



NOTICE OF COMPLETE APPLICATION

Zoning By-law Amendment No. 44

2275 16th Street East

TAKE NOTICE that the Council of The Corporation of the City of Owen Sound has deemed the following application complete for lands located at 2275 16th Street East:

- **Zoning By-law Amendment (ZBA 44)**, 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 mixed-use development which includes three multi-unit commercial buildings, two single purpose commercial buildings, and three 3-storey (40 unit) multi-unit residential buildings with a total of 120 residential units. The proposal includes the construction of parking areas, an internal road system, landscaping, and a stormwater management system. The development is proposed to be accessed via an extension of 22nd Avenue East, south of 16th Street East.

The effect of the application is to amend the zone categories and special provisions applying to the subject lands generally in accordance with the following:

Current Zone	Proposed Zone
<ul style="list-style-type: none"> ▪ Rural (RUR) ▪ Hazard Lands (ZH) 	<ul style="list-style-type: none"> ▪ Retail Commercial Holding with Special Provisions 14.XXX [C2(H) 14.XXX]

The proposed special provisions will address Section 3.5.2.5 East City Commercial – General Policies of the City’s Official Plan (2021), among other matters.

PROPERTY DESCRIPTION:

The subject lands are legally described as RANGE 5 EGR PT PARK LOTS 9 AND 10. The lands are located at 2275 16th Street East and 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**, Planning Division by email at planning@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/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.

Any person may 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.

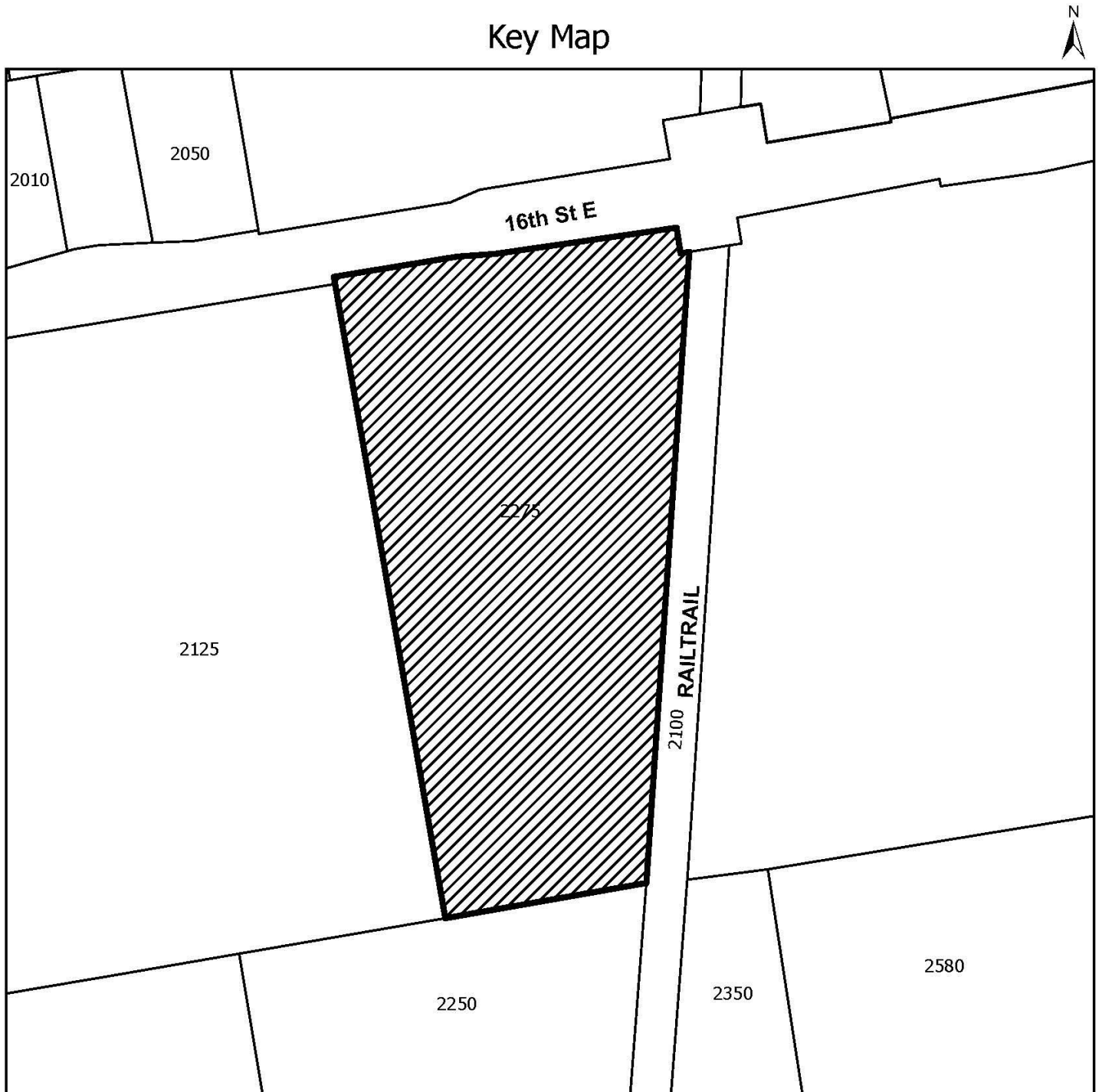
Personal information is collected under the authority of the Planning Act and the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended. The information collected will be used to complete the decision-making processes and will form part of the public record. Questions about this collection should be addressed to the Deputy Clerk, The Corporation

of the City of Owen Sound, by email at slandry@owensound.ca or telephone at 519-376-4440 ext. 1235 during regular business hours (8:30 a.m. – 4:30 p.m.).

DATED AT the City of Owen Sound this 22nd day of December 2022

Staci Landry
Deputy Clerk
City of Owen Sound
808 2nd Avenue East
Owen Sound ON N4K 2H4
Telephone: 519-376-4440 ext. 1235
Facsimile: 519-371-0511
Email: notice@owensound.ca

Key Map



8. CITY OF OWEN SOUND ZONING BY-LAW

8.1 Current Zoning

The 2.95 hectare portion of the subject property proposed to be developed for commercial and residential use is currently zoned 'RUR' (Rural), as illustrated on Figure 3 of this Planning Report. The area including Bothwell's Creek tributary and its floodplain is zoned 'ZH' (Hazard). The small area located in the southeast corner of the property is also zoned 'RUR'.

8.2 Proposed Zoning

The submitted Zoning By-law Amendment application is requesting that the intended development lands be rezoned to 'C2' (Retail Commercial), a zone which allows for a variety of commercial uses includes shopping centres, retail stores, restaurants, drive-thru restaurants, offices, etc., as well as residential apartments. The proposed development, as illustrated on the Site Plan, complies with all relevant provisions of the Zoning By-law.

An "h" (holding) symbol will be applied to the 'C2' zone to ensure that the specific future commercial uses on this property do not negatively impact on the City's downtown. In this regard, a Market Study must be completed in accordance with Section 3.5.1.1, paragraphs (a) and (b) of the Official Plan for any commercial use of a certain size, as explained earlier in this Planning Report. The "h" symbol can be removed by Council once the City is satisfied with the conclusions of the Market Study.

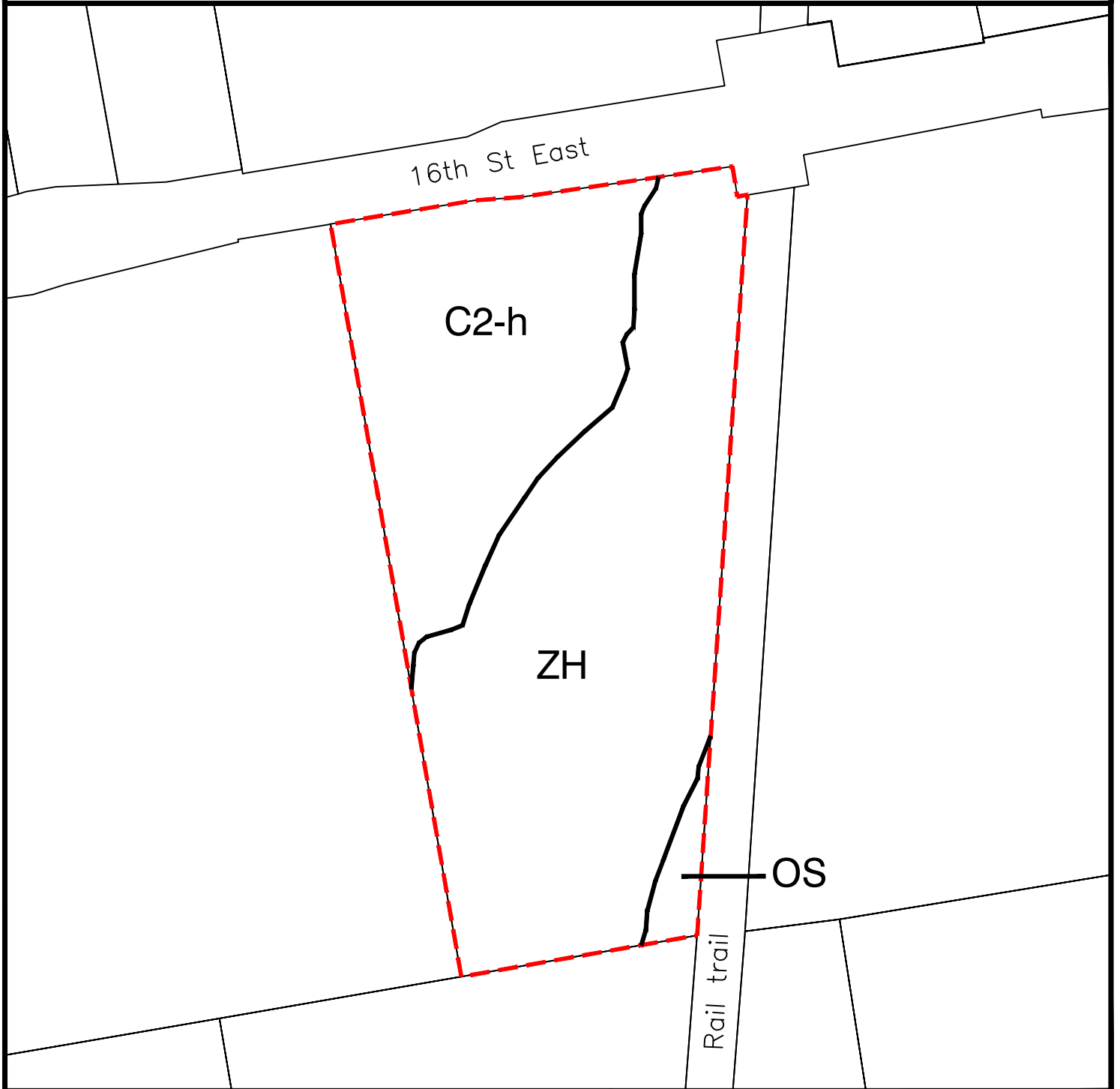
The lands that are currently zoned 'ZH' will remain within this zoning category.

The 0.37 hectare area located in the southeast corner of the subject property will be rezoned to 'OS' (Open Space), a zone that will allow the City to use these lands for park purposes.

The proposed zoning is illustrated on Figure 4 of this Planning Report.

Figure 04: Proposed Zoning

 Subject Lands



Sydenham Square Inc.
2275 16th Street East
Owen Sound, ON

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:3000