

Report TR-CW-05-17

To: Warden Barfoot and Members of Grey County Council
From: Pat Hoy, Director of Transportation Services
Meeting Date: January 26, 2017
Subject: **3195 Grey Road 15 (East Bayshore Road) Procedure Exemption Request**
Status: Recommendation adopted by Committee as presented per Resolution CW-15-17; Endorsed by County Council February 9 per Resolution CC07-17;

Recommendation

1. That Report TR-CW-05-17 be received; and
2. That exemptions to the following sections of the Entrance Permit Procedure be granted:
 - Sections 2.5.3 and 2.5.4 to allow 10 entrances onto Grey Road 15 (East Bayshore Road) as part of the former RCA development; and
 - Section 2.5.11 to allow for the future construction of the Street C entrance on Grey Road 15 (East Bayshore Road) as part of the former RCA development; and
 - Section 2.8.1.1 to allow a 31 metre separation from an intersection to a residential entrance.

Background

The developer of the proposed development at the former RCA site located at 3195 Grey Road 15 (East Bayshore Road) has requested exemptions to the Grey County Entrance Permit Procedure.

After the proposal was received, Grey County staff and City of Owen Sound staff met to discuss if exemptions to Grey County procedures were appropriate. Grey County staff wanted to make sure the development was completed in an organized manner and

work by the developer would not be re-done or significantly changed by Grey County shortly after the development was completed.

The following is background information for the development site:

- The site is bordered by Grey Road 15 (East Bayshore Road), 32nd Street East and 9th Avenue East in Owen Sound
- The Average Annual Daily Traffic (AADT) count on Grey Road 15 in the development area is currently 1,450 vehicles, with 12% being trucks
- This section of Grey Road 15 (East Bayshore Road) is within the limits of the City of Owen Sound, has a posted speed of 50 kilometres per hour and can be classified as a collector road
- A traffic impact study completed by R.J. Burnside and Associates Limited determined no significant reduction in levels of service would result from completion of either the proposed 10 entrances or the construction of the development entrance (Street C)

The exemption request includes:

1. Proposing that 10 of the subdivision lots have entrances directly onto Grey Road 15 (East Bayshore Road). This does not follow sections 2.5.3 and 2.5.4 of the Entrance Permit Procedure which states;

Where a subdivision or individual lot fronts on both a County Road and a Local Road, the entrance will be from the local Road where feasible; and

Direct Access from single lots on to County Roads from a new plan of subdivision or condominium is not permitted.

2. Proposing a new street (Street C) 170 m from 32nd Street. This does not follow section 2.5.11 of the Entrance Permit Procedure;

The distance between municipal intersecting roads shall be at least 400m.

3. Requesting a reduction to 31 metres in the separation from a residential entrance to a road entrance as indicated in section 2.8.1.1 of the Entrance Permit Procedure;

Generally, entrances onto County Roads must be a minimum of 55 metres from an intersection for residential, farm or field lots.

The proposal also does not follow section 3.2 of the Entrance Permit Procedure, which

allows only 10 entrances per kilometre on each side of the road. The Director of Transportation Services may approve this change.

Summary

The exemption to sections 2.5.3 and 2.5.4 of the Entrance Permit Procedure would result in 10 lots with access onto Grey Road 15. Allowing these 10 entrances would make the development more financially viable. The road is classified as an urban collector and already has many entrances north and south of the development. Transportation Services is recommending that the exemptions be granted.

The exemption to section 2.5.11 of the Entrance Permit Procedure would result in another road intersection on Grey Road 15. It is expected that this will not significantly impact the road level of service on Grey Road 15 and allows for a defined entrance into the development. Due to the large amount of traffic in a short amount of time from the soccer complex, it makes sense to keep the development traffic and soccer complex traffic separated. Transportation Services is recommending that the exemption be granted.

Grey County will continue to work with the City of Owen Sound and the developer of the former RCA site to coordinate activities in the development of this area. This section of Grey Road 15 is scheduled for reconstruction in 2019 of the Five Year Plan but could be changed based on development timelines. Paved shoulders of 1.2 metres are scheduled to be completed as part of the road project.

Grey County will require that the subdivision conditions include developing this section of Grey Road 15 to an urban standard (curb and storm sewer) with a 60 metre right turn taper into Street C. The developer will be required to apply for entrance permits for all entrances and the new road (Street C) prior to construction.

Financial/Staffing/Legal/Information Technology Considerations

The development will create a large number of additional residential lots in the City of Owen Sound which will benefit the County tax base.

Grey Road 15 (East Bayshore Road) from 3rd Avenue East to 32nd Street East is currently in the Development Charge Bylaw but was included to become an upgraded rural section. Grey County would expect the developer would either complete or contribute to the costs of the urban upgrade in the development area.

Link to Strategic Goals/Priorities

Action 4.2 under Goal 4 of Grey County's Strategic Plan indicates promoting effective coordination and communication between and amongst the County of Grey and its nine lower-tier municipalities.

Attachments and Background Information

RCA Site Subdivision Concept Plan

[Entrance Permit Procedure](#)

Respectfully submitted by,

Pat Hoy
Director of Transportation Services

RCA Site Subdivision Concept Plan

