

**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 1580 20<sup>th</sup> 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. 50 on July 24, 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 8 EGR PT PARK PT LOT 5. The lands are located at 1580 20<sup>th</sup> Street East and are shown more particularly on the Key Map below.

**Purpose and Effect:**

The purpose of the application is to permit a rock-climbing bouldering gym, having approximately 569 m<sup>2</sup> of gross floor area, to be located within the existing Industrial Mall.

The effect of the application is to amend the zone category applying to the subject lands from 'Heavy Industrial' (M2) and 'Hazard Lands' (ZH) to 'General Industrial' (M1) and 'Hazard Lands' (ZH) to permit the proposed use and to apply a site-specific zoning provision (14.XXX) pertaining to required off-street parking for the existing Industrial Mall.

**Public Meeting:**

Date: Monday, July 24, 2023  
Time: 5:30 p.m.  
Location: City Hall, Council Chambers  
808 2<sup>nd</sup> 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, July 24, 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 July 19, 2023 will appear on the Council Meeting agenda which will be available for review on July 20, 2023, on the Council and Committees webpage at [www.owensound.ca/meetings](http://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, July 21, 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.

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](mailto: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.

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 Committees 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.**

**Notice Date: July 4, 2023**

Staci Landry  
Deputy Clerk  
The Corporation of the City of Owen Sound  
808 2<sup>nd</sup> Avenue East  
Owen Sound, ON N4K 2H4  
Telephone: 519-376-4440 ext. 1235  
Email: [notice@owensound.ca](mailto:notice@owensound.ca)



# Key Map



**BY-LAW NO. 2023-**  
**THE CORPORATION OF THE CITY OF OWEN SOUND**

**BEING A BY-LAW TO AMEND BY-LAW 2010-078, BEING "A COMPREHENSIVE ZONING BY-LAW TO IMPLEMENT THE CITY OF OWEN SOUND OFFICIAL PLAN AND TO REGULATE THE USE OF LANDS AND THE ERECTION, USE, BULK, HEIGHT, LOCATION AND SPACING OF BUILDINGS AND STRUCTURES WITHIN THE CITY OF OWEN SOUND, as AMENDED",**

RESPECTING THE CREATION OF SITE-SPECIFIC ZONING FOR LANDS KNOWN AS PART OF PARK LOT 5 RANGE 8 EGR, OWEN SOUND, RP16R-3041, PART 1,2 & 16R-6691 PART 4,5,6 (1580 20<sup>TH</sup> STREET EAST).

WHEREAS the Planning Act R.S.O. 1990 c.P. 13, as amended, provides that the Council of a local municipality may pass By-laws for prohibiting the use of land and for prohibiting the erection, location or use of buildings and structures for, or except for, such purposes as may be set out in the By-law and for regulating the use of lands and the character, location and use of buildings and structures; and,

WHEREAS the Council of the Corporation of the City of Owen Sound is desirous of adopting a zoning by-law amendment pursuant to Section 34 of the Planning Act and,

WHEREAS such amendment to By-law 2010-078, as amended will maintain the terms and intent of the City of Owen Sound Official Plan; and,

WHEREAS the Council of the Corporation of the City of Owen Sound has carefully considered all public comments throughout the process; and,

WHEREAS it is now deemed desirable and in the public interest to adopt By-law 2023-\_\_\_\_.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF OWEN SOUND HEREBY ENACTS AS FOLLOWS:

- 1) That Schedule A, Zoning Map 17, forming part of By-law 2010-078, as amended, is hereby further amended by changing the zoning category on the subject lands from the General Industrial Zone (M2) to a General Industrial Zone (M1) shown more particularly on Schedule 'A' attached hereto and forming part of this By-law,
- 2) That this by-law shall come into force and effect on the final passing thereof by the Council of the City of Owen Sound, subject to compliance with the provisions of the Planning Act, R.S.O. 1990, as amended.

Read a first and second time this \_\_\_\_day of \_\_\_\_\_, 2023.

\_\_\_\_\_ Mayor

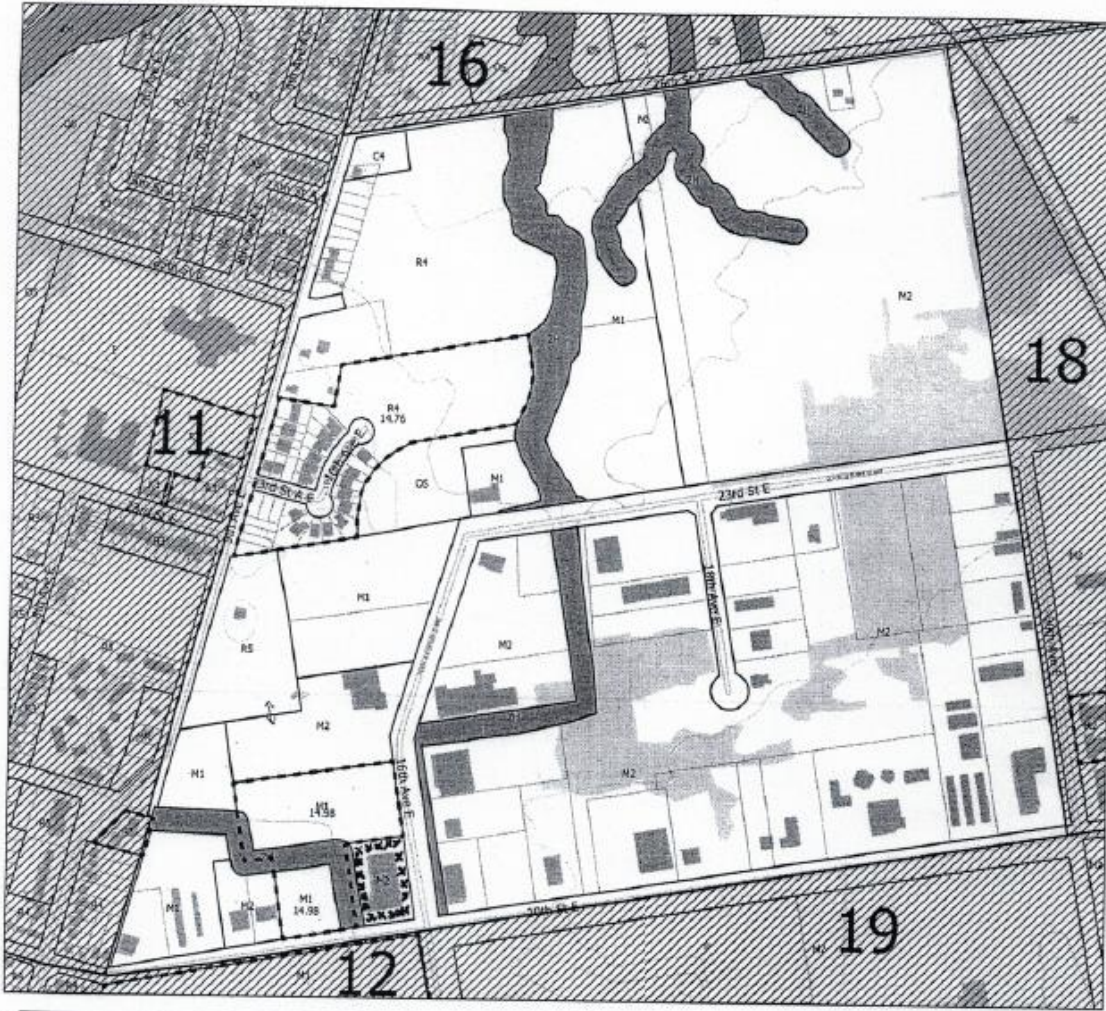
\_\_\_\_\_ Clerk

Read a third time this \_\_\_\_day of \_\_\_\_\_, 2023.

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

Schedule 'A'



Legend: Land to be Rezoned from M2 General Industrial to M1 General Industrial: xxxxx

City of Owen Sound  
Grey County

**DRAFT**

Draft Zoning Bylaw Amendment Schedule 'A' **For Discussion Purposes Only**

the property located at:  
1580 20<sup>th</sup> St. East,  
PART OF PARK LOT 5 RANGE 8 EGR, OWEN SOUND, RP16R-3041, PART 1,2 & 16R-6691 PART 4,5,6  
City of Owen Sound  
Grey County

June 27, 2023