

**TAKE NOTICE** that the Council of The Corporation of the City of Owen Sound passed By-law No. 2019-016 on the 21<sup>st</sup> day of January, 2019, under Section 34 of the *Planning Act, R.S.O. 1990*, c.P.13 and Ontario Regulation 545/06 for the purpose of adopting amendments to the City of Owen Sound's Zoning By-law No. 2010-078, as amended.

City Council has considered written submissions received to date and oral submissions made at the public meeting held on October 29, 2018. Written submissions were received from internal departments and commenting agencies which had no objection to the application. Oral and written submissions made by the public were not opposed but suggested in summary: the use of inclusionary zoning to require affordable housing; that the applicant consider emergency housing; and supporting the inclusion of active transportation into the proposed road network. City Council considered the comments received and found that the applications are consistent with the Provincial Policy Statement and the goals and objectives and intent of the Official Plan and approved By-law No. 2019-015 to amend the City of Owen Sound Official Plan (OPA 8) and approved By-law No. 2019-016 (ZBA 26) to amend Zoning By-law No. 2010-078, as amended.

**PURPOSE AND EFFECT OF BY-LAW NO. 2019-016 (ZBA 26)**

The purpose of the applications is to permit a mixed-use residential development together with some convenience commercial uses.

The effect of the applications is to provide for the development of an estimated 337 dwelling units in a mix of housing forms including single detached dwellings (43 units), semi-detached dwellings (20 units), townhouses (38 units), and mixed use residential and convenience commercial buildings together with potential retirement or long term care facility (236 units). The proposal also includes a storm water management pond, parkland and construction of new internal streets and services. A future draft plan of subdivision application would be necessary to implement the policy direction and facilitate the development of the lands.

**PROPERTY LOCATION:**

The subject lands are legally described as follows: Part of Lots 8 & 9, Range 4, East of Garafraxa Road. The subject lands are shown more particularly on the **Key Map** below. The lands comprise a total of 13.59 ha within the Sydenham Heights Phase I Planning Area.

**AND TAKE NOTICE** that any person or public body under Section 34 of the *Planning Act, R.S.O. 1990*, c.P.13 may within 20 days after the Notice of Passing is given, appeal to the Local Planning Appeal Tribunal in respect of the decision of The Corporation of the City of Owen Sound by filing with the Clerk of The Corporation of the City of Owen Sound, a notice of appeal setting out the reasons for the appeal. An appeal must be accompanied by the fee prescribed by the Local Planning Appeal Tribunal in the form of a certified cheque or money order payable to the Minister of Finance. **The last date for appeal is February 18, 2019.**

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

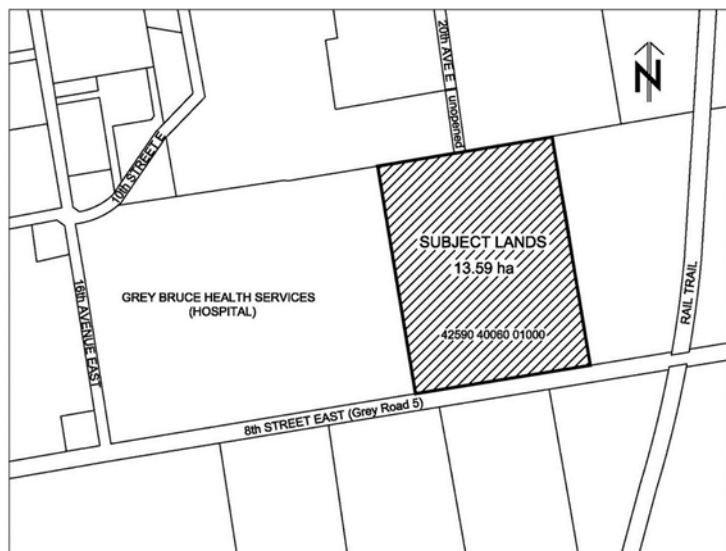
No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

**ADDITIONAL INFORMATION** related to ZBA No. 26 and By-law No. 2019-016 is available for inspection at the City of Owen Sound in the Planning Office located at 808 2nd Avenue East, OWEN SOUND ON N4K 2H4, Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the City's website at [owensound.civicweb.net](http://owensound.civicweb.net).

These lands are also the subject of Official Plan Amendment No. 8.

**NOTICE DATE: January 29, 2019**

**KEY MAP:**



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