



**NOTICE OF COMPLETE APPLICATION
& PUBLIC MEETING**

Zoning By-law Amendment No. 48
2125 16th Street East

TAKE NOTICE that the Council of The Corporation of 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, as amended pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "Planning Act") for lands located at 2125 16th Street East. This application is deemed to be a complete submission under Section 34(10.4) of the Planning Act.

TAKE NOTICE that the Council of The Corporation of the City of Owen Sound will hold a public meeting to consider Zoning By-law Amendment No. 48 on Monday, June 12, 2023 at 5:30 p.m., in the Council Chambers of the City of Owen Sound, in accordance with Section 34 of the Planning Act.

PROPERTY DESCRIPTION:

The subject lands are legally described as Range 5 EGR Park Part Lots 8 and 9; RP 16R-9039 Part 1. The lands are located at 2125 16th Street East and are shown more particularly on the Key Map below.

PURPOSE AND EFFECT:

The purpose of the application is to permit the construction of additional buildings to complete the buildout of the multi-building commercial development on the subject lands. A new 3,252 square metre grocery store is proposed together with an attached 1,310 square metre retail unit in the northeast quadrant of the site.

The proposal includes the construction of parking areas, an internal road system, landscaping, and a stormwater management system.

The effect of the application is to amend the current zone categories and special provisions applying to the subject lands consistent with the Official Plan for the East City Commercial area generally in accordance with the following:

Current Zone	Proposed Zone
<ul style="list-style-type: none"> Retail Commercial with Special Provision 14.89 (C2 14.89) 	<ul style="list-style-type: none"> Retail Commercial with Special Provisions 14.XXX (C2 14.XXX)

That Special Provision 14.89 shall be deleted.

That the following NEW provisions are proposed:

Special Provision 14.XXX

Permitted Uses

- a. All uses in the C2 Zone are permitted to lands shown on Schedule A, Zoning Map 20, subject to Official Plan conformity including policy 3.5.2.5, to the satisfaction of the City.

Notwithstanding the C2 (14.XXX) Zone, all legally existing uses on the date of passing of this By-law, may continue on the lands and are deemed to conform with this By-law.

The site and building requirements of the C2 zone shall apply to lands shown on Schedule A, Zoning Map 20, save and except for the following:

- i. Building Setbacks: 4.0 m minimum setback from 16th Street East for Building 'H'; 6.0 m minimum from any street line for all other buildings and 8.0 m minimum from any other lot line.
- ii. A minimum landscape buffer - Adjacent to 16th Street East - a minimum of 0.25 metres.

iii. Maximum Building Height – 19 m for Hotels, Clinics and Laboratories.

iv. Restaurants

- a) Restaurants smaller than 325.2 m² GFA shall be permitted provided that they do not exceed 1,250 m² GFA in aggregate.
- b) One drive-through restaurant is permitted, which shall not be subject to the 1,250 m² restaurant aggregate regardless of size.

PUBLIC MEETING:

Date: Monday, June 12, 2023
Time: 5:30 p.m.
Location: City Hall, Council Chambers
808 2nd Avenue East, Owen Sound

PUBLIC COMMENTS/RECORD:

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

Oral and written comments will be considered at the public meeting. Written comments will be accepted until 4:30 p.m. on Monday, June 12, 2023, and may be submitted to Briana Bloomfield, City Clerk as follows:

Electronic Mail: notice@owensound.ca

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

Written comments received by June 7, 2023 will appear on the Council Meeting agenda which will be available for review on June 8, 2023, on the Council and Committees webpage at www.owensound.ca/meetings. Written comments received by the deadline will be included in the agenda when it is republished after the meeting.

If you wish to participate in the public meeting electronically, you must contact the City Clerk by Friday, June 9, 2023, at 4:30 p.m. at 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.

Personal information is collected under the authority of the Planning Act. 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:

If a person or public body would otherwise have an ability to appeal the decision of the Council 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.

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 noted below.

For more information about this matter, including information about appeal rights, or to inspect additional materials related to the proposed Zoning By-law Amendment, 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>.

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.

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.

NOTICE DATE: May 19, 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



SCAN ME

Key Map

