



## **PUBLIC NOTICE**

### **NOTICE OF COMPLETE APPLICATION**

### **Proposed Zoning By-law Amendment**

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**TAKE NOTICE** that the Council of The Corporation of the City of Owen Sound has deemed the following applications complete for lands located at 1200 16<sup>th</sup> Street East:

- **Zoning By-law Amendment (ZBA 28)**, an application to amend the Comprehensive Zoning By-law under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

**PLANNING ACT REQUIREMENTS:** The *Planning Act*, R.S.O. 1990, c. P.13, as amended, (the "Planning Act") requires that notice of a complete application be provided and that all complete applications be processed. This notice is given in accordance with the Planning Act requirements.

**PURPOSE AND EFFECT:**

The purpose of the application is to permit a commercial development, including a hotel and mixed retail/office building. The effect of the application is to provide for development of a six storey, 100 room hotel and a two storey commercial building. The proposed commercial building will include retail uses on the ground floor and office uses on the second floor. The proposal also includes the construction of a shared surface parking area (131 spaces).

The lands comprise a total of 0.8 hectares within the Sydenham Heights Phase I Planning Area. More specifically the subject lands are currently designated "East City Commercial" in the City of Owen Sound Official Plan.

The lands are currently zoned "Retail Commercial – Holding" (C2-H) in Zoning By-law 2010-078, as amended, subject to provision 14.79. The proposed zoning by-law amendment will permit the following site specific provisions:

- o Permit a reduced parking supply of 131 spaces whereas 173 spaces are required;
  - o Permit a front yard setback of 7.65 m whereas 10 m is required for the commercial building;
  - o Permit an increased height for the hotel of 18.5 m to the roof deck and 23.3 m to the high parapet, whereas a maximum building height of 18 m is permitted; and,
  - o Permit a reduced setback of 43.1 m for the proposed hotel patio from the adjacent residential zone to the west.
  - o Permit a reduced setback of 35 m for the proposed hotel patio from any long term care facility.
- The zoning by-law amendment also proposes to remove the Holding (H) Symbol to permit the proposed development of the lands. The holding provisions on the parcel are in regard to contributions to municipal servicing.

**PROPERTY DESCRIPTION:**

The subject lands are legally described as follows: Range 5 EGR, Part Park Lot 5; RP 16R10545, Part 1 and are located at the municipal address 1200 16<sup>th</sup> St E. The subject lands are shown more particularly on the **Key Map** below.

**PUBLIC MEETING:** A public meeting date has not yet been scheduled. Further notice will be given when a public meeting date is determined.

**ADDITIONAL INFORMATION** For more information about this matter, including information about preserving your appeal rights, please contact **Sabine Robart of the Planning Division by email at [srobart@owensound.ca](mailto:srobart@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: <http://www.owensound.ca/planning/whats-new>.

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.

Any person may attend the public meeting and make oral and/or written submissions either in support of or in opposition to the proposed applications. 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 decision making processes, and will form part of the public record. Questions about this collection should be addressed to the City Clerk, The Corporation of the City of Owen Sound, by email at [bbloomfield@owensound.ca](mailto:bbloomfield@owensound.ca) or telephone at 519-376-4440, ext. 1247 during regular business hours (8:30 AM – 4:30 PM).

NOTICE DATED the **29<sup>th</sup> day of January, 2019**

**Briana Bloomfield**, City Clerk

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808 2<sup>nd</sup> Avenue East  
Owen Sound ON N4K 2H4  
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Suite 22A (Clerk's Office)  
Phone: 519-376-4440 ext. 1247  
Email: [bbloomfield@owensound.ca](mailto:bbloomfield@owensound.ca)

**KEY MAP:**

