

**NOTICE OF COMPLETE APPLICATION  
& PUBLIC MEETING**

Zoning By-law Amendment No. 47  
1032 2<sup>nd</sup> Avenue West

**TAKE NOTICE** that the City of Owen Sound has received an application for a Zoning By-law Amendment being an application to amend Comprehensive Zoning By-law 2010-078 under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended for lands located at 1032 2nd Avenue West.

**TAKE NOTICE** that the Council of The Corporation of the City of Owen Sound has deemed this Zoning By-law Amendment No. 47 (ZBA 47) application complete and will hold a Public Meeting to consider ZBA 47 on May 8, 2023 at 5:30 PM, in the Council Chambers of the City of Owen Sound, in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

**PURPOSE AND EFFECT:**

The purpose of the application is to permit the conversion of the existing building, which formerly contained a day nursery, to contain two dwelling units as 'Dwelling, Duplex'.

The effect of the application is to amend the zone category applying to the subject lands from 'Institutional' (I) to 'Medium Density Residential' (R4).

**PROPERTY DESCRIPTION:**

The subject lands are legally described as N PT LOT 2 WEST W FROST N. The lands are located at 1032 2<sup>nd</sup> Avenue West and are shown more particularly on the Key Map below.

**PUBLIC MEETING:**

Date: Monday, May 8, 2023

Time: 5:30 p.m.

Location: City Hall, Council Chambers  
808 2<sup>nd</sup> Avenue East, Owen Sound

**PUBLIC COMMENTS:**

Oral and written comments will be considered at the Public Meeting. Written comments will be accepted until Monday, May 8, 2023, and may be submitted to Briana Bloomfield, City Clerk as follows:

Electronic Mail: [notice@owensound.ca](mailto:notice@owensound.ca)

Regular Mail: 808 2nd Avenue East, Owen Sound, ON N4K 2H4

Written comments received by May 3, 2023 will appear on the Council Meeting agenda which will be available for review on May 4, 2023, on the [Council and Committees webpage](#).

If you wish to participate in the Public Meeting electronically, you must contact the City Clerk by Friday, May 5, 2023, at 4:30 p.m. at [bbloomfield@owensound.ca](mailto:bbloomfield@owensound.ca) or 519-376-4440 ext. 1247 to be registered to participate in the Public Meeting.

To ensure that your comments are clearly understood and received prior to Council making a decision, you are strongly encouraged to submit written comments prior to the Public Meeting even if you intend to attend the Public Meeting.

**PUBLIC RECORD:**

Any person may participate in the public meeting and make oral and/or written submissions either in support of or in opposition to the proposed application. All submissions will form part of the public record.

Personal information is collected under the authority of the *Planning Act* and the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended. The information collected will be used to complete the Zoning By-law Amendment process and will form part of the public record. Questions about this collection should be addressed to Briana Bloomfield, City Clerk.

**ADDITIONAL INFORMATION:**

For more information about this matter, including information about appeal rights, please contact **Sabine Robart**, Planning Division by email at [planning@owensound.ca](mailto:planning@owensound.ca) or telephone at 519-376-4440 ext. 1236 during regular business hours (8:30 a.m. – 4:30 p.m.), or by visiting [www.owensound.ca/development](http://www.owensound.ca/development).

A copy of the proposed Zoning By-law Amendment is available on the website together with additional plans, background studies and reports submitted with the application.

The public meeting and all Council proceedings can be viewed live on Rogers Cable TV or the [Rogers TV Website](#) or viewed during and after the meeting on the City’s [Council and Committee webpage](#).

**If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.**

If you wish to be notified of the decision of The Corporation of the City of Owen Sound on the proposed Zoning By-law Amendment, you must make a written request to The Corporation of the City of Owen Sound at the address listed below.

If a person or public body would otherwise have an ability to appeal the decision of The Corporation of the City of Owen Sound to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the City of Owen Sound before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the City of Owen Sound before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**DATED AT** the City of Owen Sound this 18<sup>th</sup> day of April 2023

Staci Landry  
Deputy Clerk  
City of Owen Sound  
808 2<sup>nd</sup> Avenue East  
Owen Sound, ON N4K 2H4  
Telephone: 519-376-4440 ext. 1235  
Facsimile: 519-371-0511  
Email: [notice@owensound.ca](mailto:notice@owensound.ca)



# Key Map





RON DAVIDSON  
LAND USE PLANNING CONSULTANT INC.

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March 14, 2023

City of Owen Sound  
808 2<sup>nd</sup> Avenue East  
Owen Sound, ON  
N4K 2H4

Attention: Sabine Robart  
Manager of Planning & Heritage

Dear Sabine:

**Re: Zoning By-law Amendment Application  
N Part Lot 2 West W Frost N  
City of Owen Sound  
1032 2<sup>nd</sup> Avenue West  
Owner: Owen Sound Masonic Temple**

Further to preconsultation discussions involving a rezoning of the above-noted property, enclose please find:

- Planning Application Form A.0;
- Planning Application Form A.7;
- Engineering Review Form; and,
- Application fees.

The purpose of the Zoning By-law Amendment is to change the zoning of the subject property from 'I' (Institutional) to 'R4' (Medium Density Residential) in order to permit the conversion of the existing building into a duplex.

To assist City staff in its review and evaluation of the proposed amendment, I offer the following:

## **Background:**

The subject property is located along the west side of 2<sup>nd</sup> Avenue West, approximately 50 metres north of 10<sup>th</sup> Street West.

The site comprises 991.31 square metres of land and possesses 15.364 metres of frontage along 2<sup>nd</sup> Avenue West. These lands are owned by the Owen Sound Masonic Temple which also owns the adjoining property to the north on which their lodge (private club) is situated.

Located on the subject property is a two-storey building having a total floor area of approximately 253 square metres. This building has the appearance of a residential dwelling because it was constructed and originally used for the purposes of a manse up until 1980 in association with the church that previously existed on the property to the immediate north. In 1980, the building was converted to a children's daycare facility which operated on the site until 2022. The building is now vacant. The owners would like to convert the structure back to a residential building with two dwelling units.

The property provides a parking area at the rear of the building that can accommodate several vehicles. This paved parking area joins with the lodge's parking area to essentially form one, large parking lot. It is worth noting that two catch basins have been constructed within this parking area to handle stormwater. Mutual easements across the shared driveway provides ingress/egress to their respective parking areas to/from 2<sup>nd</sup> Avenue West.

The building, parking area, driveway, etc. are shown on the site plan (Figure 1) attached to this Planning Report.

## **Adjacent Land Uses:**

The subject property is situated within a mix-use neighbourhood. Land uses within the immediate vicinity of the site include residential uses, a private club, professional offices, and a cultural resource centre.

## **City of Owen Sound Zoning By-law:**

The site is zoned 'I' (Institutional), a zone which reflects the previous uses of this site which included a children's daycare facility and a church manse as noted above.

The only residential uses permitted now under the current 'I' zoning are a crises residence, group residence, group home and a student residence. The intended duplex is not allowed.

The proposed Zoning By-law Amendment would apply the 'R4' (Medium Density Residential) zone to the subject land, which is consistent with the other residential lots in this neighbourhood. The 'R4' zone would permit the intended duplex.

The proposed zoning schedule is provided in Figure 2 of this Planning Report.

### **City of Owen Sound Official Plan:**

According to Schedule A of the City of Owen Sound Official Plan the subject property is designated 'Residential'. A variety of residential dwelling types is permitted within this land use designation including detached dwellings, semi-detached dwellings, duplexes, townhouses, and apartment buildings. The Official Plan promotes this variety of dwelling types in order to ensure that housing can be provided for everyone within the community,

A duplex, which is considered to be a low-density form of housing, is generally permitted on any land designated 'Residential'.

The 'Residential' policies contained in Section 3.1.8 of the Official Plan encourage housing intensification, infill development and the conversion of non-residential buildings to a residential use, all of which describe the proposal. According to the Official Plan, this type of development shall: be compatible with the adjacent development; be supported by the level of servicing available; provide adequate parking; and, be supported by the existing road system. Given the location of the property and the fact that only two dwelling units are being established, the proposed housing proposal is clearly in conformity with these policies. Ample parking is available.

The Official Plan also strongly encourages the creation of new, rental housing units.

Based on the foregoing, it is evident that the proposed Zoning By-law Amendment conforms to the City of Owen Sound Official Plan.

### **Provincial Policy Statement:**

The Provincial Policy Statement (PPS) generally directs urban type development to the designated settlement areas, such as Owen Sound.

The PPS also strongly encourages development within an urban area to be serviced with municipal water and sanitary sewers. Such services are already provided to the existing building.

As well, the PPS gives clear direction to the City in requiring a variety of residential dwelling types to be created within a community in order to ensure that housing can be provided for everyone, and this includes rental housing.

Furthermore, the PPS promotes infilling, intensification and efficient use of land and infrastructure, which collectively describes the proposed changes to the subject property.

In view of the foregoing, it is very clear that the proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement.

**Conclusion:**

The proposed Zoning By-law Amendment, intended to convert an existing building into a two - unit residential building (i.e., duplex), has considerable merit and should be approved.

**Final Comments:**

I trust you will find the application package to be complete. Should you have any questions regarding the proposal, please contact the undersigned.

On a final note, it would be sincerely appreciated if you could contact me when scheduling the public meeting for this file in order to ensure my availability.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized flourish at the end.

Ron Davidson, BES, RPP, MCIP

c.c. Bill Moran

Figure 1: Site Plan

 Subject Property



Proposed Duplex  
1032 2nd Avenue West  
Owen Sound, ON

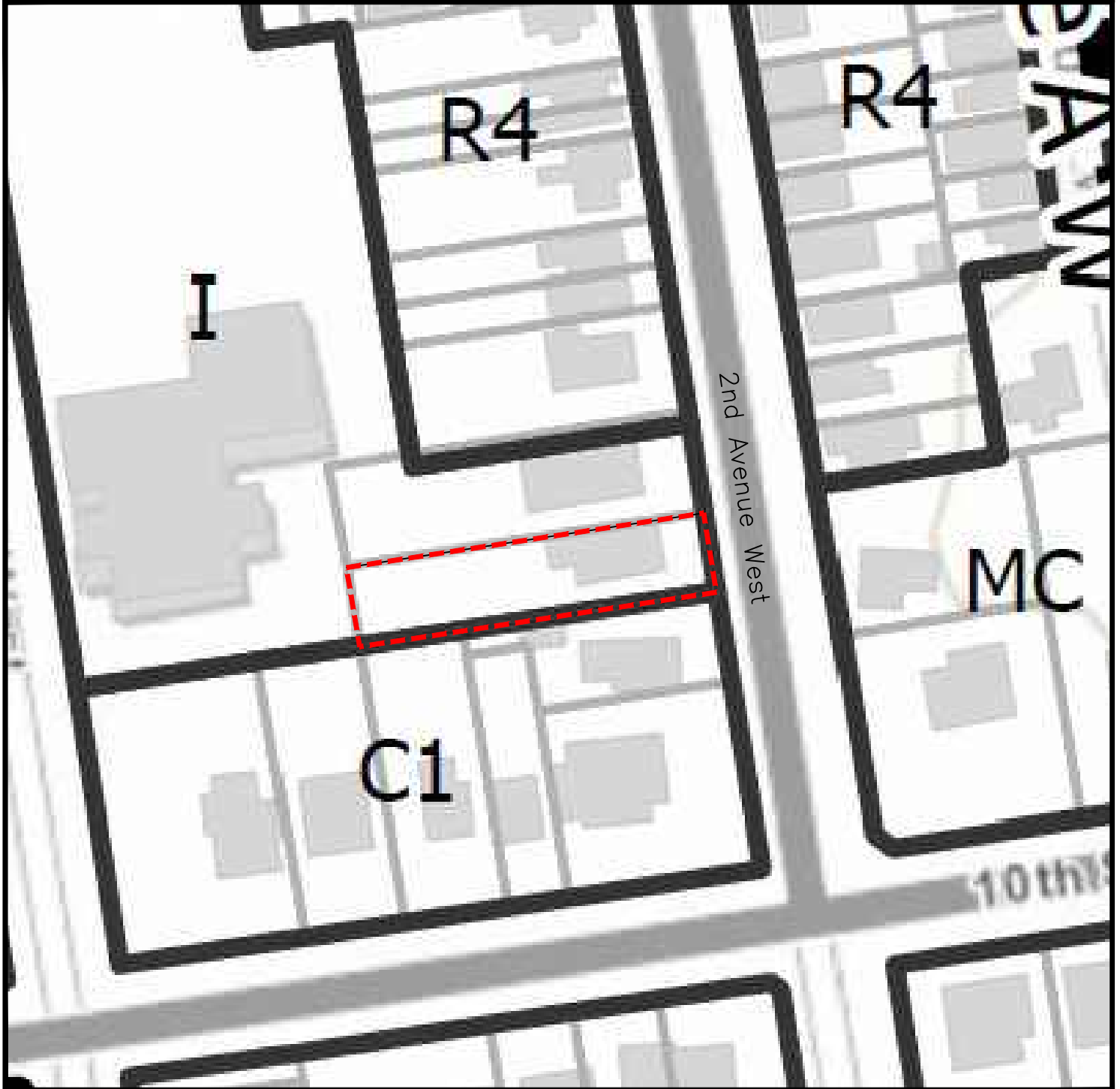
**RD** **RON DAVIDSON**  
LAND USE PLANNING CONSULTANT INC  
OWEN SOUND, ONTARIO

SCALE 1:400



Figure 2: Proposed Zoning

 Land to be rezoned from I to R4



Proposed Duplex  
1032 2nd Avenue West  
Owen Sound, ON

**RD** RON DAVIDSON  
LAND USE PLANNING CONSULTANT INC  
OWEN SOUND, ONTARIO

SCALE 1:1000