



**NOTICE OF PUBLIC MEETING**  
Zoning By-law Amendment No. 44  
2275 16<sup>th</sup> Street East

**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 2275 16<sup>th</sup> Street East.

**TAKE NOTICE** that the Council of The Corporation of the City of Owen Sound has deemed this Zoning By-law Amendment No. 44 (ZBA 44) application complete and will hold a Public Meeting on January 30, 2023 at 7:00 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 a mixed-use development which includes three multi-unit commercial buildings, two single purpose commercial buildings, and three 3-storey (40 unit) multi-unit residential buildings with a total of 120 residential units. The proposal includes the construction of parking areas, an internal road system, landscaping, and a stormwater management system. The development is proposed to be accessed via an extension of 22<sup>nd</sup> Avenue East, south of 16<sup>th</sup> Street East.

The effect of the application is to amend the zone categories and special provisions applying to the subject lands generally in accordance with the following:

Current Zone	Proposed Zone
<ul style="list-style-type: none"> <li>▪ Rural (RUR)</li> <li>▪ Hazard Lands (ZH)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Retail Commercial Holding with Special Provisions 14.XXX [C2(H) 14.XXX]</li> </ul>

The proposed special provisions will address Section 3.5.2.5 East City Commercial – General Policies of the City’s Official Plan (2021), among other matters.

**PROPERTY DESCRIPTION:**

The subject lands are legally described as RANGE 5 EGR PT PARK LOTS 9 AND 10. The lands are located at 2275 16<sup>th</sup> Street East and are shown more particularly on the Key Map below.

**PUBLIC MEETING:**

Date: Monday, January 30, 2023  
Time: 7:00 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, January 30, 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 January 25, 2023 will appear on the Council Meeting agenda which will be available for review on January 26, 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, January 27, 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 9<sup>th</sup> day of January 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



## **8. CITY OF OWEN SOUND ZONING BY-LAW**

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### **8.1 Current Zoning**

The 2.95 hectare portion of the subject property proposed to be developed for commercial and residential use is currently zoned 'RUR' (Rural), as illustrated on Figure 3 of this Planning Report. The area including Bothwell's Creek tributary and its floodplain is zoned 'ZH' (Hazard). The small area located in the southeast corner of the property is also zoned 'RUR'.

### **8.2 Proposed Zoning**

The submitted Zoning By-law Amendment application is requesting that the intended development lands be rezoned to 'C2' (Retail Commercial), a zone which allows for a variety of commercial uses includes shopping centres, retail stores, restaurants, drive-thru restaurants, offices, etc., as well as residential apartments. The proposed development, as illustrated on the Site Plan, complies with all relevant provisions of the Zoning By-law.

An "h" (holding) symbol will be applied to the 'C2' zone to ensure that the specific future commercial uses on this property do not negatively impact on the City's downtown. In this regard, a Market Study must be completed in accordance with Section 3.5.1.1, paragraphs (a) and (b) of the Official Plan for any commercial use of a certain size, as explained earlier in this Planning Report. The "h" symbol can be removed by Council once the City is satisfied with the conclusions of the Market Study.

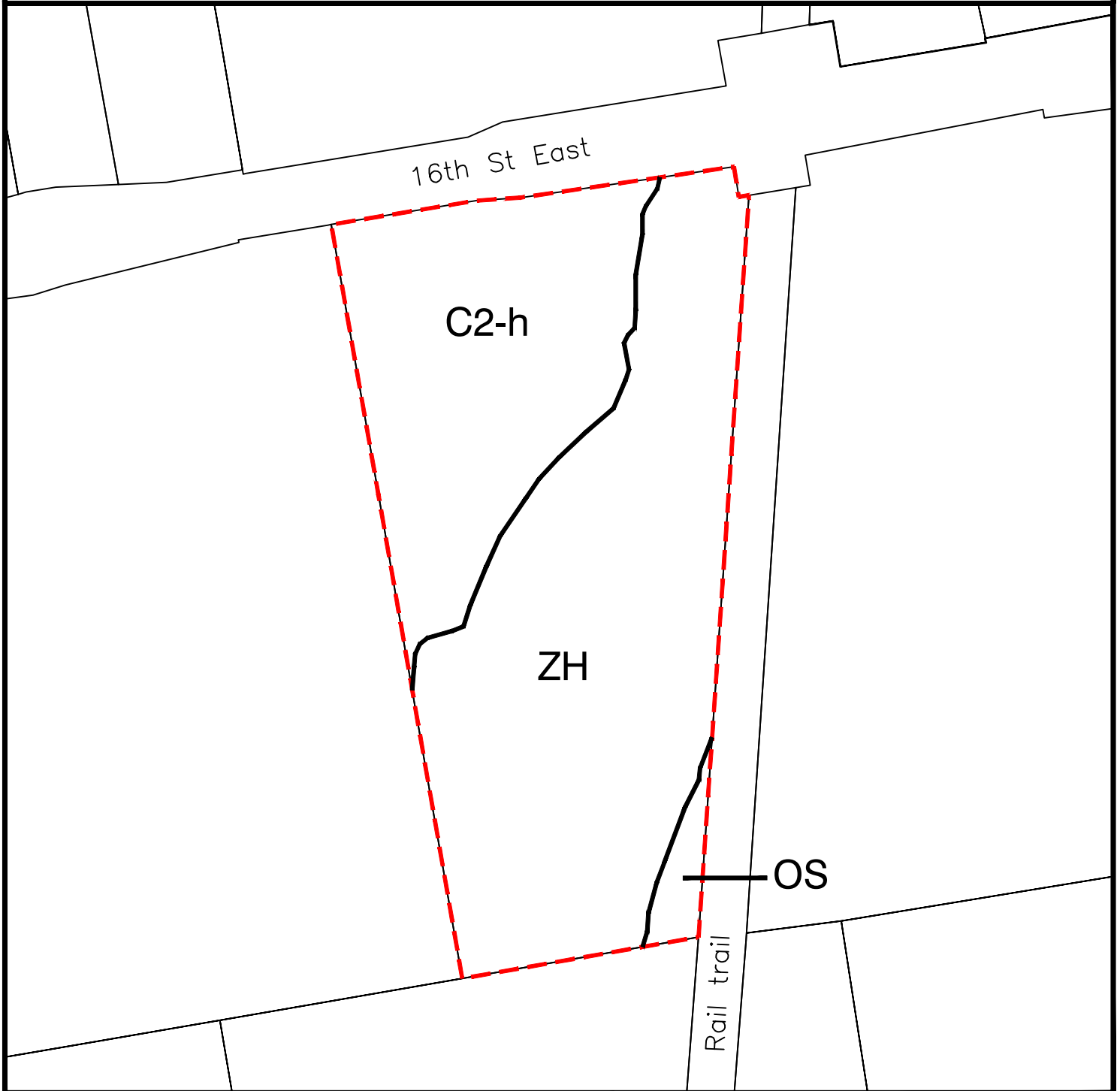
The lands that are currently zoned 'ZH' will remain within this zoning category.

The 0.37 hectare area located in the southeast corner of the subject property will be rezoned to 'OS' (Open Space), a zone that will allow the City to use these lands for park purposes.

The proposed zoning is illustrated on Figure 4 of this Planning Report.

# Figure 04: Proposed Zoning

 Subject Lands



Sydenham Square Inc.  
2275 16th Street East  
Owen Sound, ON

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

SCALE 1:3000