

Take notice that the Council of The Corporation of the City of Owen Sound will, no sooner than **Monday, December 18, 2023 at 5:30 p.m.** or so soon thereafter as the matter may be heard, in the Council Chambers of the City of Owen Sound, consider an amending by-law to remove a Holding symbol from Comprehensive Zoning By-law 2010-078, as amended pursuant to Subsection 36(4) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "Planning Act") for lands located at 2198 3rd Avenue East.

The Planning Act requires that notice of Council's intention to pass an amending by-law to remove a Holding symbol be provided and that all complete applications be processed. This notice is given in accordance with the Planning Act requirements.

Property Description:

The subject lands are legally described as OWEN SOUND PLAN RANGE BAY; SHORE PARK LOTS 7 TO 10 PT; PARK LOT 6 WATER LOTS IN FRONT OF PARK LOTS 5 AND 6; PT BED OF OWEN SOUND PT. The lands are located at 2198 3rd Avenue East and are shown more particularly on the Key Map below.

Purpose and Effect:

The purpose of the application is to facilitate the redevelopment of the lands for a mix of land uses in four (4) phases. The development is proposing two (2), seven-storey apartment buildings containing a total of 312 dwelling units, a seven-storey seniors apartment building containing 128 units, a seven-storey hotel containing 180 suites, a marina containing 73 boat slips and a 264 sq. m. utility building, and a surface parking area containing 339 stalls.

In 2002, a Holding provision was placed on the lands via By-law No. 2002-014, to require that site remediation in accordance with the requirements of the *Environmental Protection Act*, R.S.O. 1990, c. E. 19 and regulations thereunder be completed prior to the development of the lands.

The effect of the application is to remove the Holding provision from a portion of the subject lands and adjacent City-owned lands to the west (ARN 425901000507820) and south (ARN 425901000507206) that are subject to a Record of Site Condition (RSC) filed with the Ministry of Environment, Conservation, and Parks in 2008 (Registration No. 45250).

The existing spit and a 30-metre-wide strip of land adjacent to the waterfront zoned as 'Hazard Zone' (ZH) by the City's Zoning By-law (2010-078, as amended) are not subject to the RSC therefore, the Holding (H) provision is not proposed to be removed from this portion of the lands.

The application does not propose any other changes to the existing site zoning.

Additional Information:

For more information about this matter, including supporting documentation, please contact **Sabine Robart**, Planning Division by email at planning@owensound.ca or telephone at 519-376-4440 ext. 1236 Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m. or by visiting <http://www.owensound.ca/development>.

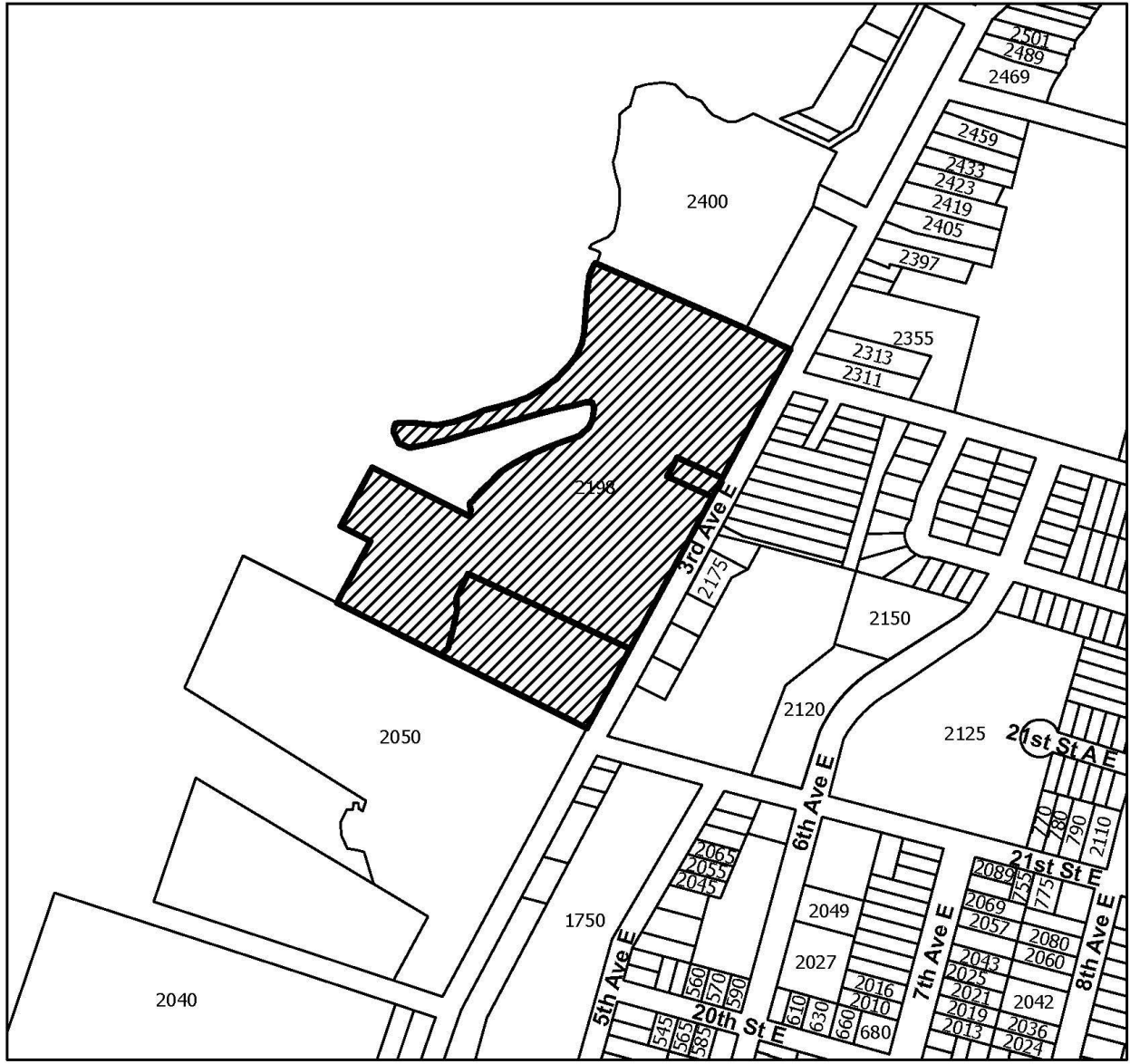
All Council proceedings can be viewed live on Rogers Cable TV or the [Rogers TV Website](#) or viewed during and after the meeting on the City's [Council and Committees webpage](#).

Notice Date: November 28, 2023

Staci Landry
Deputy Clerk
The Corporation of the City of Owen Sound
808 2nd Avenue East
Owen Sound, ON N4K 2H4
Telephone: 519-376-4440 ext. 1235
Email: notice@owensound.ca

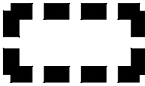
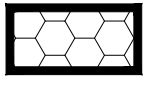
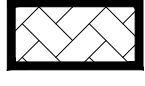
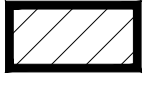
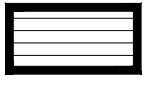
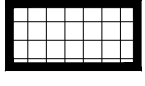


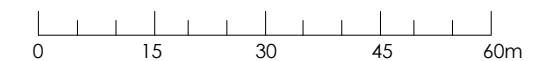
Key Map



SCHEDULE "A" ZONING BY-LAW AMENDMENT 2198 3rd Ave East, Owen Sound

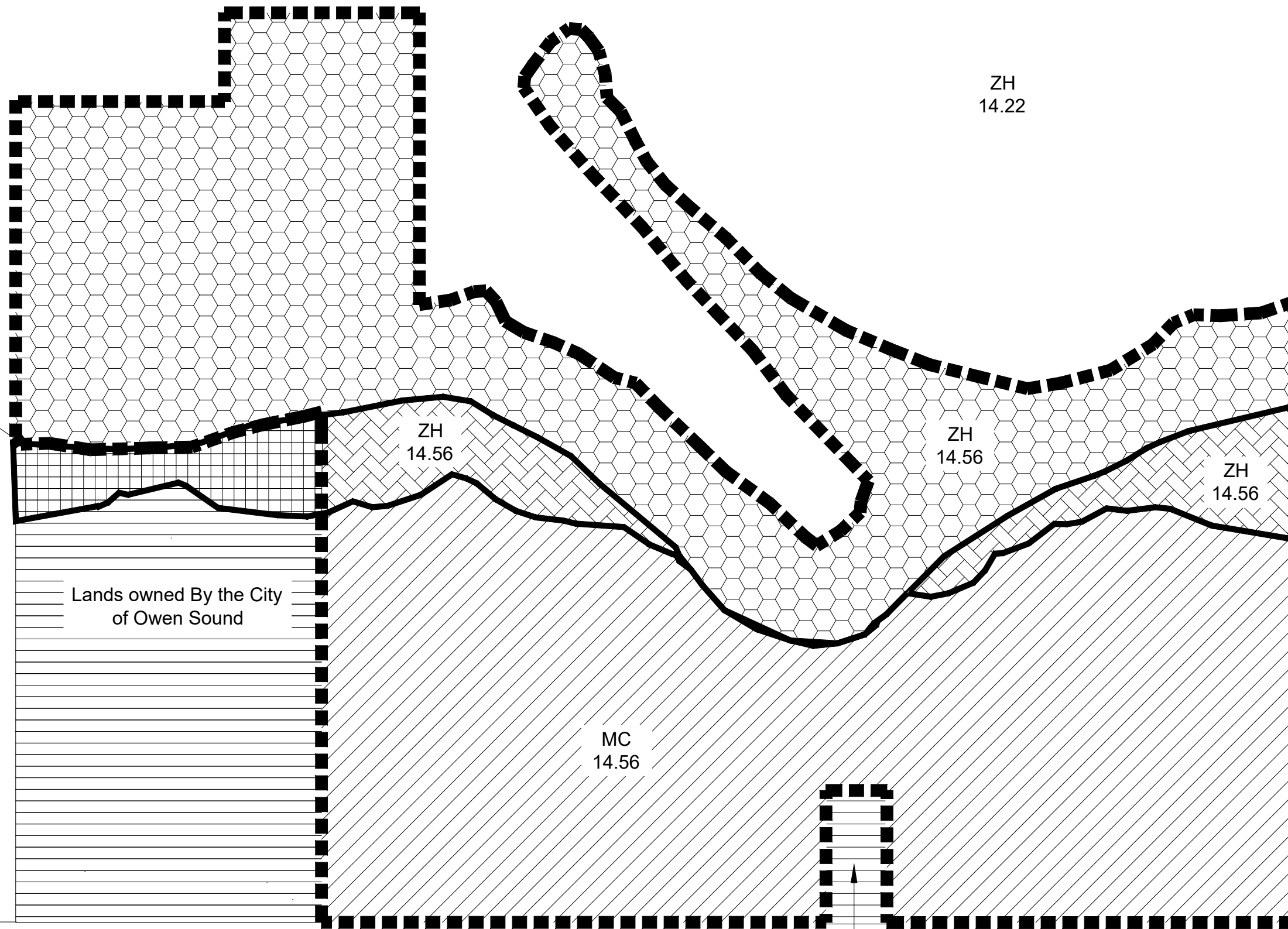
LEGEND

-  Subject Lands
-  Lands to remain 'Hazard Lands (ZH) Holding, Special Provisions 14.56 Zone'
-  Lands to be rezoned from 'Hazard Lands (ZH) Holding, Special Provision 14.56 Zone' to 'Hazard Lands (ZH), Special Provision 14.56 Zone'
-  Lands to be rezoned from 'Mixed Use Commercial (MC) Holding, Special Provision 14.56 Zone' to 'Mixed Use Commercial (MC) Special Provisions 14.56 Zone'
-  Lands owned by the City of Owen Sound to be rezoned from 'Mixed Use Commercial (MC) Holding, Special Provision 14.56 Zone' to 'Mixed Use Commercial (MC) Special Provisions 14.56 Zone'
-  Lands owned by the City of Owen Sound to be rezoned from 'Hazard Lands (ZH) Holding, Special Provision 14.56 Zone' to 'Hazard Lands (ZH), Special Provision 14.56 Zone'



Date: November 2, 2023	Reviewd by: LJ
File: 23-1313	Drawn By: CP

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3rd Avenue East

ZH
14.56

Lands owned by the City of Owen Sound

R4