

Staff Report

Report To: City Council
Report From: Sabine Robart
Meeting Date: November 29, 2021
Report Code: CS-21-149
Subject: Technical Report – Greystone Village Draft Plan of Subdivision – 1409 and 1415 8th Street East

Recommendations:

THAT in consideration of Staff Report C2-21-149 respecting the proposed mixed-use subdivision at 1409 and 1415 8th Street East, City Council directs staff to continue to process Draft Plan of Subdivision 42T-20501, Official Plan Amendment No. 11, Zoning By-law Amendments No.34 and No.35 in accordance with the process outlined in this report.

Highlights:

- The applicant is proposing the development of a Plan of Subdivision with approximately 830 dwelling units in a variety of residential types and tenures as well as three arterial commercial blocks.
- A complete application has been submitted to the City and City staff and external agency review of the applications is currently in process.
- Notice of Public Meeting will be provided in accordance with the requirements of the Planning Act once a Public Meeting date has been determined.

Strategic Plan Alignment:

Legislated review process.

Background & Proposal:

Applications for Draft Plan of Subdivision, Official Plan Amendment (OPA), Zoning By-law Amendment (rezoning), and Zoning By-law Amendment (Removal of Holding Provision) have been submitted by Flato Owen Sound Community Inc. through Bousfield Inc. acting as agent. The applications are intended to facilitate the development of a mixed-use subdivision at 1409 and 1415 8th Street East.

Property Description

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 subject property is a 29.6 ha (73 acre) agricultural parcel containing two single detached dwellings located on the south side of 8th St E in Phase 1 of the Sydenham Heights Planning Area. Surrounding land uses include:

North:	Institutional (Sydenham Campus, Georgian College, East Ridge Community School & Grey Bruce Health Services – Owen Sound Hospital)
East:	Vacant residential (draft approved Redhawk residential subdivision)
South:	Vacant rural lands within the Niagara Escarpment Plan Area, Hydro One utility corridor
West:	Light Industrial & Commercial (MacLean's Manufacturing, Bellwyck Packaging, Makwa-Cahill)

The subject lands are designated 'Residential' and 'Arterial Commercial' in Schedule A of the City's 2006 Official Plan. The lands are located within Phase 1 of the Sydenham Heights Planning Area and are further refined to 'Residential – Medium Density', 'Residential – Medium/High Density' and 'Arterial Commercial' in Schedule A2 of the 2006 OP.

The City's Zoning By-law (2010-078, as amended) zones the subject lands as:

- 'Medium Density Residential' (R4) with Special Provision 14.24 and Holding Provision,

- 'Multiple Residential' (MR) with Special Provision 14.32 and Holding Provision,
- 'Arterial Commercial' (C4) with Special Provision 14.62 and Holding Provision,
- 'Rural' (RUR), and
- 'Hazard Lands' (ZH).

The Holding provisions applying to the lands ensures orderly development of land upon sufficient servicing availability.

The Proposal

The applicant is proposing the development of a Draft Plan of Subdivision with approximately 830 dwelling units in a variety of residential types and tenures as well as three arterial commercial blocks. The proposal includes the extension of 16th Ave E, 15th Ave E, 6th St E and 7th St E, the construction of several local roads, three park blocks, a stormwater management system, and the realignment of an existing drainage channel which will connect this development to the north east and west to the existing or planned developments.

The effect of the Draft Plan of Subdivision application (Schedule 'D') is to lay out the lots, blocks and roads proposed to be registered. The proposed Draft Plan of Subdivision includes:

Type	Block/Lot	No. of Units	Area (ha)
Residential Singles	Lots 1-18	18	0.72
Street Fronting Townhouses	Blocks 19-51	222	4.72
Rear Lane Townhouses	Blocks 52-68	111	2.32
Back-to-Back Townhouses	Blocks 69-88	318	3.64
Med/High Density Apartment	Block 89	160	1.58
Walkway	Blocks 90-91	-	0.07
Easement	Blocks 101-103	-	0.17
Parks	Blocks 96-99	-	0.94

Type	Block/Lot	No. of Units	Area (ha)
Stormwater Management Pond	Block 100	-	1.94
Arterial Commercial	Blocks 101-103	-	2.04
Realigned Drainage Channel	Blocks 104-105	-	2.62
Landscape Strip	Block 106	-	0.01
0.3 m Reserve Block	Blocks 107-109	-	0.01
25.0 m Right of Way (135 m)	-	-	2.62
20.0 m Right of Way (597 m)	-	-	5.54
8.5 m Lane (xx m)	-	-	0.65
TOTAL		829	29.59

The effect of the Official Plan Amendment (OPA No. 11) application is to increase the permitted density per net residential hectare in the 'Residential – Medium Density' designation from a maximum of 50 units per ha to a maximum of 60 units per ha. The draft Official Plan Amendment is attached in Schedule 'E'.

The effect of Zoning By-law Amendment (ZBA No. 35) application is to amend zone categories and special provisions of the Zoning By-law for the subject lands generally in accordance with the following:

Current Zone	Proposed Zone
Medium Density Residential (R4) with Special Provision 14.24 and Holding Provision	Multi Residential (MR) with Special Provision 14.XX Arterial Commercial (C4)
Multiple Residential (MR) with Special Provision 14.32 and Holding Provision	Multi Residential (MR) with Special Provision 14.XX
Arterial Commercial (C4) with Special Provision 14.62 and Holding Provision	Arterial Commercial (C4)

Current Zone	Proposed Zone
	Multi Residential (MR) with Special Provision 14.XX
Rural (RUR)	Multi Residential (MR) with Special Provision 14.XX Low Density Residential (R3) with Special Provision 14.YY Open Space (OS) Hazard Lands (ZH)
Hazard Lands (ZH)	Multi Residential (MR) with Special Provision 14.XX Open Space (OS)

The effect of Zoning By-law Amendment (ZBA No. 35) also requests to amend the Zoning By-law to establish site and building specific zone regulations which will apply to the single detached, townhouse and multi-unit residential (apartment) dwellings. The draft Zoning By-law Amendment is attached in Schedule 'F'.

The effect of Zoning By-law Amendment (ZBA No. 34) application is to amend the Zoning By-law to remove the Holding provision on the subject lands. The Holding provision was applied to ensure the logical progression of development and the orderly extension of municipal services.

Submission & Process Details

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

Submission Item Title	Submission Item Detail
Draft Plan of Subdivision	Bousfields Inc., July 29, 2021
Functional Servicing and Preliminary Stormwater Management Report	Crozier & Associates Inc., August 2021
Geotechnical Investigation	Soil Engineers Ltd., May 2021

Submission Item Title	Submission Item Detail
Phase 1 Environmental Site Assessment	Soil Engineers Ltd., July 2020
Phase 2 Environmental Site Assessment	Soil Engineers Ltd., August 2021
Planning & Urban Design Rationale	Bousfield Inc., August 2021
Draft Official Plan Amendment	Bousfield Inc., August 2021
Draft Zoning By-law Amendment	Bousfield Inc., August 2021
Stage 1 Archaeological Background Study	Amick Consultants Ltd., May 2021
Survey	Schaeffer Dzaldov Bennett Ltd
Aeronautical Impact Assessment #1	WSP, August 2021
Environmental Impact Study	SLR, September 2021
Environmental Noise Assessment	SLR, August 2021
Traffic Impact Study	Crozier & Associates Inc., August 2021
Preliminary Hydrogeological Investigation	SLR, June 2021

All submitted materials were made publicly available on October 15, 2021 and can currently be viewed on the City's website at www.owensound.ca/development.

The applicant engaged the City in the Pre-consultation process in December, 2020. Subsequently, the process relating to the formal application has proceeded as follows:

Date	Step
August 17, 2021	Submission of partial application including application forms, fees and studies/plans
September 21, 2021	Submission of outstanding studies/plans

Date	Step
October 4, 2021	Letter regarding completeness of application sent to the applicant
October 15, 2021	Notice of Complete Application given via mailing to property owners within 120 m of the subject lands and posting on subject lands
October 15, 2021	Request for Comments sent to City staff and external agencies
November 29, 2021	Technical report to Council

Technical Review:

The subject 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 meet the requirements of the Planning Act and be in conformity with the City Official Plan and Zoning By-law. The application is subject to review by the City's Development Team, as well as external commenting agencies.

In considering a draft Plan of Subdivision, the Planning Act requires Planning authorities to have regard for specific matters relevant to the design of a new residential neighbourhood in addition to standard Planning considerations such as conformity with OP policies, suitability of the lands, conservation of natural resources, transportation and servicing matters. For Plans of Subdivision, Planning Act provisions require determination of whether the proposal is in the public interest, applicable restrictions on the proposed subdivision, adequacy of school sites, energy conservation and efficiency and site plan control matters.

All applicable policies, standards, and review comments will be fulsomely reviewed in the Staff Recommendation Report anticipated to come before Council in 2022. The review below describes the proposal more completely and outlines the key considerations, evident to staff at this time, that are relevant to the subject application(s).

A: Provincial Policy Statement

The 2020 Provincial Policy Statement (PPS) has been reviewed with regard to the subject application. Municipal decisions on planning matters are required to be consistent with the PPS.

The PPS Vision for the long-term prosperity and social well-being of Ontario focuses growth and development within settlement areas and recognizes that land use must be carefully managed. Strong, liveable and healthy communities promote and enhance human health and social well-being, are economically and environmentally sound, and are resilient to climate change.

The PPS is meant to be read in its entirety and contains policies dealing with four principle policy areas:

1. Building Strong Healthy Communities
2. Wise Use and Management of Resources
3. Protecting Public Health and Safety
4. Implementation

The Planning Act requires the applicant to submit a statement of conformity with the PPS. The applicant has submitted a Planning Justification Report by Bousfields Inc., a professional land use Planner examining the proposals' consistency with the PPS.

The pending recommendation report will assess the consistency of proposal with the direction provided by the PPS and if conditions of approval respecting matters of provincial interest should be applied.

B: County of Grey Official Plan

The subject property is designated 'Primary Settlement Area' and 'Hazard Lands' in the 2019 County of Grey Official Plan (County OP).

The County OP provides that settlement areas with full municipal services are to be the focus of the majority of growth within the County. The County OP promotes a full range of residential, commercial, industrial, recreational, and institutional land uses within Primary Settlement Area. Land use policies and development standards are to be in accordance with the local Official Plan.

8th Street East is designated as a County Road. County roads are designed consistent with an arterial cross-section and are to collect and carry traffic to Provincial Highways, other arterial roads and collector roads. The City and

County shall collaboratively determine the design and construction of County Roads within the City. The County of Grey has been circulated on the proposed development.

The pending recommendation report will assess the conformity of the proposal to the policies of the County OP and if conditions of approval respecting County OP conformity should be applied.

C: City of Owen Sound Official Plan

The subject property is designated 'Residential' and 'Arterial Commercial' in the 2006 Owen Sound Official Plan (OP). The lands are located within Phase I of the Sydenham Heights Planning Area and the designations are refined to 'Residential - Medium Density', 'Residential - Medium/High Density' and 'Arterial Commercial' on Schedule A2 of the OP.

The Sydenham Heights Planning Area is proposed to be largely a residential, mixed-use community. The Planning Area is to be distinguished by its natural environmental features, existing major institutional uses, a mixed-use node at 16th Avenue East and 8th Street East and residential development to accommodate future growth in the City.

The areas designated as 'Arterial Commercial' on the subject lands include the future mixed-use node at the intersection of 8th St E and 16th Ave E and an area at the western edge of the development with frontage onto 8th St E. The future mixed-use node (at 8th St E and 16th Ave E) will include lands on the east and west side of the 16th Ave E extension as well as lands adjacent to East Ridge Community School on the northwest side of the intersection. The node is intended to provide services to the surrounding community and create opportunities for higher density residential development. The range of permitted uses as contemplated by the OP in the node include institutional, arterial commercial and medium and medium/high density residential uses. The arterial commercial lands at the western edge of the development will form a continuation of the 8th St E arterial commercial development, which includes 'The Brick' commercial plaza at 1125 8th St E.

Residential policies within the OP for the Sydenham Heights Planning Area anticipate a range of dwelling types including row houses, stacked townhomes/plexes and low-profile multiple dwellings in areas designated as Medium-density Residential and non-ground oriented multiple dwelling units in areas designated as High-density Residential.

The Draft Plan and Zoning By-law Amendment are proposing single detached dwellings, multi-unit residential building(s), and three different townhouse dwelling styles, including: street fronting townhouse, rear lane townhouse and back-to-back townhouses. These types of townhouse blocks are typically designed to function as freehold units. In this case, the freehold parcels are anticipated to be created through the Part Lot Control process authorized by the Planning Act. This process is used to lift Part Lot Control restrictions from lands within a registered plan of subdivision to further divide lands. It usually is used for townhouse developments after construction has started to establish the property lines between the townhouse units.

Development of townhouse blocks and multi-unit residential buildings as well the commercial blocks as proposed in the Draft Plan will also require Site Plan Approval in accordance with the City's Site Plan Control By-law 2019-185 prior to construction.

Residential policies for the Sydenham Heights Planning Area require that Medium-density Residential shall consist of 26 to 50 units per net residential hectare and High-density Residential shall consist of 51 to 100 units per net residential hectare. The overall density target for the Planning Area is not permitted to be less than 25 units per net hectare. The Official Plan Amendment submitted in support of the Draft Plan of Subdivision application is requesting to increase the permitted density per net residential hectare in the 'Residential – Medium Density' designation from a maximum of 50 units to a maximum of 60 units per hectare.

The Sydenham Heights Planning Area policies recognize that a portion of the planning area is located with the flight path of the Grey Bruce Health Services (Owen Sound Hospital). Supporting submission materials are required to demonstrate that the medium and medium/high-density residential blocks will not interfere with the flight path. The applicant submitted an Aeronautical Impact Assessment in support of the applications. Transport Canada has been circulated for comment on the subject development.

The subject lands are located south of 8th St E, which is designated as a County Road. The Transportation Schedule (Schedule C) of the City OP shows the future extension of collector roads 16th Ave E (north/south) and 6th St E (east/west) through the subject lands. These collector roads with a 25 m Right of Way (ROW) width are incorporated into the proposed Draft Plan (Schedule 'D'). The Draft Plan proposes a number of additional collector

and local roads, which connect the development to the existing and proposed roads system. A Traffic Impact Study has been submitted to assess the impacts of the proposed development on the immediate road system and to provide recommended mitigation measures/improvements such as turning lanes and signalization.

The City is permitted to require noise impact studies for lands adjacent to major roads and established industrial areas prior to final approval of residential development to determine the need for noise attenuation and buffering in accordance with the Ministry of the Environment requirements. An Environmental Noise Assessment has been submitted in support of the application. The Noise Assessment examines road noise impact, stationary noise impact and air ambulance activity impact on the proposed development.

The OP requires that all development within the Sydenham Heights Planning Area shall proceed on the basis of full municipal water and wastewater services. The OP specifies that development proposals are required to provide reports addressing issues such as sanitary sewer and water capacity, preliminary grading and storm water management system and practices prior to final approval. A Functional Servicing and Preliminary Stormwater Management Report have been submitted in support of the application. The development is proposed to be serviced via an internal gravity sanitary sewer system that will outlet to the proposed sanitary system on the Redhawk lands in the future 6th St E/20th Ave E extension. The proposed watermain will connect to the existing watermain on 8th St E via the Redhawk lands in the future 6th St E/20th Ave E extension. A stormwater management (SWM) facility is proposed to be located along the eastern property boundary. The SWM facility proposes to outlet to the drainage channel, which is located on both the subject lands and the Redhawk lands.

The applications are proposing the realignment of an existing drainage channel. The drainage channel currently starts at the southwest portion of the property and runs from west to east across the lands to enter the Redhawk property in the middle of the eastern property boundary. The development is proposing to realign the drainage channel to run along the southern property boundary and turn northward at the eastern property boundary. The SWM facility will drain into the drainage channel which will then flow east onto the Redhawk lands and into a tributary to the Bothwell's Creek system. The Redhawk development also proposes to realign the

portion of the drainage channel located on its property. As proposed it appears that the planned realignments on both properties will connect as shown on the Draft Plan. An Environmental Impact Study and a Geotechnical Study have been submitted, which provide supporting information/details for the proposed realignment. As well, a Hydrogeological Study is in process and anticipated in early 2022, which will provide additional technical information to inform the realignment.

Sydenham Heights Planning Area OP policies note that new development shall be responsible for the cost of new infrastructure that will benefit such new development. The costs of local infrastructure improvements within the Secondary Plan Area, which benefit more than one individual development shall be equitably apportioned amongst landowners on a net developable area basis or benefiting area basis. The City had funded the extension of water and sewer services to this area. These costs will be recovered by the City through payment of the Area Specific Development Charge. The use of the sanitary sewer and water services in the future 20th Ave E/6th St E extension in the Redhawk lands as proposed for the development will necessitate an agreement between the two private landowners to facilitate the construction of the services in the context of unknowns, such as what development will proceed first, among other matters. As well, the dedication of the 20th Ave E/6th St E right of way on the Redhawk lands to the City will be required prior to the finalization of a Plan of Subdivision agreement between the City and Flato. Extension of the services south of 8th St E through the Redhawk and Flato lands will be at the cost of the developers.

Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. A Stage 1 Archaeological Assessment was submitted in support of the applications. The Stage 1 assessment recommends that a Stage 2 assessment be completed. The Stage 2 Archaeological Assessment is anticipated to be submitted in early 2022 prior to any decisions on the applications.

In areas planned for new residential development, the City shall establish park requirements adequate to meet the needs of the projected population. The City is empowered under the Planning Act to require a park dedication of 5% of the land proposed for new residential purposes and 2% of the land proposed for new industrial and commercial subdivision. This requirement

should apply equally to the whole of the City through the subdivision process. The City is further empowered to decline any offer of land that does not specifically meet the City's requirements regarding size, shape, location, topography or suitability for the intended park or open space use.

Stormwater management ponds and Hazard Lands may be part of a park system but will not be applied to the parkland dedication required by this Plan. The Draft Plan shows three proposed park blocks, two Hazard Land blocks (the realigned drainage channel) and the SWM facility block.

The provisions of the Planning Act relating to subdivision control shall be used to ensure that the land use designations and policies of this Plan are complied with and that a high standard of design is maintained in all development. Section 7.8 Urban Design provides design policies applicable to new residential development. These policies require, amongst other matters, coherent built form, simple and consistent street patterns, a continuous open space system and appropriate pedestrian access. In addition, the urban design policies recognize that in new comprehensively designed residential development, the City may permit building setbacks and lot sizes that vary from surrounding development where these are determined to be appropriate to the proposed form of development in accordance with accepted design guidelines.

On June 28, 2021, City Council adopted a new Official Plan being a comprehensive update to the 2006 Official Plan. The new 2021 Official Plan is subject to approval by The Corporation of the County of Grey. The new OP is currently in the review process with the County. Barring no appeals, staff anticipate that the new 2021 OP will come into force and effect early in winter 2021-2022. Once the 2021 OP comes into force and effect, the 2006 OP will no longer apply and the applications will be reviewed solely subject to the policies of the 2021 OP. The 2021 OP policies applicable to the proposed development are relatively unchanged to the 2006 OP policies and pursue the similar goals and objectives. A number of minor policy updates are relevant for the proposed development including:

- The 2021 OP provides for more detailed development policies for the mixed-use node at 16th Ave E & 8th St E.
- Local institutional uses such as schools and churches may be permitted in areas designated Residential subject to rezoning.
- Within the Sydenham Heights Planning Area the City may require the completion of a landscape plan for any park area and may enter into a development or subdivision agreement for the construction of a park.

- The East Owen Sound Master Servicing Study serves as a base reference document for the City and property owners wishing to undertake development relative to servicing the remaining land in the eastern part of the City to allow for orderly development.
- The East Hill Pressure Zone Water Storage Facility (Phase 2) location has not been finally determined. Site selection analysis has been completed and generally locates the water storage facility in the northwestern portion of the Phase I Planning Area along 8th Street East between the Grey Bruce Regional Health Centre and Georgian College, as shown on Schedule 'A2'. Given the development potential for these lands, engineering solutions can be developed to find an alternate location in the general area, or within the vicinity of the general area, for the required water storage facility. Prior to any development approval, the City shall be satisfied that a location has been identified for the water storage facility that will not affect the construction or the operation of the facility.

'Residential' designation policies have also been updated in the 2021 OP to permit 26-60 units per net residential hectare in the Medium-density Residential designation. Once the 2021 OP comes into force and effect, the densities as proposed in the Draft Plan will not exceed the permitted range and an Official Plan Amendment will no longer be required.

The pending recommendation report will assess if the proposal conforms to the general purpose and intent of the City's in-force OP and if conditions of approval respecting City OP conformity should be applied.

D: City of Owen Sound Zoning By-law

The applications request two Zoning By-law Amendment (ZBA) to the City's Zoning By-law 2010-078, as amended. ZBA 34 is an amendment requesting to remove the Holding provisions, which are in place across the northern portion of the property. The Holding provisions were applied to the subject lands to ensure the logical progression of development and the orderly extension of municipal services across the subject lands.

ZBA 35 is proposing to amend the zone categories and special provisions of the Zoning By-law for the subject lands generally in accordance with the following:

Current Zone	Proposed Zone
Medium Density Residential (R4) with Special Provision 14.24 and Holding Provision	Multi Residential (MR) with Special Provision 14.XX Arterial Commercial (C4)
Multiple Residential (MR) with Special Provision 14.32 and Holding Provision	Multi Residential (MR) with Special Provision 14.XX
Arterial Commercial (C4) with Special Provision 14.62 and Holding Provision	Arterial Commercial (C4) Multi Residential (MR) with Special Provision 14.XX
Rural (RUR)	Multi Residential (MR) with Special Provision 14.XX Low Density Residential (R3) with Special Provision 14.YY Open Space (OS) Hazard Lands (ZH)
Hazard Lands (ZH)	Multi Residential (MR) with Special Provision 14.XX Open Space (OS)

The effect of ZBA 35 is to establish site and building specific zone regulations which will apply to the single detached, townhouse and multi unit (apartment) dwellings.

For single detached dwellings the application is requesting a decreased lot frontage and lot area and an increased lot coverage and building height.

The City's Zoning By-law includes provision for street fronting townhouses, but rear lane and back-to-back townhouses are not addressed in the current Zoning By-law. Therefore, a number of special provisions are requested to facilitate the rear lane and back-to-back townhouses.

The development is proposing three different townhouse styles, that is street fronting townhouse, rear lane townhouse and back-to-back townhouses. Townhouse blocks are comprised of three or more dwelling units where the

units are divided vertically, that is units share a common side wall. The arrangement of the building block on the parcel and in context with other building blocks defines the type of the townhouse.

A street fronting townhouse unit has direct access to a street usually in the form of an individual driveway. Generally, a street fronting townhouse includes an attached garage and provides a traditional front and rear yard. Rear lane townhouses are townhouses where the unit addresses the street and vehicular access to the unit is via a lane that runs along the rear of the building block. The draft plan proposes two building blocks that share a lane at the rear of each block. Back-to-Back Townhouses share a rear wall as well as a sidewall. The building block has two fronts and therefore the building does not have a rear yard.

The special provision requested to facilitate the different type of townhouses include a reduced/zero rear yard and reduced lot area. In addition, the ZBA is requesting increased lot coverage, reduced front yard setback and increased FSI to accommodate the proposed development form.

The pending recommendation report will assess if the proposal meets the purpose and intent of the City's Zoning By-law and if conditions of approval respecting zoning conformity should be applied.

Next Steps:

In accordance with the *Planning Act* and City protocols for processing Planning Act Applications, the following outlines the next steps in the process. The dates of the next steps have not been outlined at this time, as the initial review process and discussions with the applicant are active and ongoing. Processing a Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendments concurrently is an involved and nuanced process.

Anticipated Date	Step
Q1 2022	Notice of Public Meeting Given
Q1 2022	Public Meeting
Q2 2022	Recommendation Report to Council
Q2 2022	Enacting By-laws to Council

Financial Implications:

A development of this size will increase the tax base for the City. The roads and natural heritage and parks blocks slated to be dedicated/conveyed to the City will have an associated maintenance costs calculated in perpetuity.

The East Owen Sound Master Servicing Study provided the basis for servicing the Sydenham Heights Planning Area and OPA 4 provided the policy framework for development within the Planning Area. It is a policy of the Official Plan that new development in the Sydenham Heights Planning Area be responsible for the cost of infrastructure improvements that benefit the new development as discussed above.

In 2015 the City passed Development Charges By-law 2015-080, which included an area specific development charge for the Sydenham Heights Planning Area to cover the growth related capital costs associated with new development in this area, in particular water and wastewater services.

Communication Strategy:

Notice of Complete Application was given for the subject applications by mail to all landowners within 120 m of the subject lands and by posting notice on the subject lands on October 15, 2021. On this date, Notice was also circulated to those persons, departments, and agencies likely to have an interest in the applications, as legislated in the Planning Act.

Notice of Public Meeting will be provided in a similar manner to the Notice of Complete Application as legislated by the Planning Act. Members of the public are welcome to attend and make oral submissions at the public meeting or submit comments in writing prior to the public meeting.

Comments received prior to the Public Meeting date will be included in the Public Meeting Council agenda package

Consultation:

In addition to the public notice, the Planning Division also sent a request for comments to the City's Development Team and external commenting agencies further detailing the nature of the applications.

All comments will be considered as part of the Staff Recommendation Report.

Attachments:

Schedule 'A': Orthophoto

Schedule 'B': Official Plan and Zoning Map

Schedule 'C': Property Details

Schedule 'D': Draft Plan of Subdivision

Schedule 'E': Draft Official Plan Amendment

Schedule 'F': Draft Zoning By-law Amendment

Recommended by:

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Tim Simmonds, City Manager

For more information on this report, please contact Sabine Robart, Planner at srobart@owensound.ca or 519-376-4440 x. 1236.