

Staff Report

Report To: City Council
Report From: Jacklyn Iezzi, Junior Planner
Meeting Date: July 19, 2021
Report Code: CS-21-096
Subject: Site Plan Approval (ST2021-005) – 1457 14th Street East –
Block 4 East Court Residences Subdivision

Recommendations:

THAT in consideration of Staff Report CS-21-096 respecting Site Plan Approval (ST2021-005) for a 36-unit cluster townhouse development at 1457 14th Street East, City Council:

1. Approves the Site Plan by GM BluePlan Engineering Ltd. dated March 9, 2021, and last revised June 17, 2021, subject to the conditions outlined in Schedule 'H'; and
2. Directs staff to bring forward a by-law to authorize the Mayor and Clerk to execute a Site Plan Agreement, Servicing Agreement, Development Charges Exemption Agreement, and any other items for implementing Site Plan Approval for 1457 14th Street East.

Highlights:

- A Site Plan Approval Application has been received by Andpet Realty Limited for lands located at 1457 14th Street East.
- The lands form Block 4 of the East Court Residences Subdivision which received final approval by Council on April 6, 2020.
- The application is proposing to construct 36 cluster townhouse dwelling units on the subject lands.
- Staff recommend approval of the application, subject to conditions.

Strategic Plan Alignment:

[Strategic Plan](#) Priority: A City that Grows - KR4 - 95% of site plan applications reviewed within 4 weeks

The subject application also represents a legislated review process.

Background & Proposal:

A Site Plan Approval application (ST2021-005) has been submitted by Andpet Realty Limited for the construction of a 36-unit cluster townhouse development.

Property Description

The subject lands form Block 4 of the East Court Residences Subdivision (Plan 16M-75), which received final approval by City Council on April 6, 2020.

The subdivision is approximately 7.07 ha and is border by 16th St E and retail commercial uses to the north, 16th Ave E to the east, 10th St E to the south, and 14th Ave E and low-density residential uses to the west.

The approved Concept Plan for the East Court Residences Subdivision is attached as Schedule 'D' and outlines the location of Block 4 relative to the overall subdivision.

The subject lands are a vacant, 'L-shaped' lot with frontage along the future 14th St E, which will be constructed as part of the subdivision development.

Surrounding land uses include:

North: proposed cluster townhouses (Block 3), semi-detached and townhouse dwellings (Block 1 and 2), restaurants (East Side Mario's, A&W, Wendy's) and professional offices (Hilltop Dentistry), retail commercial (Heritage Place Mall)

East: proposed townhouse dwellings (Block 5), high density residential (Block 6), retirement home (Block 7 and Seasons), long term care (Southbridge), professional offices (Vet Clinic)

South: institutional (Georgian College, East Ridge)

West: low density residential (single and semi-detached dwellings)

The subject lands are designated 'Residential' in the City's Official Plan (2006) and are within the Sydenham Heights Phase I Planning Area, which further scopes this designation to 'Medium Density Residential'. The lands are zoned 'Medium Density Residential' (R4) with a Special Provision 14.120 in the City's Zoning By-law (2010-078, as amended).

For location context and surrounding land uses, please see the Orthophoto in Schedule 'A'. For the planning policy context, please see the Official Plan and Zoning Map in Schedule 'B'. The subject lands are fully described in Schedule 'C'. The approved Concept Plan for the overall subdivision is attached as Schedule 'D'.

The Proposal

The subject application is proposing the construction of 36-unit cluster townhouse development. The development consists of the construction of eight (8) buildings, each containing between three (3) to six (6) townhouse dwelling units. The cluster townhouses are located on an internal private road network that will not be assumed by the City.

As part of a complete application, the applicant has submitted the following materials for consideration:

Submission Item Title	Submission Item Detail
Site Plan (1)	Dated March 9, 2021, and last revised June 17, 2021, by GM BluePlan Engineering Ltd.
General Plan (2)	Dated March 9, 2021, and last revised June 17, 2021, by GM BluePlan Engineering Ltd.
Grading & Drainage Plan (3)	Dated March 9, 2021, and last revised June 17, 2021, by GM BluePlan Engineering Ltd.
Plan & Profile (4 & 5)	Dated March 9, 2021, and last revised June 17, 2021, by GM BluePlan Engineering Ltd.

Submission Item Title	Submission Item Detail
Landscape Plan (6)	Dated March 9, 2021, and last revised June 17, 2021, by GM BluePlan Engineering Ltd.
Servicing Feasibility Letter	Dated April 2021 by GM BluePlan Engineering Ltd.
Stormwater Management Letter	Dated April 9, 2021, by GM BluePlan Engineering Ltd.

The applicant engaged the City in the Pre-consultation process in March of 2021. Subsequently, the process relating to the formal application has proceeded as follows:

Date	Step
June 17, 2021	Formal submission of Site Plan Application, Minor Variance Application, and fees.
June 17, 2021	Request to allow submission of a Planning Act Application (Minor Variance) received.
June 18, 2021	Application circulated to commenting Staff and agencies.
June 28, 2021	Request to allow submission of a Planning Act Application (Minor Variance) approved by Council.
July 13, 2021	Minor Variance Application (A07-2021) approved by the Committee of Adjustment
July 19, 2021	Recommendation Report to City Council.
August 3, 2021	End of appeal period for Minor Variance A07-2021.

Analysis:

The proposal is required to meet all development standards and policies applicable to projects within the City of Owen Sound. The proposal is

required to be consistent with the Provincial Policy Statement and in conformity with the City Official Plan and Zoning By-law.

The application is subject to review by the City Planning, Engineering, and Building staff as well as external commenting agencies. All applicable policies, standards, and comments received are reviewed below.

Provincial Policy Statement

The Provincial Policy Statement (PPS), 2020 has been reviewed with regard to the proposed application. The PPS promotes a mix of land uses within settlement areas that efficiently use land and resources, infrastructure, and public services, while encouraging intensification and regeneration on lands with existing servicing.

The subject lands are within an existing settlement area. Residential development on the subject lands consisting of cluster townhouse dwellings, and internal road network, and full municipal services is consistent with the approved Concept Plan for the overall subdivision, attached as Schedule 'D'.

Low to medium density residential development on the subject lands is consistent and compatible with that of the surrounding area, and particularly existing north of the subject lands, within Block 3 of the East Court Residences Subdivision and west, along 14th Ave E.

The proposal supports efficient, cost-effective, and compatible development within a settlement area is therefore consistent with the policy direction provided by the PPS.

City of Owen Sound Official Plan

The subject lands are designated 'Residential' in the City's 2006 Official Plan (OP) and are within the Sydenham Heights Phase I Planning Area, which further designates the property 'Medium Density Residential'. Housing forms within the medium density designation shall consist of row houses, stacked townhouses, and low-profile multiple dwellings.

The policies of the OP require that all new development within the Sydenham Heights Planning Area proceed on the basis of full municipal services. The proposal satisfies this policy.

Section 7.8 of the OP provides urban design direction and support well-coordinated and designed streetscapes that support the established or desired character of the area. A streetscape along 14th St E has not yet been

developed, however, each townhouse unit proposed includes an attached garage and two covered porches at the functional front and rear, which is consistent with the design and character of the low-density residential uses along 14th Ave E, to the west of the subject lands, and the proposed cluster townhouse dwellings within Block 3 of the East Court Residences Subdivision to the north of the subject lands.

The policies of Section 7.8.9 of the OP further state that new residential development should create identifiable areas of the City with simple street patterns, a coherent building form, and a well-connected, safe pedestrian system and accessible local amenities such as neighbourhood parks and convenience shopping. In support of the OP, pedestrian connectivity between the proposed development and adjacent commercial, residential, and open space blocks is provided via an internal 1.5 m concrete sidewalk, connecting to the future 14th St E.

Public comments received as part of the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan Approval process for the subdivision noted the desire for a pedestrian pathway to the south of the subject lands, linking to an existing City-owned pathway at the end of 14th Avenue East up the 10th Street East hill to a signalized pedestrian intersection.

Through further discussions with the applicant's consulting Engineer, it has been determined that the creation of a pedestrian pathway in this location poses challenges as it relates to the natural grade of the lands and the removal of trees along the 10th St E hill. The creation of a pedestrian path that satisfies the requirements of the Accessibility for Ontarians with Disabilities Act would be difficult and costly.

In consideration of the public comments previously received, Planning Staff see merit in a pedestrian connection that better serves to link the subject lands to 10th St E and the institutional uses including Georgian College, East Ridge, and the Owen Sound regional hospital, to the south. In the opinion of Planning Staff, this pedestrian pathway can be effectively achieved by an extension of the proposed 1.5 m sidewalk on the north side of 'Private Lane East' that will facilitate a future connection through Block 6 of the East Court Residences Subdivision and the Sunlife property at 1100 16th Ave E, ultimately to allow pedestrians to cross at the signalized intersection of 10th St E and 16th Ave E and travel further south. The 1.5 m sidewalk shown on the north side of 'Private Lane East' will also be extended north to connect to the future sidewalk at 15th Ave E.

A condition of approval has been included in Schedule 'H' which provides that the final approved Site Plan show the extension of the sidewalk on the north side of 'Private Lane East'. It is also recommended that the owner enter into an undertaking with the City prior to issuance of a Building Permit to further ensure provision of this pedestrian connection through development of Block 6.

Lastly, the policies of the OP encourage landscaping as a major visual element to unify proposed buildings, the streetscape, and the surrounding environment (policy 7.8.11). In support of these policies, the proposed development includes the planting of street trees along 14th St E as well as shrubs (serviceberry trees) within the front yards of each of the townhouse dwellings.

The proposal conforms to the policies of the City's Official Plan, subject to the recommended conditions.

City of Owen Sound Zoning By-law (2010-078, as amended)

The subject property is zoned 'Medium Density Residential' (R4), with a Special Provision 14.120, in the City's Zoning By-law (2010-078, as amended). Townhouses are among the uses permitted in the R4 Zone. There are no further provisions in Special Provision 14.120 to limit this use.

Staff have undertaken a thorough review of the Site Plan relative to the City's Zoning By-law. Based on this review, the following merits note:

Zoning Matter	How is the Requirement Met?
Standard Parking Stalls	<p>The provisions of the City's Zoning By-law require that off-street parking for cluster townhouse units be provided at a rate of 1.25 spaces per dwelling unit. Accordingly, 45 off-street parking stalls are required.</p> <p>As illustrated by the submitted Site Plan, attached as Schedule 'E', each of the townhouse dwelling units includes off-street parking for two (2) vehicles within an exterior driveway and an attached single car garage. Four (4) visitor parking stalls are also provided along the 'Private Lane East', adjacent to the mailbox area.</p>

Zoning Matter	How is the Requirement Met?
	In total, the development includes 76 stalls, which exceeds the requirements of the Zoning By-law.
Barrier-Free Parking Stalls	<p>Of the 45 required off-street parking stalls, two (2) stalls are required to be barrier-free in accordance with the Accessibility for Ontarians with Disabilities Act (AODA). Each of the proposed exterior driveways are wide enough to accommodate a van accessible (Type 'A') parking stall in accordance with the AODA and the City's Zoning By-law.</p> <p>In total, the development includes 36 barrier-free parking stalls whereas 16 are required.</p> <p>A condition of approval has been included in Schedule 'H' which recommends that one (1) of the dedicated visitors parking stalls located along the 'Private Lane East' be designated as a van accessible (Type 'A') stall.</p>
Loading Spaces	Loading spaces are not required for the proposed development.
Bicycle Parking Spaces	The proposal requires eight (8) bicycle parking spaces. The proposed attached garages can accommodate bike storage required by residents and visitors.
Setbacks	<p>The submitted Site Plan proposes 36 covered porches located within the east and west interior side yards of the subject lands. Section 5.8.3 (i) of the Zoning By-law includes provisions for porches and decks and provides that a porch or deck may project into a required side yard a maximum of 1.0 m.</p> <p>The proposed easterly interior side yard porch setback is 2.5 m, whereas 4.0 m is required, and the proposed westerly interior side yard porch setback is 5.0 m whereas 6.5 m is required.</p>

Zoning Matter	How is the Requirement Met?
	<p>Similarly, two townhouse buildings located within the 'L-shaped' portion of the property containing three and five dwelling units do not satisfy the minimum required interior side yard setback. An eastern interior side yard setback of 5.0 m is required, whereas 2.37 m is provided.</p> <p>A Minor Variance Application (A07-2021) has been approved by the City's Committee of Adjustment, which provides relief from the required eastern interior side yard setback (Sec. 14.120) and required porch setbacks (Sec. 5.8.3) of the City's Zoning By-law.</p> <p>The final day to appeal the decision of the Committee is August 3, 2021. A condition of approval has been included in Schedule 'H' which requires that prior to the issuance of a Building Permit, A07-2021 be confirmed to be in full force and effect.</p> <p>The proposal satisfies all other setback requirements of the Zoning By-law includes front, rear, and western interior side yard setback.</p>
Lot Coverage	The lot coverage maximum is not exceeded.
Building Height	The building height maximum is not exceeded.
Landscape Buffer Strips	Landscape buffer strips are not required for the proposed development.

The proposal meets the requirements of the City's Zoning By-law, subject to the recommended conditions.

Details Respecting Accessibility:

Section 41 of the *Planning Act*, which legislates Site Plan Control, stipulates that no development shall be undertaken unless the Council has approved plans showing the location of all buildings, facilities, and works forming part of the development, including facilities designed to have regard for accessibility for persons with disabilities.

A recommended condition of Site Plan approval is proposed to ensure that matters of accessibility are addressed and that the final approved site and construction plans reflect the requirements of the *Accessibility for Ontarians with Disabilities Act* and the Ontario Building Code respecting matters of accessibility.

Matters of accessibility as it relates to the proposed development are as follows:

Vehicular Access and Paths of Travel

It is proposed that the site will front onto and gain vehicular access from 14th St E, which will be constructed as part of the subdivision development. It is not anticipated that the proposed development will host an abundance of 'public' traffic. Site users can easily locate and navigate the site, which is equipped with private driveways and a vehicle turnaround area at the termination of 'Private Lane South'.

The site requires 45 parking stalls and, including driveways, single car garages, and visitors parking, has 76 stalls. The driveways are all sized adequately to contain a van-style (Type 'A') accessible parking stall. As noted, a condition of approval has been included in Schedule 'H' recommending that one (1) of the visitors' stalls be designated as a van accessible (Type 'A') stall.

From an accessibility perspective, the site is adequately designed for vehicular access and paths of travel.

Exterior Paths of Non-vehicular Travel

The subject lands are well located and serviced for non-vehicular travel. There is a 1.5 m wide concrete sidewalk running along the future 14th St E frontage of the site, which will connect to a 1.5 m wide sidewalk along the west side of 16th Ave E.

An internal 1.5 m concrete sidewalk is provided along the west side of 'Private Lane South' and along the north side of 'Private Lane East'. Conditions of approval included in Schedule 'H' will ensure that future pedestrian connections are provided from the subject lands, through Block 6 of the subdivision, to the intersection of 10th St E and 16th Ave E.

Pedestrian crossings at the front (north) of the subject lands, at the intersection of 'Private Lane South' and 'Private Lane East', are equipped with painted pedestrian crossings and tactile walking surface indicators (TWSIs).

Five (5) exterior light standards are provided along the internal private road network to illuminate entryways and pathways. Street lighting along the future 14th St E will be developed to serve the subject lands and the broader East Court Residences Subdivision in accordance with the approved plan of subdivision.

Site Design & Functionality

The site has an attractive and functional general layout. The site is well equipped for vehicular pathways of travel as it relates to matters of accessibility. Proposed pedestrian pathways are accessible and well-lit. Conditions of approval included in Schedule 'H' will ensure that functional pedestrian access is provided east of the site to allow access 10th St E and institutional uses further south.

Access to Transit & Amenities

Several stops for the East Bayshore transit route serving the northeast quadrant of the City exist along the 16th St E corridor, to the north of the subject lands. Pedestrians will be able to access the nearest existing bus stop by travelling north along the 1.5 m sidewalk on the west side of 'Private Lane East', east along the 1.5 m sidewalk along the future 14th Street East, and slightly north again to the intersection of 16th St E and 16th Ave E.

Alternatively, the Core transit bus route stops at Heritage Place Mall and has excellent connectivity through the central City over the east and west sides. This is a stop along 16th Ave E, south of the intersection at 16th St E and adjacent to the Seasons retirement home. There are also several stops along 10th St E to the south of the site. Pedestrians will be able to access these stops through the future connection of the 1.5 m sidewalk on the north side of 'Private Lane East' through Block 6 or alternatively, but travelling north along the 1.5 m sidewalk on the west side of 'Private Lane South', west along the 1.5 m sidewalk on 14th St E to 14th Ave E, and south along 14th Ave E to the termination of the roadway where a City pathway is provided up the 10th St E hill to a signalized pedestrian crossing and bus stop.

Staff have reviewed the application relative to the City's approved Accessibility Checklist and find that the proposed development conforms to the standards set out therein.

City Staff & Agency Comments

In response to the request for comment from the Planning & Heritage Division, the following comments have been submitted for review pertaining to the subject application. All comments can be found attached hereto as Schedule 'I'.

City of Owen Sound Planning & Heritage Division

The Planning & Heritage Division has undertaken a full review of the application in consideration of the principles of good planning, which ensures a safe, functional, and attractive site layout. The following aspects of the site design merit note in addition to the planning policy analysis outlined above.

Design Aspect	Policy Context/Staff Comments
General Layout	The proposed development has an attractive and functional general layout. The site is equipped with adequate parking and provides pedestrian connectivity via an internal 1.5 m concrete sidewalk. The planting of street trees along 14 th St E and shrubs within the front yards of each dwelling unit supports the urban design policies of the City's Official Plan.
Parking Layout	Off-street parking for the proposed dwelling units is proposed within exterior driveway and attached single car garages which is safe and functional. As noted, 76 off-street parking stalls are provided whereas 45 are required by the Zoning By-law.
Loading Location	Not applicable.
Pedestrian Access and Connectivity	The proposed development provides pedestrian connectivity to surrounding residential, commercial, and open spaces use via a 1.5 m internal concrete sidewalk on the west side of 'Private Lane South' and on the north side of 'Private Lane East'. Conditions of

Design Aspect	Policy Context/Staff Comments
	<p>approval included in Schedule 'H' will ensure that a functional connection is provided through Block 6 to allow pedestrians to access 10th St E and institutional uses more easily to the south.</p>
Lighting	<p>Five (5) exterior light standards are proposed along the internal road network to illuminate entryways and pedestrian pathways. Site lighting has been indicated at all building entrances in accordance with the Ontario Building Code.</p> <p>Street lighting along the future 14th St E will be developed to serve the subject lands and the broader East Court Residences Subdivision in accordance with the approved plan of subdivision.</p>
Landscaping	<p>As noted, the submitted Landscape Plan, attached as Schedule 'F', proposes the planting of street trees along 14th St E as well as shrubs within the front yards of each of the townhouse dwelling units that is supported by the policies of the City's Official Plan.</p> <p>The subject lands abut existing low density residential land uses to the west and townhouses proposed within Block 5 of the East Court Residences Subdivision to the east. To reduce the impact of a reduced porch setback, conditions of the Committee of Adjustment decision on Minor Variance A07-2021 require that buffering between land uses be further refined through Site Plan Approval.</p> <p>The installation of a 1.5 m solid board fence is proposed along the east and west interior lot lines to buffer the site. A condition of approval has been included in Schedule 'H', which requires that the height of the fence be revised to a minimum of 1.8 m, in consideration of public comment received by the Committee of Adjustment.</p>

Design Aspect	Policy Context/Staff Comments
	<p>Furthermore, to reduce the unvaried appearance of the fence and ensure appropriate buffering from the existing residential land uses to the west, a condition of approval has been included in Schedule 'H' which requires that trees or shrubs be planted along the interior face of the fence.</p> <p>Enhanced buffering along the east lot line, including the planting of trees or shrubs in combination with the 1.8 m solid board fence will be addressed through Block 5 site plan approval.</p> <p>Finally, to further unify the proposed buildings, streetscape and surrounding area, a condition of approval has been included in Schedule 'H', which recommends that a landscaped bed be installed at the southeast corner of the intersection of 'Private Lane South' and 'Private Lane East' and at the front (north) of the site, at the intersection of 'Private Lane South' and the future 14th Street East.</p>
Garbage & Recycling	<p>The proposed townhouse dwellings are located on a private lane that will not be assumed by the City. The proposed 6.0 m road width does not allow adequate access for City waste management services.</p> <p>The submitted Site Plan notes that garbage and recycling is to be stored within the individual dwelling units. The removal of garbage and recycling will be the responsibility of the property owner. It is anticipated that they will arrange for private curb side collection services for the subject lands and Block 3 to the north.</p>
Snow Storage	<p>Limited snow storage locations can be accommodated within the front and rear yards of the proposed dwelling units.</p>

Design Aspect	Policy Context/Staff Comments
	Standard provisions within the Site Plan Agreement require that snow storage areas drain into the internal stormwater management system, cannot be located on city-owned property, within the private lanes, on sidewalks, or be located within parking stalls required for zoning compliance.
Building Design	The submitted building elevations, attached as Schedule 'G', illustrate an attractive, low-profile design for the proposed townhouse units.

The City's Planning & Heritage Division recommends approval of application ST2021-005, subject to the recommended conditions.

City of Owen Sound Engineering & Public Works Department

Comment has been received from the City's Engineering & Public Works Department with no objection to the subject proposal.

Engineering Detail	Staff Comments
Stormwater Management	<p>A SWM Report was prepared for the overall subdivision, which included a conceptual 36-unit cluster townhouse development within eight blocks, with a maximum overall impervious surface allowance of 75 percent (75%). The SWM Letter submitted as part of the Site Plan Approval application demonstrates that water quality will be controlled to an 'enhanced protection' level and water quantities will be controlled for all storm events up to and including the 100-year design storm.</p> <p>The submitted SWM Letter is acceptable to the Engineering Services Division.</p>
Grading & Drainage	The site grading supports the SWM design and conforms to Section 2.2.2 of the City's Property Standards By-law (1990-030).

Engineering Detail	Staff Comments
Site Servicing	<p>The Servicing Letter submitted in support of the proposed development indicates that the servicing design conforms to the approved servicing design for the East Court Residences subdivision.</p> <p>A portion of the water service for the proposed development is supplied from the 200 mm diameter watermain located on 15th Ave E through an easement across Block 6. The City's Engineering Services Division will require, as a provision within the Site Plan Agreement, that the owner provide an easement for the watermain and access across Block 4 to the City, to the satisfaction of the Director of Public Works and Engineering.</p> <p>Completion of the roads and services to the lot line is required in accordance with the East Court Residences Subdivision Agreement, prior to the issuance of a Building Permit.</p>
Traffic Impact Study (TIS)	<p>A TIS has been approved as a component of the East Court Residences Subdivision; it was not required for the proposed development.</p>
Parking, Site Access & Traffic Circulation	<p>Pedestrian walkways, sidewalks and connections to City streets are provided. Vehicular access to the site is from the future 14th St E.</p> <p>On-site parking is provided at each residence in addition to four visitor parking stalls adjacent to the 'Private Lane East'.</p>
Fees	<p>Payment of the Engineering Review Fee has been included as a condition of Site Plan Approval. A Street Occupation Permit and/or Special Services Application, which may include a Servicing Agreement, will be required prior to any work commencing on City property.</p>

The City's Engineering & Public Works Department recommends approval of application ST2021-005, subject to the recommended conditions.

City of Owen Sound Environmental Services Division

Comment has been received from the City's Environmental Services Division with no objection to the proposal. Comments received indicate that the cluster townhouses are located on an internal private road network that will not be assumed by the City therefore, garbage and recycling collection services must be arranged by the property owner.

City of Owen Sound Fire Prevention Division

Comment has been received from the City's Fire Prevention Division with no objection to the proposal. Comments received note that the proposed road width of 6.0 m could impact fire fighting operations. No parking on either side of the internal roadways is permitted in consideration of comments received.

Grey County

Comments have been received from the County of Grey with no objection to the subject proposal.

Bell Canada

Comments have been received from Bell Canada with no objection to the subject proposal. Comments received indicate that should any conflict arise between the proposed development and existing Bell Canada facilities or easements, relocation will be at the responsibility and cost of the property owner.

Financial Implications:

The City will require that securities in the amount of \$20,000 be provided under the Site Plan Agreement. The proposed development is considered a 'Rental Housing Development' as defined by the [City's Development Charges By-law \(2020-112\)](#), therefore, the owner is exempt from payment of City development charges in the amount of **\$224,028** (based on current development charge rates), upon the issuance of a Building Permit provided a Development Charges Exemption Agreement is executed with the City, to the satisfaction of the Director of Corporate Services.

Communication/Consultation:

The application was circulated to various City Department and commenting agencies as part of the consultation process. Planning Staff have been in communication with the applicant throughout the process.

Attachments:

- Schedule 'A': Orthophoto
- Schedule 'B': Official Plan and Zoning Map
- Schedule 'C': Property Details
- Schedule 'D': Concept Plan – East Court Residences Subdivision
- Schedule 'E': Site Plan
- Schedule 'F': Landscape Plan
- Schedule 'G': Elevations
- Schedule 'H': Conditions of Approval
- Schedule 'I': Agency Comments

Recommended by:

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For more information on this report, please contact Jacklyn Iezzi, Junior Planner at planning@owensound.ca or 519-376-4440 ext. 1250.