

TAKE NOTICE that the Council of The Corporation of the City of Owen Sound passed **By-law No. 2023-020** on February 13, 2023, 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 January 16, 2023.

PURPOSE AND EFFECT OF BY-LAW NO. 2023-020:

The purpose of the Zoning By-law Amendment is to permit an indoor storage facility with ten (10) buildings. The proposal includes the construction of a parking area, an internal road system, landscaping, and a stormwater management system.

The effect of the Zoning By-law Amendment is to amend the zone categories and add special provisions applying to the subject lands generally in accordance with the following:

Current Zone	Proposed Zone
Heavy Industrial (M2) General Industrial (M1) Hazard Lands (ZH)	Heavy Industrial (M2) with Special Provision 14.135

The proposed special provisions provide for site specific off-street parking and reduced landscaped open space requirements, among other matters.

PROPERTY LOCATION:

The Zoning By-law Amendment relates to lands located at 1730 27th Avenue East and legally described as PLAN 16M44 BLOCK 3 & 4 in the City of Owen Sound, County of Grey. The lands are shown in the **Key Map** below.

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 Ontario Land 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 Ontario Land Tribunal in the form of a certified cheque or money order payable to the Minister of Finance.

The last date for filing a notice of appeal is **March 6, 2023**.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land 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.

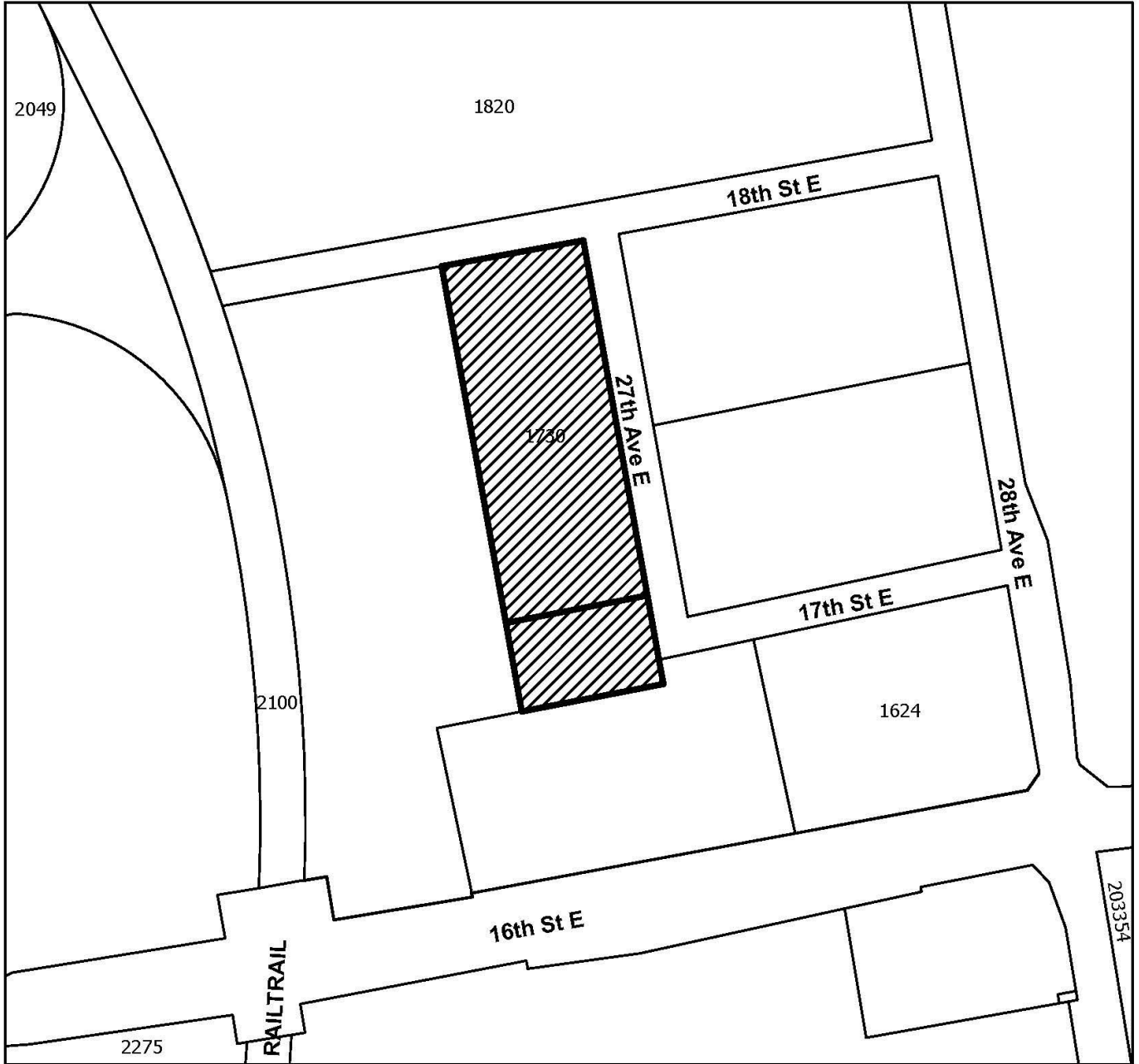
No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds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

ADDITIONAL INFORMATION related to this Zoning By-law Amendment 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 www.owensound.ca/development.

NOTICE DATE: February 14, 2023

Staci Landry, Deputy Clerk
The Corporation of the City of Owen Sound
808 2nd Avenue East
Owen Sound, ON N4K 2H4
Telephone: 519-376-4440 ext. 1235
Facsimile: 519-371-0511
E-mail: slandry@owensound.ca

Key Map



The Corporation of the City of Owen Sound

By-law No. 2023-020

A By-law to amend Zoning By-law No. 2010-078,
respecting lands located at 1730 27th Avenue East (ZBA No. 43)

WHEREAS section 34(1) of the *Planning Act*, R.S.O. 1990, c. P.13 (the "Planning Act") 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 on April 12, 2010, the Council of The Corporation of the City of Owen Sound (the 'City') passed Zoning By-law No. 2010-078 (the "Zoning By-law") to implement the City's Official Plan and to regulate the use of land in the City; and

WHEREAS City Council is desirous of adopting a zoning by-law amendment, pursuant to section 34 of the Planning Act, for lands located at 1730 27th Avenue East, (the "subject lands"); and

WHEREAS such amendment to the Zoning By-law will maintain the terms and intent of the City of Owen Sound Official Plan; and

WHEREAS City Council has carefully considered all public comments throughout the process; and

WHEREAS on January 16, 2023, a public meeting was held under section 34 of the Planning Act to consider zoning for the subject lands; and

WHEREAS on January 30, 2022, City Council passed Resolution No. R-230130-004 directing staff to bring forward a by-law to amend the Zoning By-law respecting the subject lands, in consideration of staff report CS-23-017;

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

1. That schedule A, Zoning Map 19 forming part of Zoning By-law No. 2010-078, is amended by changing the zoning category on those lands lying and being in the City of Owen Sound, being described generally as 1730 27th Avenue East, PLAN 16M44, Block 3 and 4, shown more specifically on Appendix 'A' attached to this by-law from 'Heavy Industrial' (M2), 'General Industrial' (M1) and 'Hazard Lands' (ZH) to 'Heavy Industrial' with Special Provisions 14.135 (M2 14.135).
2. That the following provisions be added to Zoning By-law Section 14:
Special Provision 14.135
 1. Notwithstanding Section 8.3 of the Zoning By-law and for lands shown on Schedule A, Zoning Map 19, the applicable M2 zone provisions shall apply, save and except for the following:
 - i. Minimum Landscaped Open Space: 24.5%
 2. Notwithstanding the provisions of Section 5.18.2 regulating Off-street Parking Regulations:

- ii. Minimum Site Parking Requirement for a 'Storage, Indoor' use: 26 spaces
- 3. This by-law shall come into full force and effect on the date it is passed.
FINALLY PASSED AND ENACTED this 13th day of February 2023.



Mayor Ian C. Boddy



Briana M. Bloomfield, City Clerk

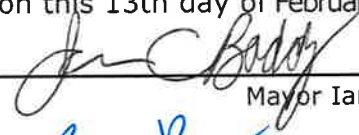
By-Law 2023-020

Being a By-Law to adopt Amendment No. 43 to
Zoning By-Law 2010-078
for the City of Owen Sound.

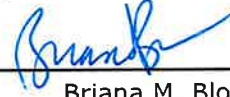
Appendix A

Amendment to Zoning By-Law 2010-078 Zoning Map 19

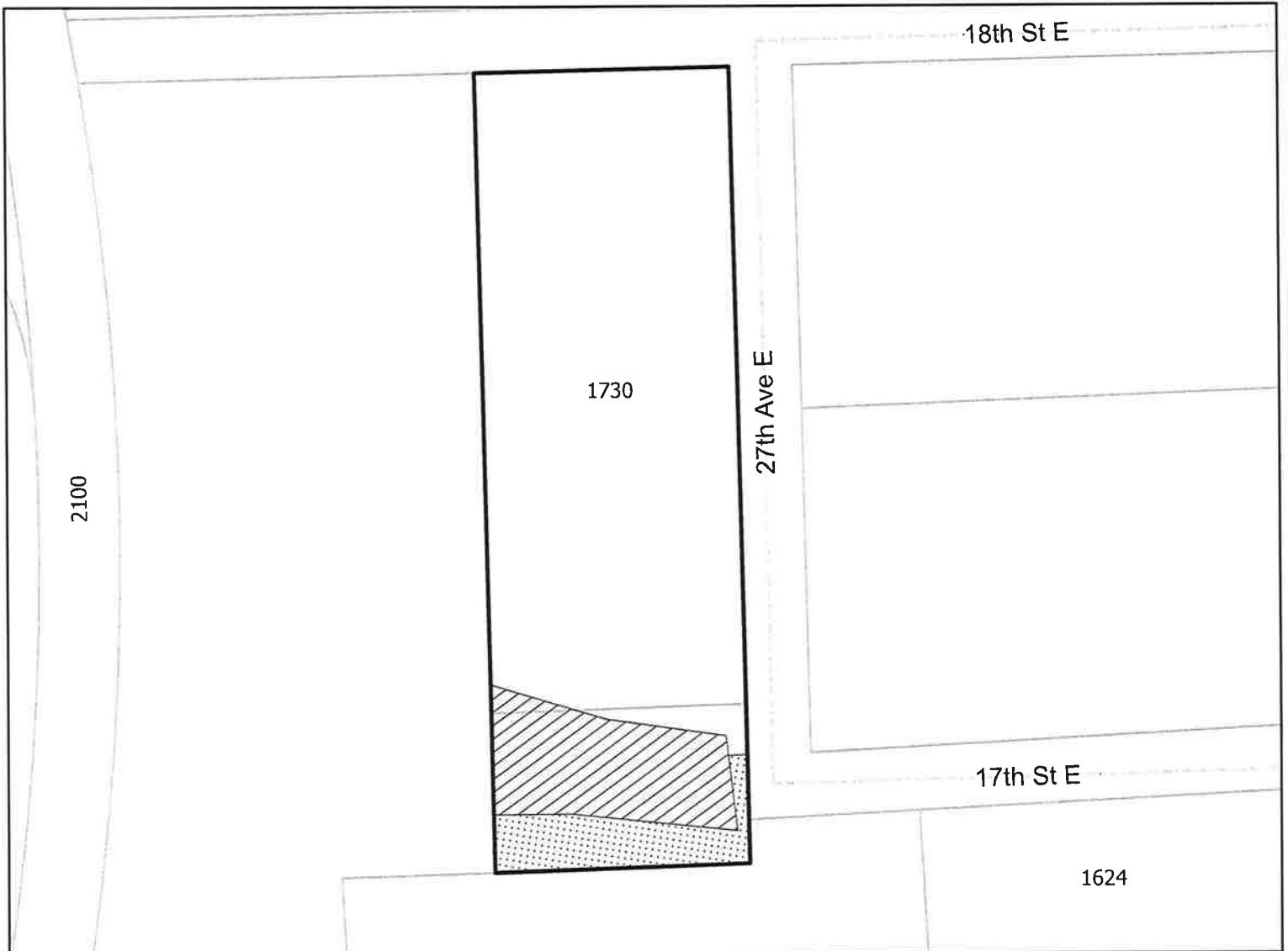
Passed on this 13th day of February, 2023






Mayor Ian C. Boddy



Briana M. Bloomfield, City Clerk



LEGEND

-  Lands to be zoned from M1 to M2 14.135
-  Lands to be zoned from ZH to M2 14.135
-  Lands to be zoned from M2 to M2 14.135



0 15 30 60 Meters

