



PUBLIC NOTICE

Zoning By-law Amendment No. 28 1200 16th Avenue East

TAKE NOTICE that a Public Meeting will be held on **April 1, 2019 at 7:00 PM**, in the **Council Chambers of the City of Owen Sound**, in order to consider **Zoning By-law Amendment No. 28** (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.

TAKE NOTICE that the Council of the City of Owen Sound will, no sooner than **April 1, 2019 at 7:00 p.m.** or so soon thereafter as the matter may be heard, consider an amending by-law **to remove a holding symbol** from a zoning by-law pursuant to subsection 36(4) 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 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:

- Permit a reduced parking supply of 131 spaces whereas 173 spaces are required;
- Permit a front yard setback of 7.65 m whereas 10 m is required for the commercial building;
- 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;
- Permit a reduced setback of 43.1 m for the proposed hotel patio from the adjacent residential zone to the west whereas 50 m is required; and
- Permit a reduced setback of 35 m for the proposed hotel patio from any long term care facility whereas 50 m is required.

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 Range 5 EGR, Part Park Lot 5; RP 16R10545, Part 1 and are located at the municipal address **1200 16th Avenue East**. The subject lands are shown more particularly on the **Key Map** below.

PUBLIC MEETING:

Date: Monday, April 1, 2019

Time: 7:00 p.m.

Location: City Hall, Council Chambers - 808 2nd Avenue East, Owen Sound

ADDITIONAL INFORMATION For more information about this matter, including information about appeal rights, please contact **Sabine Robart** of the Planning Division by email at **srobert@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 Official Plan Amendment and Zoning By-law Amendment processes, and will form part of the public record. Questions about this collection should be addressed to:

Briana Bloomfield, City Clerk

Office Location: 808 2nd Avenue E, Owen Sound, ON N4K 2H4

Phone: 519-376-4440 ext. 1247

Email: bbloomfield@owensound.ca

NOTICE DATED the **8th day of March, 2019**

KEY MAP:

