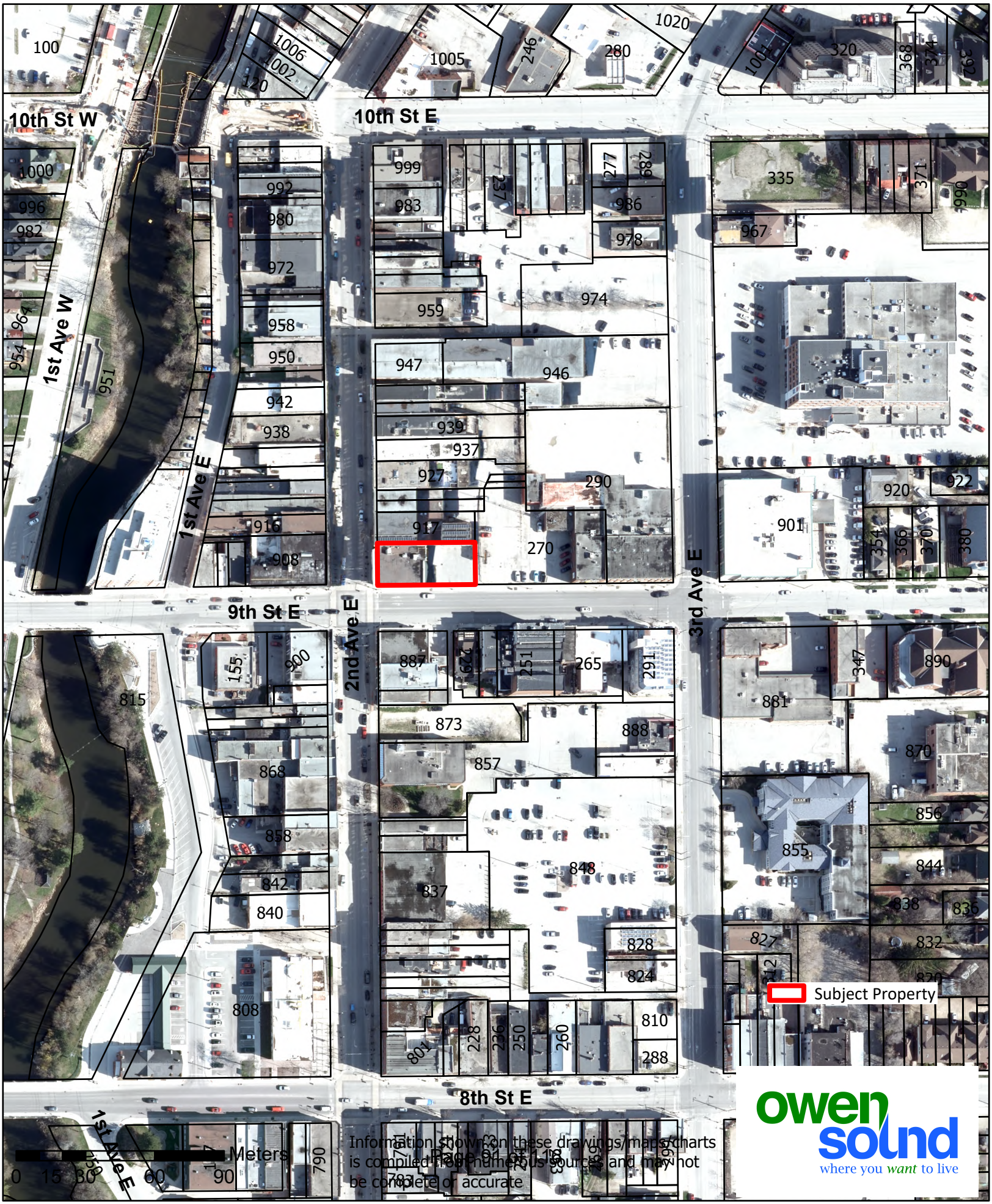
- ☐ Refused on the basis that a subsequent submission is required in accordance with the direction provided in Schedule 'D' of the attached staff report.
- ☐ Approved
- ☒ Approved, subject to the conditions in Schedule 'F' of the attached staff report.

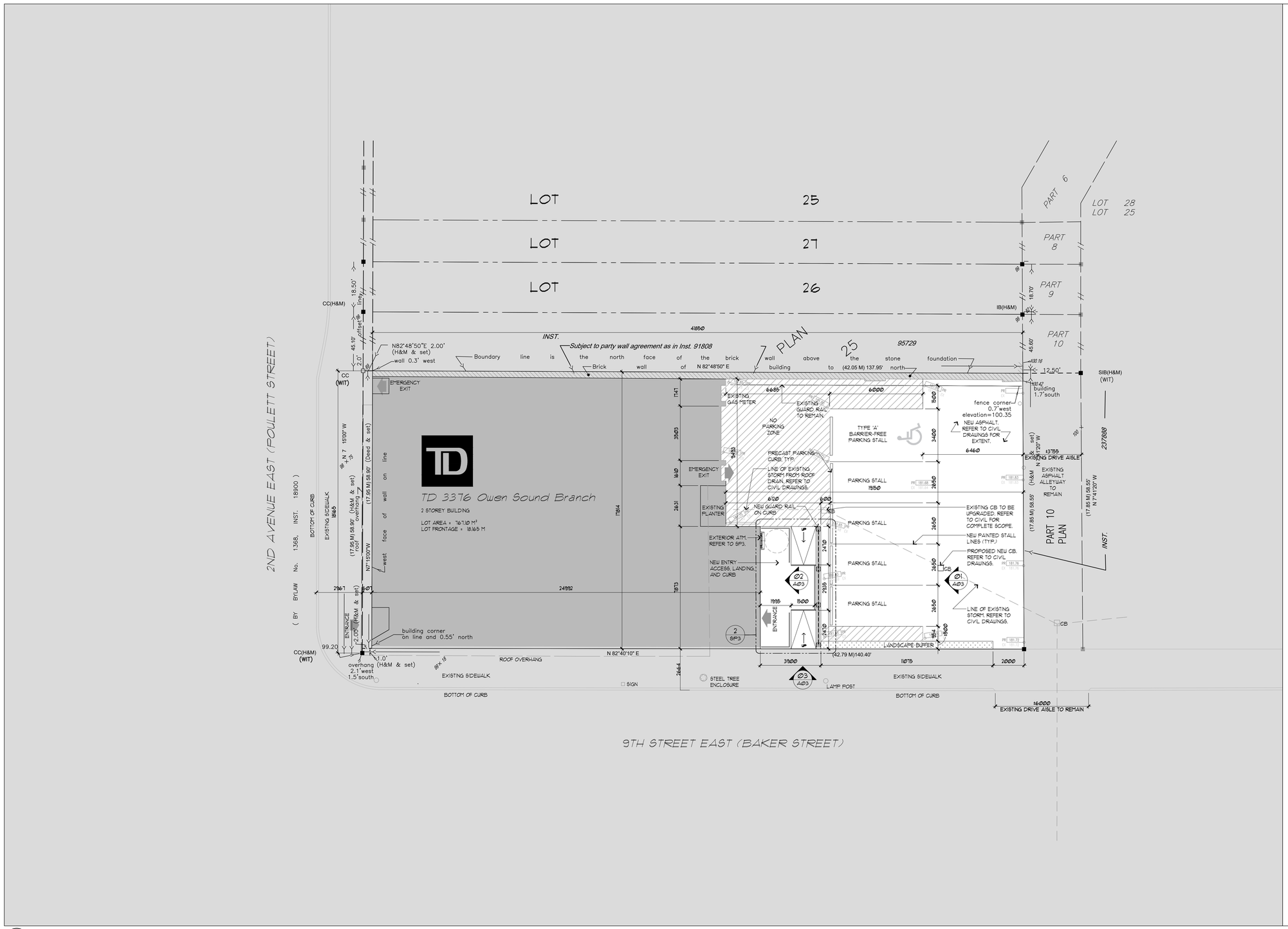
Decision Date: July 31, 2025

Signature:

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

Schedule 'A': Orthophoto





PLAN OF SURVEY
OF PART OF
LOT 25
REGISTERED PLAN No. 850
CITY OF OWEN SOUND
COUNTY OF GREY

SITE PLAN WAS COMPILED USING SURVEY DRAWINGS PREPARED DECEMBER 1994 BY IVAN D'ASPHORE LTD. ONTARIO LAND SURVEYORS, 212-945 THIRD AVE. EAST, OWEN SOUND, ONTARIO.

SITE STATISTICS (ZONE C1) UNDER SECTION 5 GENERAL PROVISIONS

SITE AREA:	316.5 SQ.M. (3,406 SQ. FT.)
EXISTING GROSS FLOOR AREA: BASEMENT: MAIN FLOOR: SECOND FLOOR (MEZZANINE) TOTAL:	332.85 SQ.M. (3,369.941 SQ. FT.) 329.71 SQ.M. (3,548.275 SQ. FT.) 122.90 SQ.M. (1,322.885 SQ. FT.) 785.0 SQ.M. (8,451.35 SQ. FT.)
PARKING REQUIRED:	AS PER SITE PLAN APPROVAL N 1995
PARKING PROVIDED: EXISTING: PROPOSED:	13 STALLS (1 BARRIER FREE) 9 STALLS (1 BARRIER FREE)
BARRIER FREE PARKING SPACES REQUIRED:	1 SPACE (TYPE A 3.4X 6.0M)
BARRIER FREE PARKING SPACES PROVIDED:	1 SPACE (TYPE A 3.4X 6.0M)

PARKING STALL COUNT
REQUIRED: 20 STALLS
EXISTING: 13 STALLS (4 STALLS IN LEASED LOT)

LOCATION OF EXISTING BUILDING AND LOT

LOCATION OF LEASED LOT



01 SP2 **PROPOSED SITE PLAN**
SCALE: 1:100

DO NOT SCALE THE DRAWINGS.
ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO FABRICATION, INSTALLATION, OR COMMENCING WITH WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT FOR CLARIFICATION.

THIS DRAWING MUST BE READ IN THE CONTEXT OF ALL OTHER DRAWINGS WHICH CONSTITUTE THE DOCUMENT.
THIS DRAWING CONTAINS COPYRIGHT MATERIAL BELONGING TO THE ARCHITECT.

THIS DRAWING WAS DEVELOPED FOR A SPECIFIC PURPOSE. USE FOR ANY OTHER PURPOSE IS NOT PERMITTED.
THIS DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

DATE	ISSUED	BY
MAY 12, 2025	ISSUED FOR SITE PLAN APPROVAL	S.M.
SEPT 30, 2024	ISSUED FOR SITE PLAN APPROVAL	S.M.
JUNE 28, 2024	RE-ISSUED FOR PRE-CON MEETING	S.M.
JAN 04, 2024	RE-ISSUED FOR PRE-CON MEETING	S.M.
OCT 18, 2023	ISSUED FOR PRE-CON MEETING	S.M.
DATE	REVISIONS	BY

LIST OF CONSULTANTS:
ARCHITECT: PETROFF PARTNERSHIP ARCHITECTS
CIVIL ENGINEER: GSS ENGINEERING CONSULTANTS
MECHANICAL ENGINEER: -
ELECTRICAL ENGINEER: -

TD **ENTERPRISE REAL ESTATE ARCHITECTURAL & DESIGN SUPPORT**

NORTH ARROW: N

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — ALEXANDER BRADLEY EGBERTS LICENCE 8912

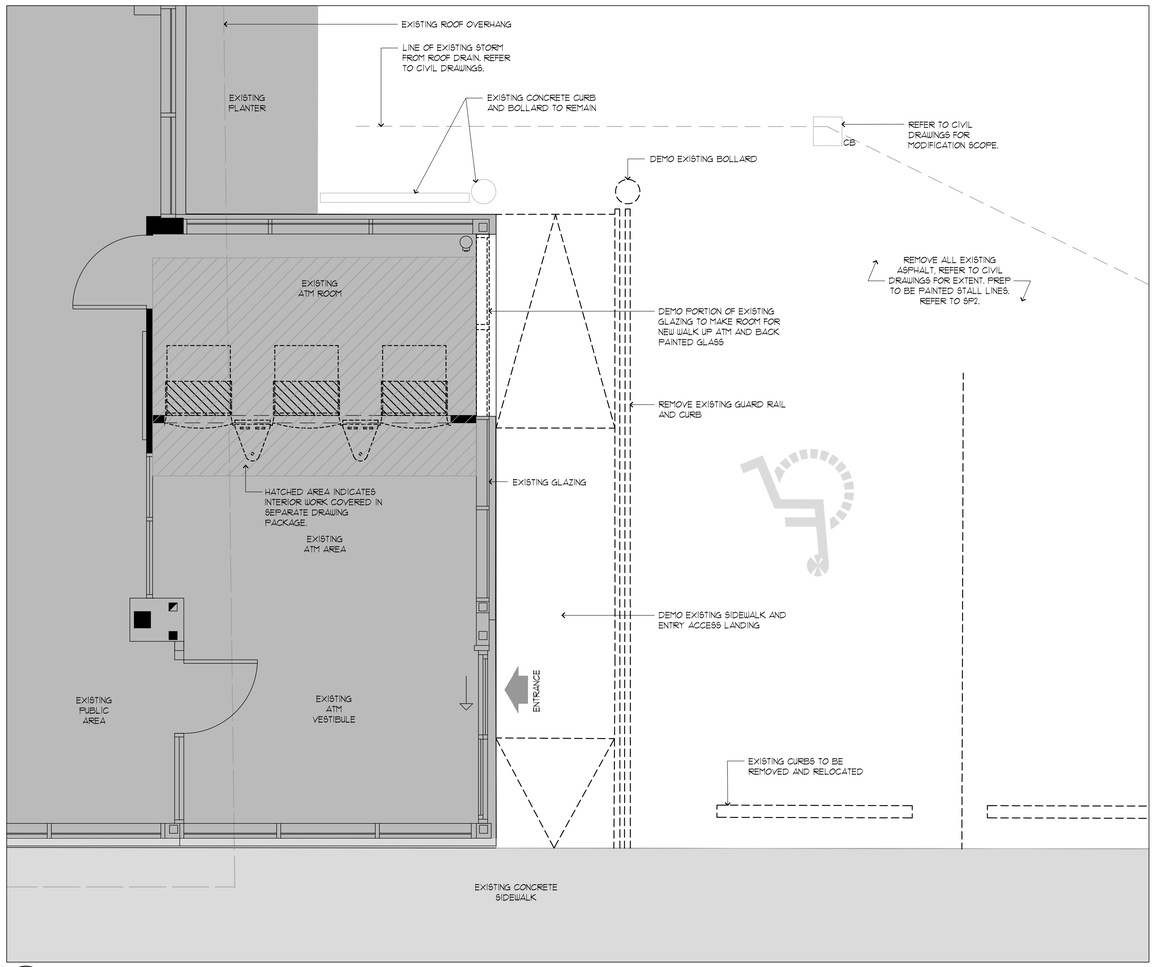
CONSULTANT:
PETROFF PARTNERSHIP ARCHITECTS
PETROFF
10 AVIVA WAY, SUITE 400
MARKHAM, ONTARIO CANADA L6G 0G1
TEL 905. 470. 7000 FAX 905. 470. 2500

DRAWN BY: S.M. | CHECKED BY: A.E.
SCALE: AS NOTED | DATE: JULY 2023

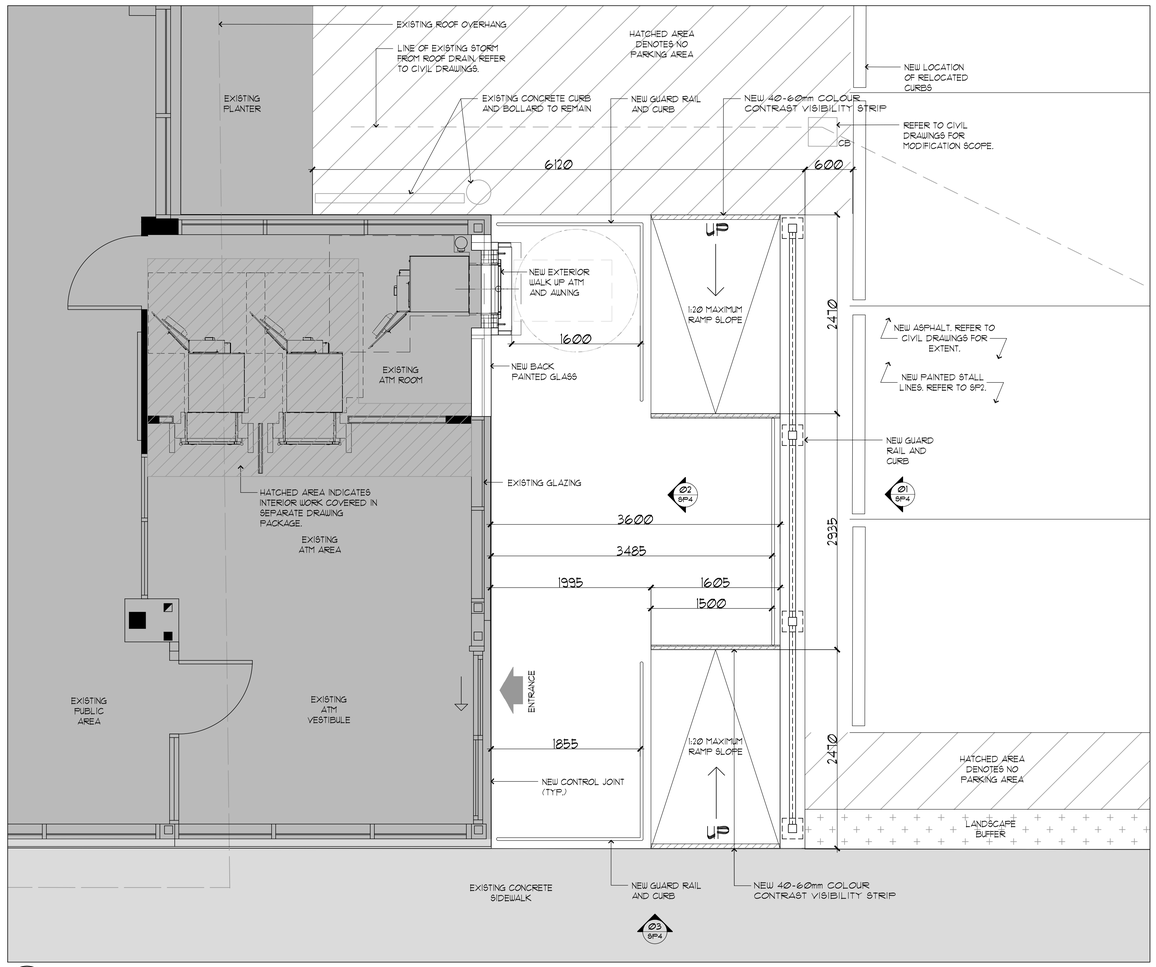
PROJECT TITLE:
TD BANK - BRANCH RENOVATION 22096.00
901 2ND AVE EAST
OWEN SOUND, ONTARIO

SHEET DESCRIPTION:
PROPOSED SITE PLAN

BRANCH TRANSIT No. & DIV.	TD PROJECT No.:	DWG. No.:	REV. No.:
TR 3376	TDT1014722	SP2	–



01 SP3 **ENLARGED PARTIAL DEMO SITE PLAN**
SCALE: 1:30



02 SP3 **ENLARGED PARTIAL PROPOSED SITE PLAN**
SCALE: 1:30

DO NOT SCALE THE DRAWINGS.
ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO FABRICATION, INSTALLATION, OR COMMENCING WITH WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT FOR CLARIFICATION.

THIS DRAWING MUST BE READ IN THE CONTEXT OF ALL OTHER DRAWINGS WHICH CONSTITUTE THE DOCUMENT.
THIS DRAWING CONTAINS COPYRIGHT MATERIAL BELONGING TO THE ARCHITECT.

THIS DRAWING WAS DEVELOPED FOR A SPECIFIC PURPOSE. USE FOR ANY OTHER PURPOSE IS NOT PERMITTED.
THIS DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

DATE	ISSUED	BY
MAY 12, 2025	ISSUED FOR SITE PLAN APPROVAL	S.M.
SEPT 30, 2024	ISSUED FOR SITE PLAN APPROVAL	S.M.
JUNE 28, 2024	RE-ISSUED FOR PRE-CON MEETING	S.M.
JAN 04, 2024	RE-ISSUED FOR PRE-CON MEETING	S.M.
OCT 18, 2023	ISSUED FOR PRE-CON MEETING	S.M.
DATE	REVISIONS	BY

LIST OF CONSULTANTS:

ARCHITECT:
PETROFF PARTNERSHIP ARCHITECTS

CIVIL ENGINEER:
GSS ENGINEERING CONSULTANTS

MECHANICAL ENGINEER:
-

ELECTRICAL ENGINEER:
-

TD

ENTERPRISE REAL ESTATE ARCHITECTURAL & DESIGN SUPPORT

NORTH ARROW:

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
ALEXANDER BRADLEY EGBERTS
LICENCE 12

CONSULTANT:

PETROFF PARTNERSHIP ARCHITECTS
PETROFF
10 AVIVA WAY, SUITE 400
MARKHAM, ONTARIO CANADA L6G 0G1
TEL 905. 470. 7000 FAX 905. 470. 2500

DRAWN BY:	S.M.	CHECKED BY:	A.E.
SCALE:	AS NOTED	DATE:	JULY 2023

PROJECT TITLE:

TD BANK - BRANCH RENOVATION **22096.00**

901 2ND AVE EAST
OWEN SOUND, ONTARIO

SHEET DESCRIPTION:
ENLARGED PARTIAL PROPOSED SITE PLAN

BRANCH TRANSIT No. & DIV.	TD PROJECT No.:	DWG. No.:	REV. No.:
TR 3376	TDT1014722	SP3	—

SCHEDULE E

Details Respecting Matters of Accessibility ST2025-008

Section 41 of the *Planning Act*, which legislates Site Plan Control, stipulates that no development shall be undertaken unless the approval authority has approved plans showing the location of all buildings, facilities, and works forming part of the development, including facilities designed to have regard for accessibility for persons with disabilities.

A condition of Site Plan approval has been implemented by the approval authority to ensure that matters of accessibility are addressed in the final design and that the final approved site and construction plans reflect the requirements of the Accessibility for Ontarians with Disabilities Act and the Ontario Building Code respecting matters of accessibility

Vehicular Access and Paths of Travel

- The site will be accessed via a shared driveway to 9th Street East.
- The reconfigured parking lot will provide fewer on-site parking stalls in a single row accessible directly from a drive aisle.
- A barrier free parking stall (one Type 'A') is provided, with a 1.5m access aisle on the north side of the stall.
- All parking stalls are located close to the building.
- The signage for the barrier free parking stall is to be included on the Site Plan, in accordance with E1a and E1b (City's Site Development Engineering Standards).

Other Exterior Paths of Non-vehicular Travel

- The changes to the site must consider the existing building, adjacent sidewalk, and other property line elevations.
- The building entrance is higher than adjacent grades.
- Two ramps are needed, one from the 9th Street East sidewalk and one from the parking area, to access the main building entrance.
- The new proposal positions access ramps away from the building, providing for a flat landing area at the top of the ramps and space to maneuver on flat ground in front of the new ATM or the main building entrance

Site Design & Functionality

- Overall the functionality will be improved by the proposal which will be required to satisfy up to date engineering and AODA standards.

Access to Transit & Amenities

- The site is located in the River District with access to transit and amenities serving this downtown area.
- A new exterior ATM will reduce barriers to accessing this bank service.

DECISION

Authority & Background:

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

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

Decision Declaration:

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

☐ Refused on the basis that a subsequent submission is required in accordance with the direction provided in Schedule 'D' of the attached staff report.

☐ Approved

☒ Approved, subject to the conditions in Schedule 'E' of the attached staff report.

Decision Date: October 30, 2025

Signature: 

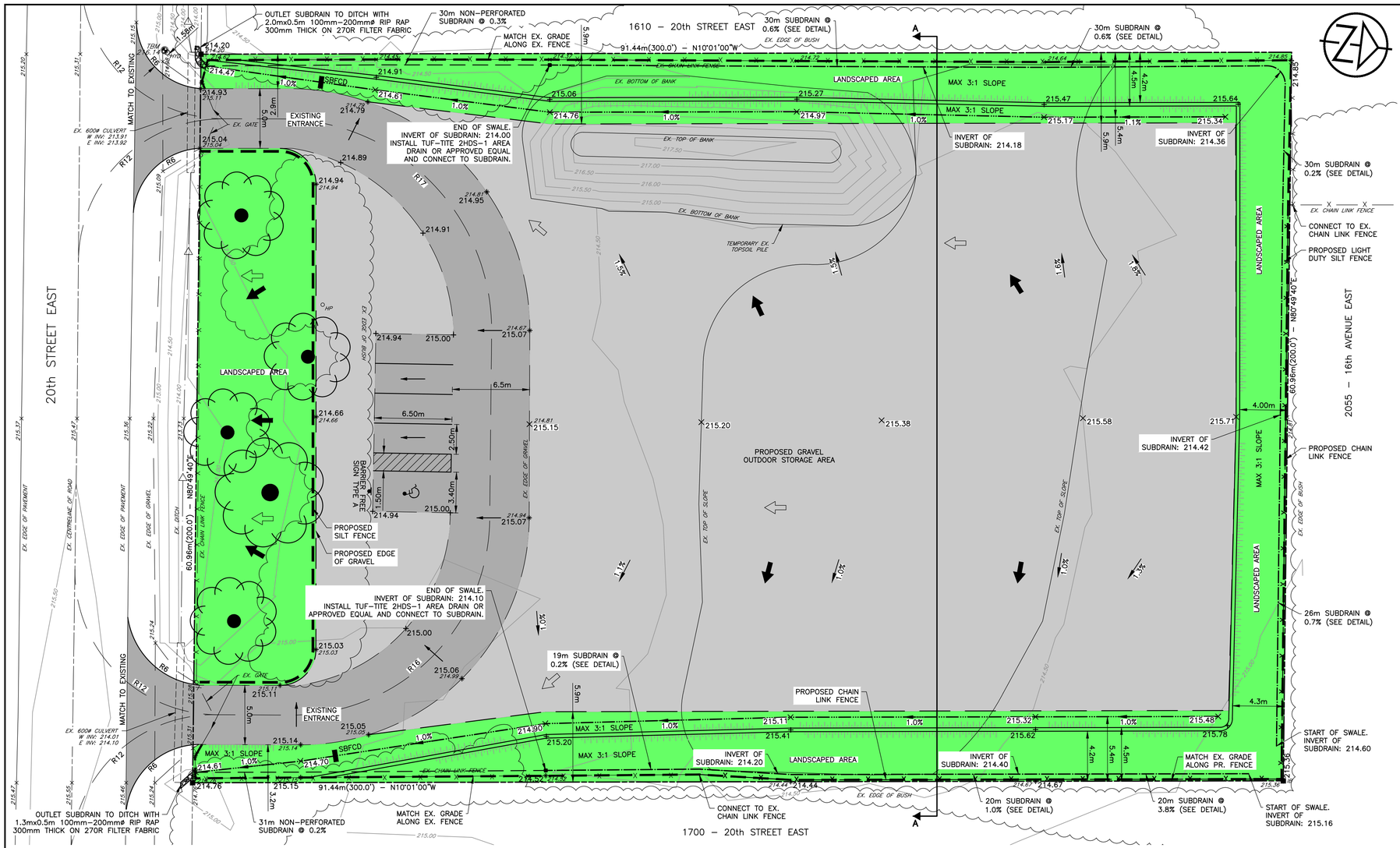
I affirm that I am authorized to render this decision by the City of Owen Sound and applicable legislation.

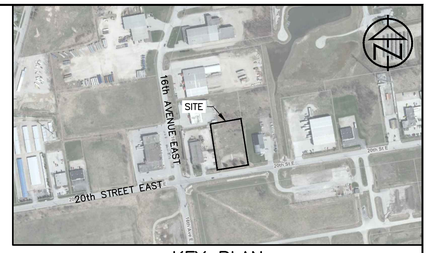
Schedule 'A': Orthophoto



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

owen sound
where you want to live





KEY PLAN

LEGEND

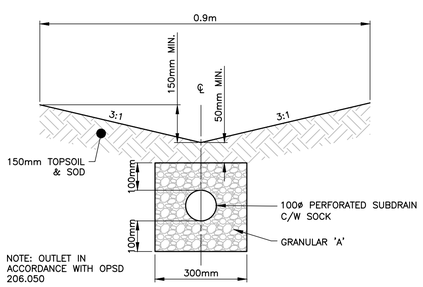
PROPERTY LINE	
EXISTING CONTOURS	210.50
EXISTING GROUND ELEVATION	× 210.50
PROPOSED GROUND ELEVATION	× 211.00
PROPOSED DRAINAGE DIRECTION	2.0%
TEMPORARY BENCHMARK	TBM1
PROPOSED DRAINAGE SWALE	2.0%
PROPOSED DRAINAGE SWALE C/W PERFORATED SUBDRAIN	
PROPOSED NON–PERFORATED SUBDRAIN	
EXISTING HYDRANT	HYD
EXISTING CHAIN LINK FENCE	X
PROPOSED CHAIN LINK FENCE	X
EXISTING OVERLAND FLOW DIRECTION	
PROPOSED OVERLAND FLOW DIRECTION	
PROPOSED SILT FENCE	
EXISTING HYDRO POLE	HP
EXISTING IRON BAR	
EXISTING HYDRO GUY WIRE	
STRAW BALE FLOW CHECK DAM	SBFCD
PROPOSED GRAVEL OUTDOOR STORAGE AREA	
PROPOSED LANDSCAPE AREA	
PROPOSED ASPHALT DRIVEWAY AND PARKING AREA	

SITE STATISTICS

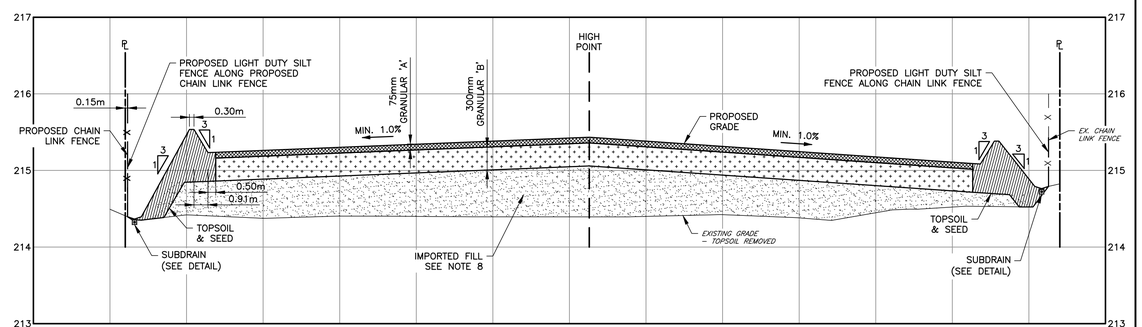
ZONING	M2
LOT AREA (1,000m² MIN.)	5,574m²
LOT COVERAGE (80% MAX)	70.6%
LANDSCAPED OPEN SPACE (25% MIN.)	29.4%
LOT FRONTAGE (25m)	61.0m
FRONT YARD SETBACK (10.0m MIN.)	N/A
REAR YARD SETBACK (3.0m MIN.)	N/A
SIDE YARD SETBACK (3.0m MIN./3.0m MIN.)	N/A

GENERAL NOTES:

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



TYPICAL PERIMETER SUBDRAIN (INFILTRATION TRENCH)
NTS



SECTION A–A
SCALE 1:200H 1:40V

DISCLAIMER AND COPYRIGHT

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

TATHAM ENGINEERING LIMITED CLAIMS COPYRIGHT TO THIS DRAWING WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE ENGINEER WITHOUT THE EXPRESS CONSENT OF TATHAM ENGINEERING LIMITED.

BENCHMARKS

TBM1 – ELEVATION 216.14
T/NUT OF HYDRANT LOCATED AT THE SOUTHWEST CORNER OF THE SITE.

NOTES

TOPOGRAPHIC INFORMATION COLLECTED BY TATHAM ENGINEERING LIMITED., COMPLETED ON JANUARY 2, 2025.

SITE PLAN LAYOUT PROVIDED BY SETLESS ARCHITECTURE, DATED AUGUST 7, 2025.

LEGAL SURVEY BY HEWITT & MILNE LIMITED (OLS) DATED MARCH 17, 1978. PLAN 16R–1146 DEPOSITED APRIL 11 1978.

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

ENGINEER STAMP

LICENSED PROFESSIONAL ENGINEER
A. OVERHOLT
100516012
PROVINCE OF ONTARIO

1650 20th STREET EAST
CITY OF OWEN SOUND

LOT GRADING PLAN

TATHAM ENGINEERING

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

Drawing Name: 124220–LG01.dwg, Plotted: Aug 20, 2025

DECISION

Authority & Background:

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

File No.	ST2025-012
Staff Report No.	DA-25-018
Property Address	
Proposal Description	Construction of a self-storage facility and a vehicle rental establishment, including outdoor storage and parking of rental trucks and trailers and accessory retail sales.

Decision Declaration:

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

☐ Refused on the basis that a subsequent submission is required in accordance with the direction provided in Schedule 'D' of the attached staff report.

☐ Approved

☒ Approved, subject to the conditions in Schedule 'F' of the attached staff report.

Decision Date: October 14, 2025

Signature: 

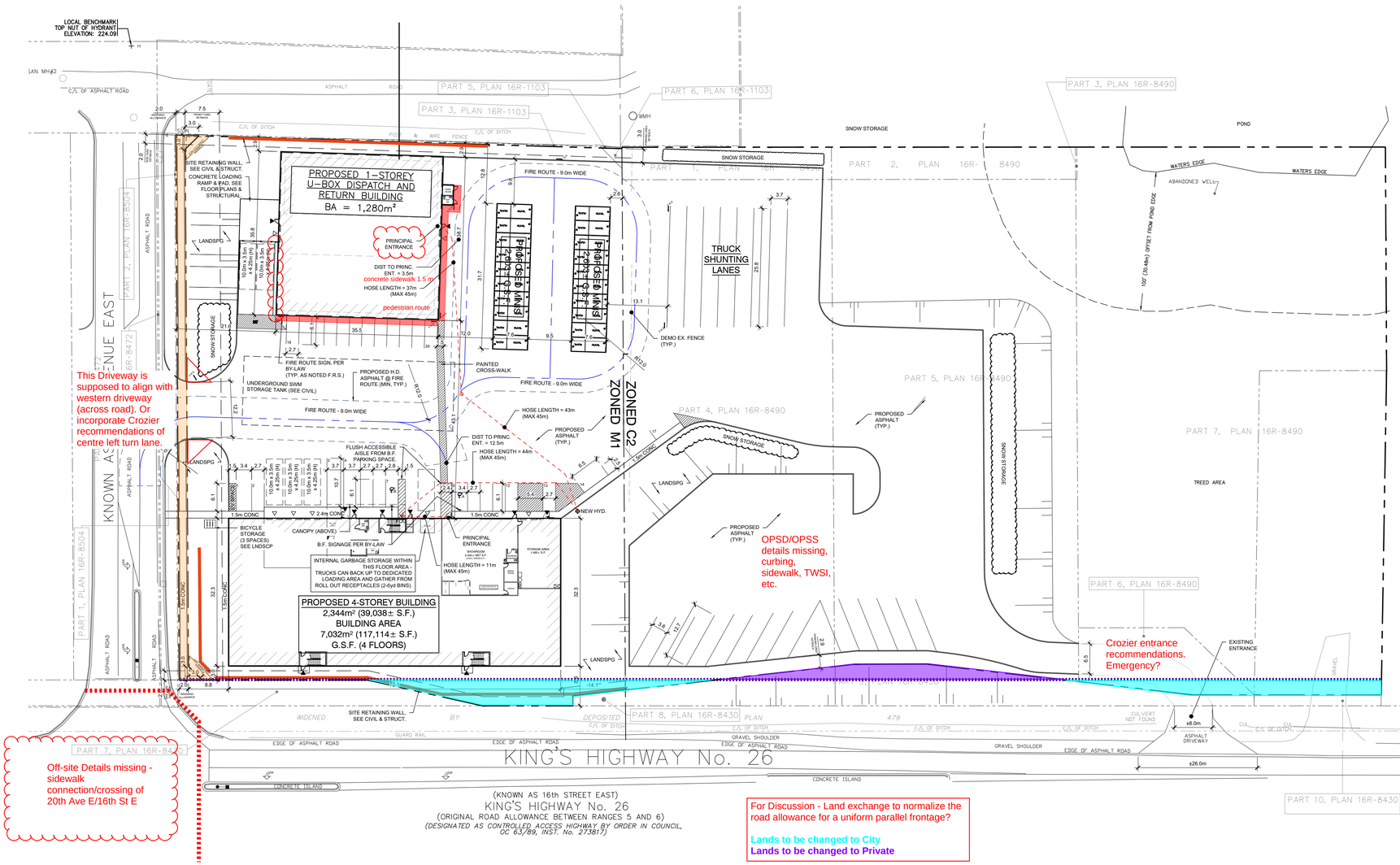
I affirm that I am authorized to render this decision by the City of Owen Sound and applicable legislation.

Schedule 'A': Orthophoto



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

owen sound
where you want to live



1 BUILDING SITE PLAN — SCALE: 1:500

PLAN NOTES

ZONING INFORMATION

PROJECT NAME: U-HAUL MOVING & STORAGE OF OWEN SOUND
MUNICIPALITY: CITY OF OWEN SOUND
PROJECT ADDRESS: 2010 16TH STREET EAST, OWEN SOUND ON
APN : 37061-0112

ZONE: M1-GENERAL INDUSTRIAL / C2 COMMERCIAL

ADJACENT ZONING:
N- 17TH STREET EAST, M2 HEAVY INDUSTRIAL
S- 16TH STREET EAST, C2 RETAIL COMMERCIAL
E- C2 RETAIL COMMERCIAL
W- 20TH AVE EAST, M1 GENERAL INDUSTRIAL

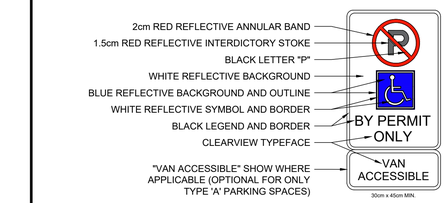
USES: VEHICLE RENTAL - PERMITTED
SELF-STORAGE STORAGE FACILITIES - PERMITTED
3.3% RETAIL (ACCESSORY USE) (MAX 10%)

SETBACKS:	FRONT YARD:	7.5 M (±25 ft)
	INTERIOR AND EXTERIOR SIDE YARD:	2 M (± 7 ft)
	REAR YARD:	2 M (± 7 ft)
LOT AREA:	750m²	30,797m²
LOT COVERAGE:	60% (MAX)	13.3% PROPOSED
FRONTAGE:	20m	118.8m PROPOSED
HEIGHT LIMIT:	15m (49 ft)	15m PROPOSED
LOT COVERAGE:	60% (MAX)	27.3% PROPOSED
MIN. LANDSCAPED OPEN SPACE:		
	25% LOT AREA (MIN)	46% PROPOSED

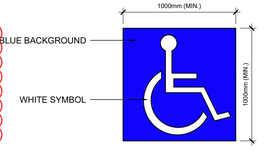
PARKING:
***SEE PARKING STUDY REPORT / MINOR VARIANCE** No. A05-2025

TYPICAL	29 SPACES REQ'D (MV No. A05-2025)	*29 SPACES PROPOSED 2.7m x 6.0m
ACCESSIBLE	2 SPACES REQ'D (MV No. A05-2025)	*2 SPACES PROPOSED (1) 2.75m x 6.0m & (1) 3.4m x 6.0m
LOADING	3 SPACES REQ'D	>3 PROPOSED
BICYCLE	3 SPACES REQ'D	3 PROPOSED

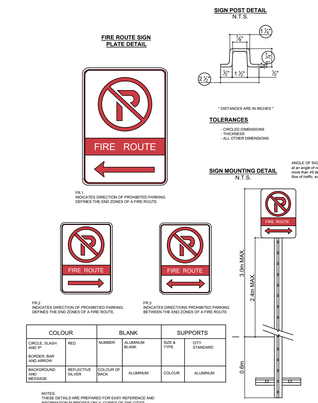
PARKING AREA LANDSCAPING:
WHERE A PARKING AREA CONSISTING OF FOUR (4) OR MORE PARKING STALLS OR A LOADING SPACE(S) ABUTS A PORTION OF A STREET, A MINIMUM WIDTH OF 1.5 METERS OF LAND ADJACENT TO THE STREET SHALL BE USED FOR NO OTHER PURPOSE THAN A PLANTING STRIP IN ACCORDANCE WITH THE PROVISIONS OF THIS SUBSECTION.



Type A/B Barrier Free Parking (E4a/E4b)



FIRE ROUTE SIGN DETAILS



DETAILS — SCALE: N.T.S.

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	2025/07/09	AG	ISSUED FOR SPA SUBMISSION #1

PROFESSIONAL SEAL:

LICENSED PROFESSIONAL ENGINEER — B. WADDELL — 90473372 — July 09 2025 — PROVINCE OF ONTARIO

WEL Proj. No (24-11-131)

WADDELL ENGINEERING LTD.
119 PINEBUSH RD, UNIT C
CAMBRIDGE, ON
N1R 7J8
Phone: 519-267-6789
Fax: 1-866-388-9659
www.waddelleng.com info@waddelleng.com

This drawing is an instrument of service and is the property of Waddell Engineering Ltd. and cannot be modified and/or reproduced without the permission of Waddell Engineering Ltd.

AMERCO REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: (602) 263-6502

SITE ADDRESS:
U-Haul Moving & Storage of Owen Sound
16th St E, Owen Sound, Ontario, N4K6X8

SHEET CONTENTS:
SITE PLAN

852077

DRAWN: AG
CHECKED: –
SPA FILE: –

A1.1

© AMERCO REAL ESTATE COMPANY

SCHEDULE E

Details Respecting Matters of Accessibility

Section 41 of the *Planning Act*, which legislates Site Plan Control, stipulates that no development shall be undertaken unless the approval authority has approved plans showing the location of all buildings, facilities, and works forming part of the development, including facilities designed to have regard for accessibility for persons with disabilities.

The subject lands are located between 16th Street East and 17th Street at the intersection with 20th Avenue East. The lands have approximately 119 m of frontage on 20th Avenue East and are approximately 3.1 ha (7.7 ac) in size.

The lands are currently vacant.

The proposed development includes the construction of a self-storage facility and a vehicle rental establishment, including outdoor storage / parking of rental trucks and trailers on lands municipally known as 1990 20th Avenue East & 2010 16th Street East. The proposal includes:

- Building A - a four-storey, 7,032 sq m (117,114 sq ft) self-storage building with a showroom located in the southwest corner of the subject lands;
- Building B - A one-storey, 1,280 sq m (13,777 sq ft), storage building located in the northwest corner of the subject lands.
- Two self-storage buildings containing 20 (mini) units with approximately 241 sq m (2,603 sq ft) GFA

Vehicular Access and Paths of Travel

The primary vehicular access to the site is proposed to be from 20th Avenue East. 20th Avenue East is connected to 17th Street East to the north and 16th Street East to the south.

In total, the development requires 29 off-street parking stalls, two (2) of which must be accessible (one van accessible, Type 'A' and one Type 'B' stall). Two (2) accessible stalls (one Type 'A' and one Type 'B') are provided along the northern façade of Building A. Both accessible stall are located adjacent to a concrete sidewalk and in close proximity to the main building entrance (less than 30 m) and generally meet the design and signage requirements of City Standard

Drawings E1a, E1b, E4a, and E4b, AODA, and the OBC. Conditions of approval require that:

- The proposed barrier-free parking stalls are to meet the requirements for minimum size, design and signage as detailed in the City's Standard Drawings E1a, E1b, E4a, E4b, Accessibility for Ontarians with Disabilities Act (AODA) and Ontario Building Code (OBC) requirements.

Exterior Paths of Non-vehicular Travel

The main entrance of Building A is proposed at the north façade. As part of the proposed development, the applicant will construct a 1.5 m concrete sidewalk on the east side of 20th Avenue East from 16th Street East to 17th Street East, connecting to the multi-use path in the 17th Street East road allowance.

The future City sidewalk will connect to an internal 1.5 m wide concrete sidewalk approximately 32 m north of the 16th Street East and 20th Avenue East intersection. The internal 1.5 m wide sidewalk will widen to a 2.4 m wide sidewalk in front of a portion of Building A, then stop to accommodate a garbage loading space and resume as a 1.5 m wide concrete sidewalk east of the loading space to provide access to the principal entrance of Building A.

Conditions of approval require that:

- The site plan be revised to provide a protected pedestrian path of travel from the municipal sidewalk on 20th Street East to the main entrance of Building A. Specifically, the garbage loading area shall be revised to indicate a protected pedestrian path of travel that is AODA compliant. The Type 'B' accessible parking stall may need to be relocated to the east of the pedestrian crosswalk adjacent to the Type 'A' stall.

The internal 1.5 m wide concrete sidewalk extends past Building A to provide access to the truck shunting on the north side of the development and the outdoor display on the south side. A 1.5 m painted crosswalk connects from the principal entrance of Building A across the internal drive aisle to Building B.

Conditions of approval require that:

- The proposed pedestrian crosswalk from the southern building (Building A) to the northern building (Building B) entrance be extended to the principle entrance and associated exterior washrooms of Building B, which are located at the northeast corner of the building as a 1.5 metre wide, concrete sidewalk with raised barrier curb.
- A 1.5 m wide, concrete sidewalk be provided along the south side of Building B, including a raised barrier curb to provide a pedestrian path of

travel along the side of the building for people parking in that stretch of parking spaces.

- That the Owner's consulting engineer provide confirmation that the cross slope and running slope of the accessible path of travel comply with AODA requirements.
- That the Owner's consulting engineer provide confirmation that the design of the curb ramps comply with AODA requirements.
    - The locations of curb ramps and tactile walking surface indicators (TWSIs) are to comply with AODA requirements and City standard drawings.

Landscape beds are also proposed along the main entrance adjacent to the internal sidewalk. AODA best practices recommend that cane detectable curbs be provided at plantings and grade changes next to pedestrian walkways. Guards are recommended when there is a change in level more than 0.6 m. Recommended conditions of approval will require that the final site plan indicate cane detectable curbs or guards adjacent to the planting beds in accordance with AODA best practices and for the benefit of persons who may be visually impaired.

Site Design & Functionality

The subject site is generally well laid out as it relates to matters of accessibility, subject to the recommended conditions approval. The accessible parking stalls are located in proximity to the main entrance of the building and are connected to an internal 2.0 m sidewalk via a 1.5 m painted accessible aisle, in accordance with AODA requirements. A combination of concrete sidewalks and painted crosswalks provide pedestrian access to the different portions of the site.

Bicycle parking required for the development is located adjacent to the internal sidewalk and is in proximity to the main entrance, thereby enhancing functionality of the site for cyclists.

The site plan provides for snow storage area on site. Snow is not stored on dedicated pedestrian pathways or required parking areas during the winter months.

The Photometric Plan submitted in support of the proposed development demonstrates that the site will be designed with responsible lighting practices. The proposed lighting facilities meet the minimum illumination standards as set out in the City's Zoning By-law. Recommended conditions of approval will require that all lighting facilities are dark sky compliant, have a correlated colour temperature (CCT) of 3000K and are LED type.

Access to Transit & Amenities

The East Bayshore transit route travels along 16th Street East in front of the property, with bus stops located at the Heritage Grove and Smart Centres sites, approximately 300 to 350 metres from the 16th Street East and 20th Avenue East intersections.

The new, 1.5 m wide City sidewalk on the east side of 20th Avenue East to be constructed as part of this development will provide direct connectivity from the subject lands to this transit stop, as well as various commercial amenities existing along the 16th Street East corridor.

DECISION

owen sound
where you *want* to live

Authority & Background:

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

File No.	ST2025-011
Staff Report No.	DA-25-017
Property Address	1750 6th Avenue East
Proposal Description	The application proposes a six-storey, 120 room hotel and exterior surface parking stalls, one vehicular entrance, site landscaping and full municipal servicing. Related Application B13-2025.

Decision Declaration:

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

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

Decision Date: Oct. 9, 2025

Signature:

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

Schedule 'A': Orthophoto



SITE PLAN LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	LANDSCAPE BUFFER
	CURB RAMP AS PER OBC 3.8.3.2
	PRINCIPLE ENTRANCE
	OTHER ACCESS POINTS
	EXISTING TOWN HYDRANT
	PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS -REFER TO CIVIL DWGS
	FIRE DEPARTMENT CONNECTION
	HOSE BIB (REFER TO MECHANICAL DWGS)
	PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS

	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL
	DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL DWGS
	WALL MOUNTED LIGHT FIXTURE -REFER TO ELECTRICAL DWGS
	DESIGN LIGHT FIXTURE -REFER TO ELECTRICAL DWGS
	NEW HEAVY DUTY ASPHALT PAVING (REMINDER OF THE SITE TO RECEIVE LIGHT DUTY ASPHALT PAVING)
	UNIT PAVING (REFER TO LANDSCAPE DWGS)
	LANDSCAPED AREA

GENERAL NOTES:

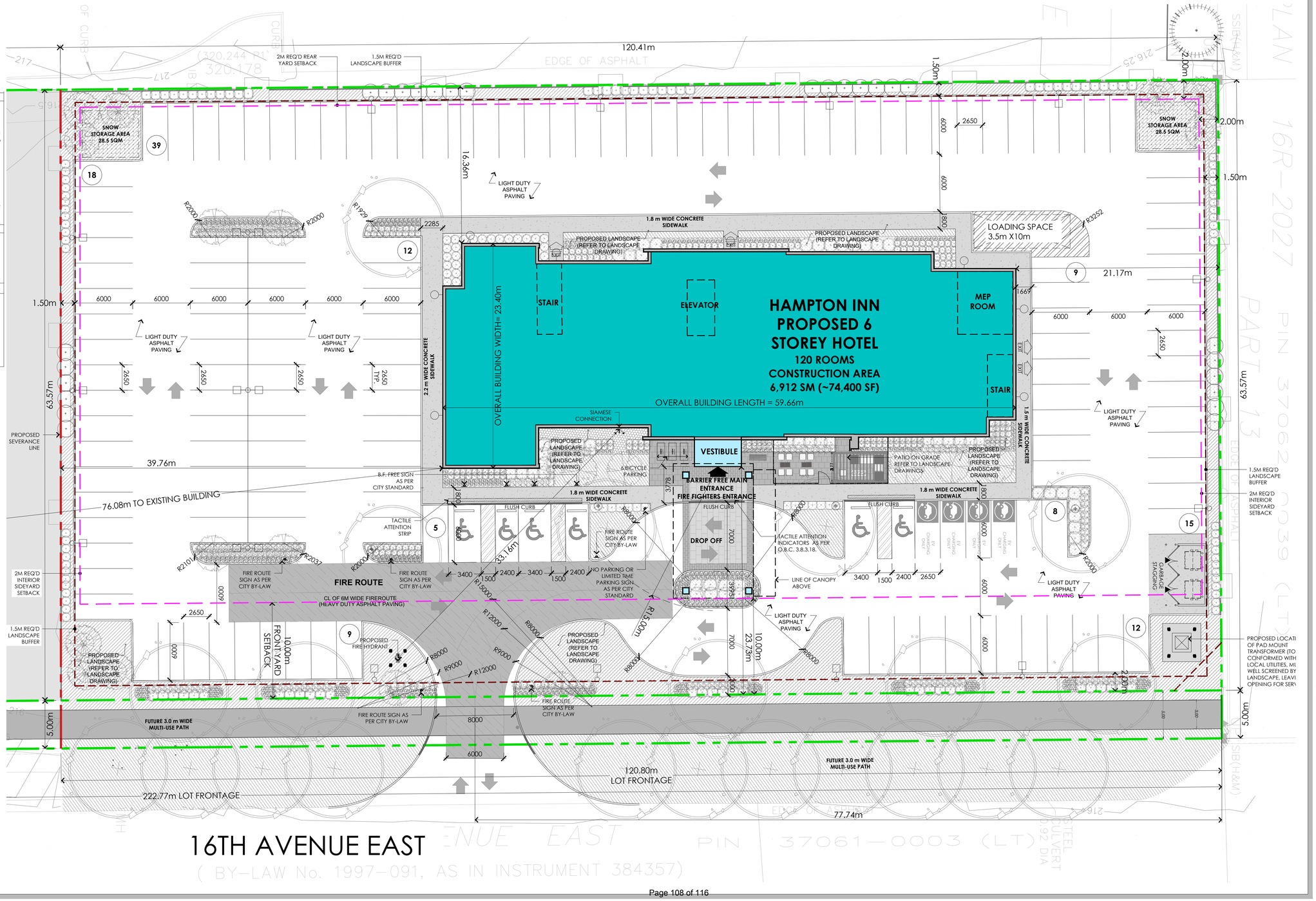
1. BOULEVARD TO BE GRADED, TOP SOILED 150mm DEPTH AND SODDED BY OWNER/CONTRACTOR TO THE TOWN'S SATISFACTION
2. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN OF MELTON.
3. ALL EXISTING STREET SIGNS, STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 450m. THE COST OF THE RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
4. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND ANY DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
5. ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
6. THE OWNER/CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND HANDICAP SIGNS AS PER CITY BY-LAW AND O.B.C. 3.8.3.18. AND 3.8.3.19.
7. ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
8. ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
9. ALL SIGNAGE SHALL BE SUBJECT TO SEPARATE PERMIT APPROVAL.
10. SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY INCLUDING ANY CONSTRUCTION SIGNS.
11. ALL LIGHT STANDARD CONC. BASES TO BE ARCHITECTURAL BASES.
12. ALL WET GARBAGE WILL BE STORED INTERNALLY IN A CLIMATE CONTROLLED AREA.
13. WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
14. SNOW STORAGE IS TO BE HANDLED BY AN INDEPENDENT CONTRACTOR. IF SNOW PILING IS TOO MUCH (DEPENDING ON OCCUPANCY IN THE HOTEL OWNER WILL HAVE IT TRUCKED AWAY.
15. THE CONTRACTOR SHALL PROVIDE 3 COPIES OF AS BUILT TOPOGRAPHIC SURVEY TO THE CLIENT AND ARCHITECT ONCE COMPLETE. (REQUIRED FOR SECURITY RELEASE)

ABBREVIATIONS

C.D.-CURB DEPRESSION
F.D.C.-FIRE DEPARTMENT CONNECTION
H.C.PARKING-HANDICAP PARKING
(B.L)-LIGHT BOLLARD
GSR-QUICK SERVICE RETAIL
T.B.D. - TO BE DETERMINED
M.H.-MANHOLE METERS
TYP. - TYPICAL
REQ'D- REQUIRED
B.S. - BACK SIDE
F.R.S. - FIRE ROUTE SIGN
E.I.F.S.-EXTERIOR INSULATION FINISH
CRU-COMMERCIAL RETAIL UNIT
F.H.-PROP.-FIRE HYDRANT
H.D.-HEAVY DUTY PAVING
L.D.-LIGHT DUTY PAVING
LS-LIGHT STANDARD
BYPE-BASEMENT FFE
T.B.R. - TO BE REMOVED
PROP.- PROPOSED
PROV.- PROVIDED
BS - BUS SHELTER
EX. - EXISTING

DEVELOPMENT REGULATION GENERAL NOTES:

a) PRIOR TO THE COMMENCEMENT OF ANY WORKS ON THE SITE, SNOW FENCE IS INSTALLED ON THE PERIMETER OF THE SITE AS DIRECTED BY THE MANAGER, DEVELOPMENT OF THE MANAGER, DEVELOPMENT ENGINEERING, AND THAT THE SNOW FENCE SHALL REMAIN IN PLACE UNTIL SUCH TIME AS OTHERWISE DIRECTED BY THE MANAGER, DEVELOPMENT ENGINEERING.
b. SILT CONTROLS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND BE MAINTAINED FOR THE DURATION OF CONSTRUCTION", REFER TO CIVIL DRAWING FOR DETAILS.
c. PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ENGINEERING SERVICES DEPARTMENT, TOWN OF MELTON, FOR THE PURPOSES OF VEHICULAR ACCESS TO THE PROPERTY. (ENTRANCE PERMITS, AND SERVICING EXCAVATIONS (ROAD OCCUPANCY PERMIT) WITHIN THE MUNICIPAL ROAD ALLOWANCE.



Project North:	True North:

Key Plan:

No.	Date:	Issue/Revision	By:
4	25/07/29	Issued for SPA	AB
3	25/02/20	Re-issued for Rezoning Application	AB
2	24/10/29	Issued for Rezoning Application	AB
1	24/10/23	Issued for Brand SD submission	AB

Drawing Issues/Revisions:

Note:

- ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
- FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
- UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
- ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF MATAJ ARCHITECTS INC.
- USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

MATAJ ARCHITECTS INC

Architect's Stamp

MATAJ ARCHITECTS INCORPORATED
206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T 905.281.4444

Project:
HAMPTON INN OWEN SOUND

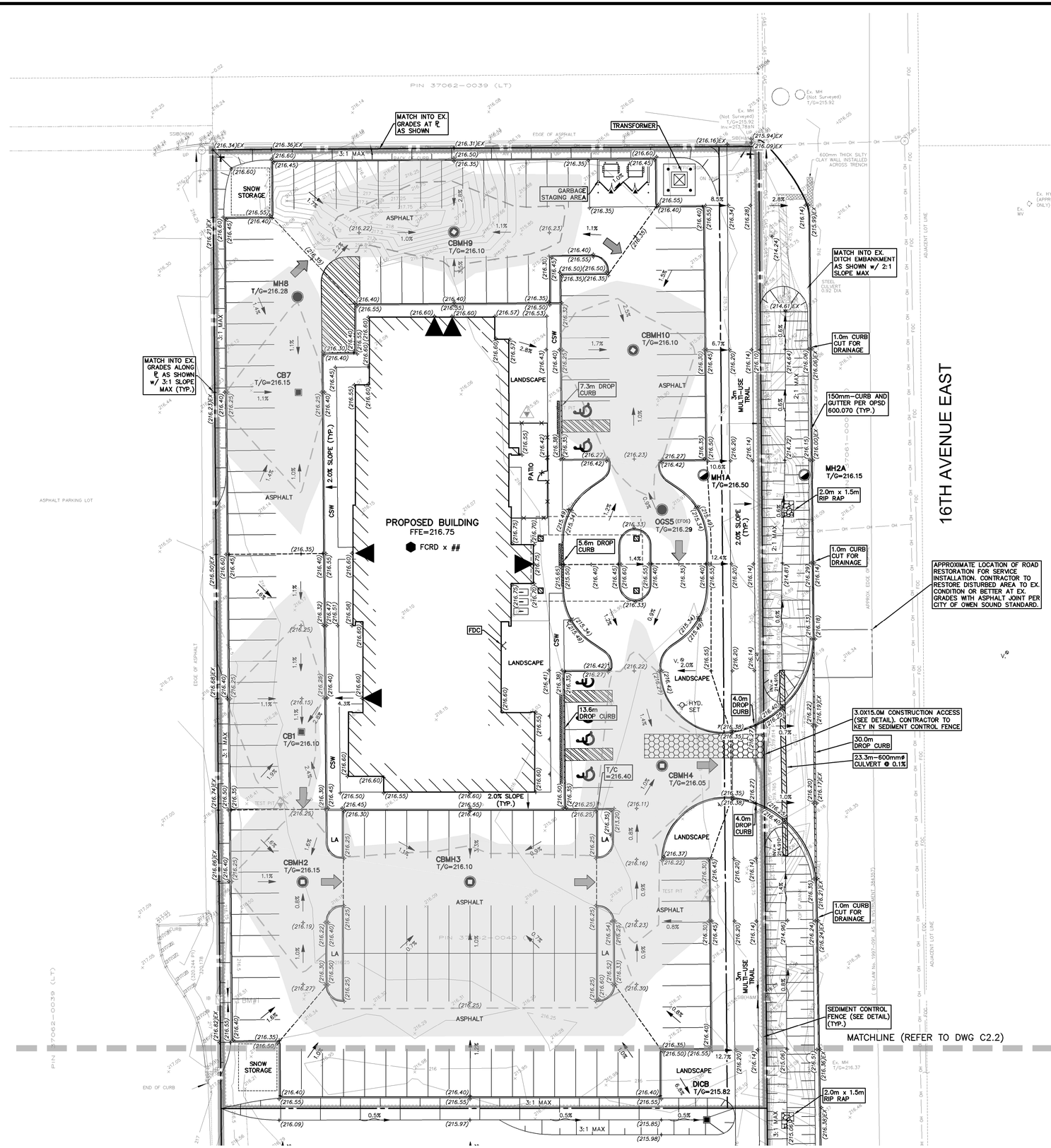
1750 16TH AVENUE EAST, OWEN SOUND, ON N4K 5N3

Sheet Title:
SITE PLAN

Design By:	Drawn By:	Approved By:
MA/AB	AB	AM
Scale: 1:200	Date: 24/09/26	Project No.:

Drawing No:
ASP-02

Drawing Series:
REZONING APPLICATION

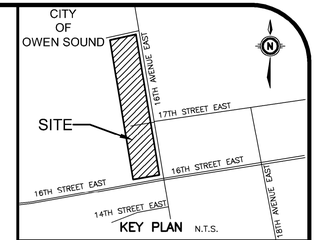


LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- EASEMENT
- EXISTING SPOT ELEVATIONS/CONTOURS
- EXISTING BUILDING
- EXISTING CURB
- EXISTING OVERHEAD HYDRO
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING APPROXIMATE GAS LINE
- EXISTING APPROXIMATE FIBRE OPTIC LINE

LEGEND OF PROPOSED FEATURES

- PROPOSED SPOT ELEVATIONS
  EX =MAINTAIN EXISTING
  T/G =TOP OF CASTING/GRATE
  INV =INVERT ELEVATION
  FFE =FINISHED FLOOR ELEVATION
- DIRECTION OF DRAINAGE/SWALE
- DRAINAGE SPLIT (RIDGE)
- EMBANKMENT (SLOPE AS NOTED)
- PROPOSED BUILDING
- MAN DOOR
- CONCRETE CURB
- SAW CUT
- OVERLAND FLOW ROUTE (MAJOR STORM)
- RIP RAP (SIZE & TYPE AS NOTED)
- 100 YEAR PONDING LIMIT (ELEVATION=216.326 @ CBMH9. CBMH10, CB7) (ELEVATION=216.306 @ CB1. CBMH2, CBMH3, CBMH4)
- 5 YEAR PONDING LIMIT (ELEVATION=216.274 @ CBMH9. CBMH10, CB7) (ELEVATION=216.257 @ CB1. CBMH2, CBMH3, CBMH4)
- SEDIMENT CONTROL FENCE (SEE DETAIL)
- CONSTRUCTION ACCESS (SEE DETAIL)



GEODETIC BM ELEV. = m
REFER TO PLAN PROVIDED BY HEWETT AND MILNE LIMITED ONTARIO LAND SURVEYORS DATED JANUARY 24, 2024.

SITE BENCHMARK ELEV. = m
REFER TO PLAN PROVIDED BY HEWETT AND MILNE LIMITED ONTARIO LAND SURVEYORS DATED JANUARY 24, 2024.

NOTE TO CONTRACTOR :

DO NOT SCALE DRAWINGS.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

NOTE:

1. **PROPERTY LINE IS APPROXIMATE ONLY AND SHOULD NOT BE USED FOR DETERMINING SETBACKS OR LAYOUT.**
2. **EXISTING TOPOGRAPHICAL INFORMATION PROVIDED BY HEWETT AND MILNE LIMITED ONTARIO LAND SURVEYORS DATED, JANUARY 2024**
3. **INVERTS DENOTED WITH "±" ARE TAKEN FROM AS-RECORDED PLAN AND PROFILE DRAWINGS COMPLETED BY GAMSBY AND MANNEROW LIMITED, DATED APRIL 5, 2006 AND ARE CONSIDERED APPROXIMATE ONLY. CONTRACTOR TO FIELD VERIFY AND REPORT ANY DISCREPANCIES TO ENGINEER.**
4. **THIS PLAN IS PART OF A SET OF PLANS WHICH COMPRISE OF THE FOLLOWING: C1.1, C1.2 C2.1, C2.2, C2.3, C2.4 AND C2.5.**

No.	REVISION	BY	YYYY-MM-DD
8.			
7.			
6.			
5.			
4.			
3.			
2.	ISSUED FOR SPA	JPL	2025-06-13
1.	ISSUED FOR ZBA	JPL	2024-11-05

MTE
Engineers, Scientists, Surveyors
519-743-6500

LICENSED PROFESSIONAL ENGINEER J. P. LERCH 100169016 2025-06-13 PROVINCE OF ONTARIO

OWNER
GROUPE STERLING
1395 RUE DE l'EGLISE SAINT LAURENT

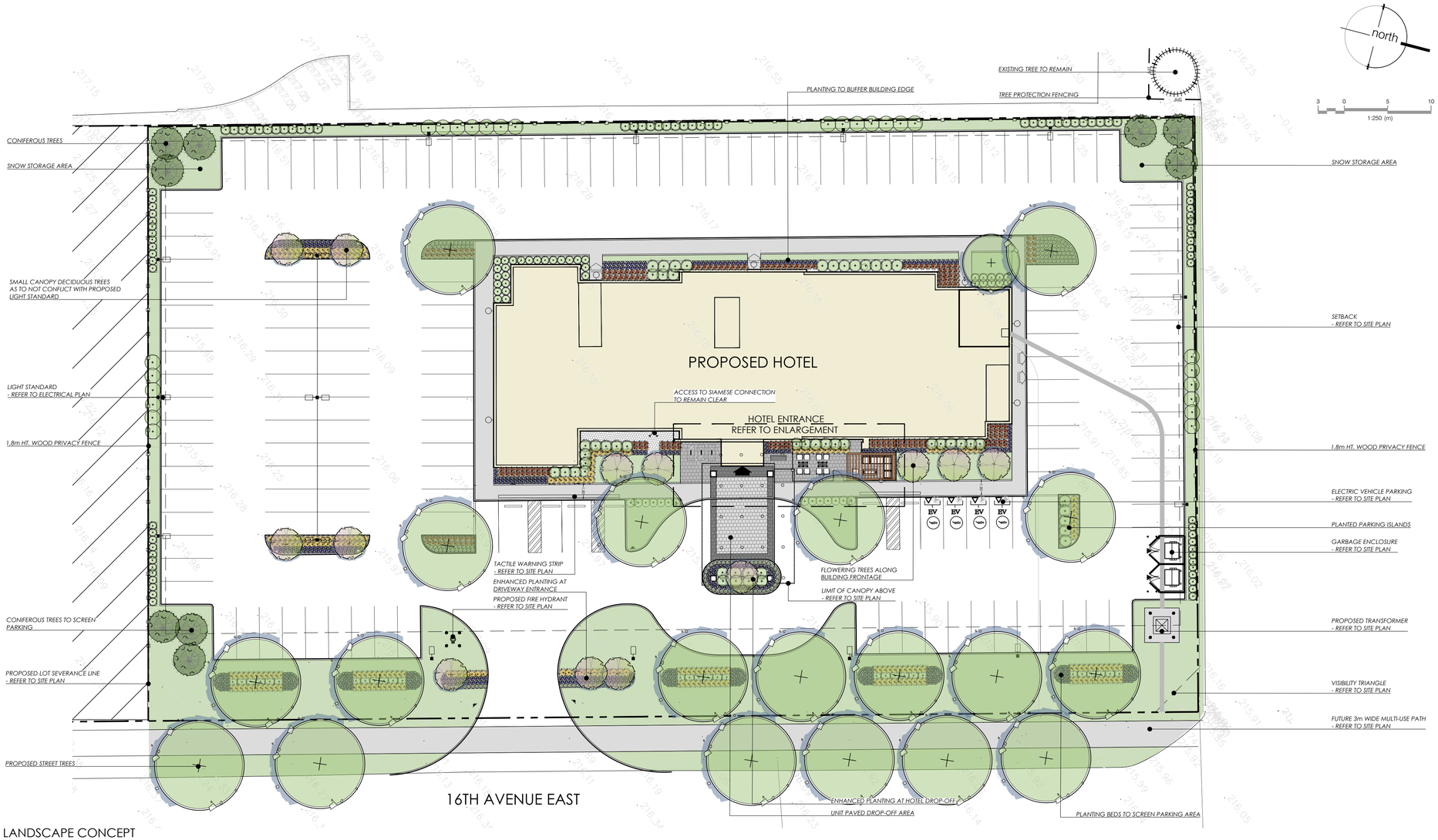
PROJECT
HAMPTON INN OWEN SOUND CIVIL WORKS
1750 16TH AVENUE EAST OWEN SOUND

DRAWING
SITE GRADING, ESC, AND SWM PLAN 1

Project Manager	J. LERCH	Project No.	55873-100
Design By	JHN	Checked By	JPL
Drawn By	TXT/DAC	Checked By	JHN
Surveyed By	OTHERS	Drawing No.	C2.1
Date	Oct.01/24		
Scale	1:250	Sheet 3 of 7	

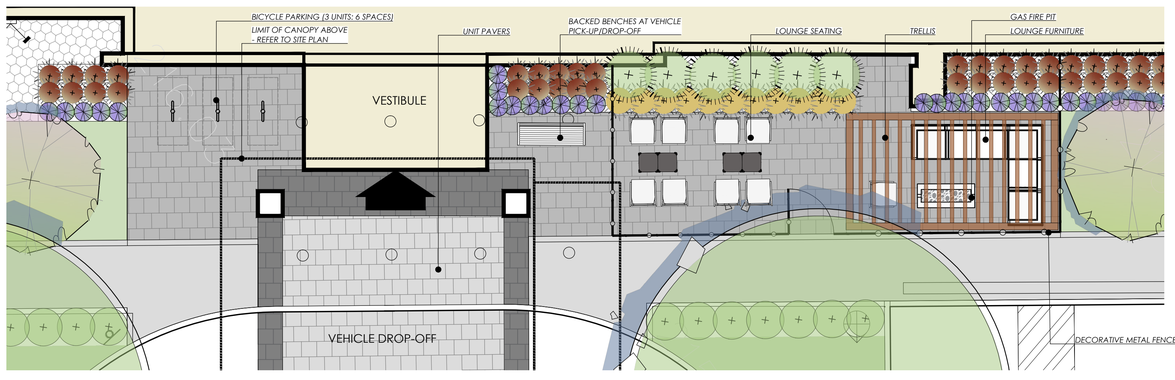
MTE FILE PATH: P:\P\55873\100\55873-100-C2
June 13, 2025 - 3:05:28 PM - Plotted By: Gemma Cabral-Cushue

project #: 24-173



LANDSCAPE CONCEPT

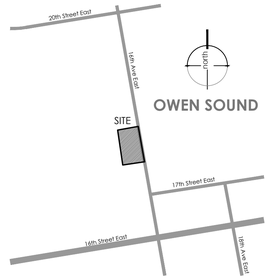
SCALE 1:250



HOTEL ENTRANCE ENLARGEMENT

SCALE 1:75

KEY MAP - N.T.S.



LEGEND

- property line
- proposed deciduous tree
- proposed coniferous tree
- proposed shrub
- proposed perennial
- existing elevation
- min. 150mm topsoil, fine grade & sod
- C.I.P. concrete
- precast concrete unit pavers
- proposed light standard

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2024-11-05	Issued for submission

STAMP

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS · MARIO PATRIZIO · OALA · MEMBER

CLIENT
Mataj Architects

MUNICIPALITY
Owen Sound

PROJECT
Hampton Inn Owen Sound
1750 16th Ave E

MUNICIPAL FILE NUMBER

SHEET
Landscape Concept L-1

adesso design inc.
landscape architecture
69 John Street South, Suite 250
Hamilton, ON L8N 2B9
t. 905.526.8876
www.adessodesigninc.ca

REVIT Model: J:\Projects 2024\24-173 Hampton Inn Owen Sound\01 Current Drawings\24-173_Hwy_LATEST 2.rvt Location: LAST SAVED BY: Brodie Hall Modified: Monday, October 28, 2024 11:16:57 AM PLOTTED BY: Brodie Hall Tuesday, November 5, 2024 9:56:44 AM

SCHEDULE E

Details Respecting Matters of Accessibility

Section 41 of the *Planning Act*, which legislates Site Plan Control, stipulates that no development shall be undertaken unless the approval authority has approved plans showing the location of all buildings, facilities, and works forming part of the development, including facilities designed to have regard for accessibility for persons with disabilities.

The subject lands are located on the west side of 16th Avenue East, approximately 240 m north of 16th Street East. The property is between 16th Avenue East and the Heritage Place Mall, adjacent and south of the north (rear) vehicular entrance to the mall.

The property subject of Site Plan Approval Application ST2025-011 is identified as the retained parcel by application B13-2025 and is proposed to have approximately 120m of frontage on 16th Avenue East, and 7650 m^2 of lot area.

The subject property is currently vacant and are designated “East City Commercial” in the City’s Official Plan and are zoned Retail Commercial subject to Special Provision 14.141 (C2 14.141) by Zoning By-law 2010-078, as recently amended by By-law 2025-018.

The subject application is proposing the construction of a six-storey, 120 room hotel. A Site Plan illustrating the proposal is attached as Schedule “D”, illustrating:

- 6,912 m^2 hotel having a ground floor area of 1,157 m^2
- Hotel amenities including:
    - Barrier Free & covered main entrance drop-off area
    - Pool & fitness facilities
    - Meeting and board rooms
    - Lounge & dining area with patio
- Single vehicular entrance
- Surface parking including 6 barrier free and 4 EV charging spaces
- Landscaping including:
    - Boulevard tree planting
    - Landscaped parking lot islands

    - 1.5m landscaped buffer to abutting properties (including proposed severed)
- On-site servicing and stormwater management

A recommended condition of Site Plan approval is proposed to ensure that matters of accessibility are addressed and that the final approved site and construction plans reflect the requirements of the *Accessibility for Ontarians with Disabilities Act* and the Ontario Building Code respecting matters of accessibility.

Vehicular Access and Paths of Travel

- Vehicle access is proposed via a single two-way 8 m wide entrance
- This entrance leads to on-site two-way traffic drive aisles around the building providing access to parking areas
- The main building entrance includes a covered drop off area where cars can pull up to the front door
- The minimum required amount of parking is exceeded. A total of 151 parking stalls are proposed including:
    - Four (4) electric vehicle stalls
    - Six (6) barrier free parking stalls, evenly split between stalls sized to meet Type A and Type B with shared 1.5m accessible aisles between.
    - Barrier free parking stalls are located at the front of the building, with accessible aisles provided with a flush curb and tactile marking to the 1.8m concrete sidewalk that leads directly to the front door (no need to cross any drive aisles)
    - Bicycle parking is provided adjacent to the main building entrance away from motorized vehicles

While space and attention to barrier free design is indicated on the plans, barrier free parking proposed on the Site Plan is to be revised to indicate either Type ‘A’ or Type ‘B’ (‘E4a’ or ‘E4b’), signed in accordance with City standards (‘E1a’ or ‘E1b’).

Exterior Paths of Non-vehicular Travel

- Dark sky compliant lighting is proposed to light the main entrance, all parking areas and building perimeter
- A concrete sidewalk is proposed around the building providing a clear pathway to building entrances from all parking areas. This sidewalk is between 1.5-2.2 m in width. At main front and rear entrances it is 1.8m.
    - Flush curb is provided only at the front of the building at the drop off area and barrier free parking.
- Landscaped planting beds are proposed adjacent to the building perimeter sidewalk.

- A Multi-Use Path (MUP) is proposed parallel to 16th Avenue East across the front of the subject site and adjacent commercial property, between the Heritage Mall driveway to the north and 17th Street East road allowance to the south.
    - There is no pedestrian connection proposed between the MUP and the main building entrance.

Conditions of approval are recommended to address:

- That the applicant shall provide a defined, barrier free, pedestrian connection from the front of the building to the multi-use path.
- That the applicant consider appropriate locations for curb ramps at secondary building entrances. This would provide ease of luggage or stroller access in addition to mobility device access to the sidewalk around the building so that users do not need to walk through the parking lot around the building to gain entry.
- That the applicant consider cane detectable curbs or guards adjacent to planting beds abutting pedestrian pathways in accordance with AODA best practices and for the benefit of persons who may be visually impaired.
- That locations of curb ramps and tactile walking surface indicators (TWSIs) is indicated on the Site Plan and confirmed by the applicant's engineering to comply with AODA and City Standards.
- The City will require a pedestrian connection from the termination of the MUP to 16th Street East.
- That curb ramps and TWSIs be provided at appropriate locations along the MUP and any other pedestrian pathway to the satisfaction of the City.
- That the Owner acknowledge and agree that they are solely responsible for compliance with the *Accessibility for Ontarians with Disabilities Act* (AODA) and the Ontario Building Code.

Site Design & Functionality

- A bench is provided adjacent to the front entrance. Although there is a canopy above the front doors, it does not extend over the seating area.
    - It is recommended that the applicant consider protecting outdoor seating and bicycle parking spaces from the elements.
- Dedicated snow storage areas are proposed away from pedestrian pathways. These are unlikely to contain the amount of snow received in this region annually.
    - Standard conditions of site plan approval require that snow shall not be stored in required parking spaces or pedestrian pathways and that it is the owner's responsibility to remove snow from the site if necessary.

- All of the interior side lot lines are proposed to be fenced. There is no existing pedestrian connection from 16th Avenue East and Heritage Place Mall along it's northerly entrance.

Access to Transit & Amenities

- There are a City transit stops along 16th Avenue East, near the intersection of 16th Street East and 17th Street East and 16th Avenue East and 20th Avenue East, as a part of the Core route. There is a transit stop at Heritage Place Mall for the core route.
- At 16th Street East and 16th Avenue East there is also access to the East Bayshore Route.
- Stops at Heritage Place Mall and the intersection of 16th Street East and 16th Avenue East both provide shelters.
- The proposed MUP and paved pedestrian pathway will provide connectivity to existing transit stops as well as various commercial amenities existing along the 16th Street East corridor.

Telecom and Broadcasting Notice of Consultation CRTC 2025-180-1

PDF version

Reference: 2025-180

Gatineau, 10 October 2025

Public record: 1011-NOC2025-0180

Call for comments – Improving the public alerting system – Changes to procedure

Revised deadline for submission of interventions: 21 November 2025

Revised deadline for submission of replies: 19 December 2025

Revised deadline for submission of final written submissions: 28 January 2026

[Submit an intervention or view related documents]

Changes to procedure

1. On 15 July 2025, the Commission issued *Call for comments – Improving the public alerting system*, Telecom and Broadcasting Notice of Consultation CRTC 2025-180, 15 July 2025 (the Proceeding). In the Proceeding, the Commission is seeking comments on certain aspects of the National Public Alerting System, including barriers to accessibility, the languages in which alerts are provided, issues affecting its availability nationwide, and possible measures the Commission could implement to monitor the system's status more effectively. The deadlines to file interventions, replies, and final written submissions were 14 October 2025, 13 November 2025, and 3 December 2025, respectively.
2. On 30 September 2025, the Deaf Wireless Canada Consultative Committee (DWCC) submitted a procedural request seeking an extension for the intervention deadline established for the Proceeding. The DWCC provided reasons as to why the extension was required to better ensure it could participate effectively in the Proceeding.
3. The Commission is satisfied that granting the request would contribute to a more robust public record for the Proceeding and would be in the public interest. The Commission further considers that the public interest would be served by granting the extension to all interested persons and by revising the remaining deadlines accordingly.
4. In light of the above, the Commission extends the deadlines as follows:
    - deadline for the submission of interventions: **21 November 2025**;

- deadline for the submission of replies: **19 December 2025**; and
- deadline for the submission of final written submissions: **28 January 2026**.

Secretary General

Date modified:

2025-10-10