

Staff Report

Report To: City Council
Report From: Sabine Robart, Senior Planner
Meeting Date: September 26, 2022
Report Code: CS-22-127
Subject: Recommendation Report – Proposed ZBA 39 1905 8th Street East and Proposed Red line revisions to Draft Plan 42T-15501

Recommendations:

THAT in consideration of Staff Report CS-22-087 respecting Zoning By-law Amendment No. 39 and Amendment of Draft Plan of Subdivision 42T-15501 at 1905 8th Street East to permit an increased building height and facilitate redline revisions, City Council:

1. In considering the staff reports, technical reports and oral and written submissions, finds that the application is consistent with the Provincial Policy Statement and the goals and objectives and intent of the City's Official Plan and represents good planning;
2. Directs staff to bring forward a by-law to adopt Amendment No. 39 to the City's Zoning By-law No. 2010-078 and give notice in accordance with Section 34 of the *Planning Act*;
3. Directs staff to give Notice of the Passing of Zoning By-law Amendment No. 39 in accordance with Section 34 of the *Planning Act*;
4. Grants approval of the redlined changes to Draft Plan of Subdivision 42T-15501 prepared by Crozier Consulting Engineers dated June 24, 2022 attached in Schedule 'D' subject to the amended conditions outlined in Schedule 'E'; and
5. Directs staff to give notice of approval of the Draft Plan of Subdivision redline revision and amended draft plan conditions in accordance with Sec. 51 of the *Planning Act*.

Highlights:

- A complete application for a Zoning By-law Amendment (ZBA 39) and Draft Approval Amendment was submitted by Redhawk Construction Co. Ltd through Monteith Brown Planning Consultants (Jay McGuffin).
- The applications facilitate the redline revision of Draft Plan of Subdivision 42T-15501 to align with adjacent draft plans of subdivision and propose to increase the maximum permitted building height on Block 41 to 20 m.
- In accordance with the prescribed process in the Planning Act, the application was deemed complete, circulated, and a public meeting was held on September 12, 2022.
- Staff recommend approval of the application.

Strategic Plan Alignment:

Legislated review process.

Previous Report/Authority

[City of Owen Sound Official Plan \(2021\)](#)

[City of Owen Sound Zoning By-law 2010-078](#)

[CS-19-088 Recommendation Report for OPA No. 6, ZBA No. 18 and Draft Plan of Subdivision 42T-15501](#) (Item 12.a)

[CS-22-076 Extension Request for Draft Plan of Subdivision 42T-15501](#) (Item 12.e)

Background & Proposal:

A complete application for a Zoning By-law Amendment (ZBA 39) and request for an amendment to the Approved Draft Plan of Subdivision has been submitted by Redhawk Construction Co. Ltd through Monteith Brown Planning Consultants (Jay McGuffin) to facilitate the redline revision of Draft Plan of Subdivision 42T-15501 and to increase the maximum permitted building height on Block 41. Descriptions of the property and proposal are provided below.

Property Description

The subject property is located on the south side of 8th Street East between 16th Avenue East and the future extension of 20th Avenue East. The Grey Bruce Health Services Owen Sound Hospital is located directly north of the parcel. The 25 ha (62 acre) property has 605 m of frontage on 8th Street East, which is a County Road. The lands are vacant and include fields, meadows and hedgerows and a wide shallow tributary of Bothwell's Creek. Historic driveway accesses remain, both of which are on the west side of the creek. The Bothwell's Creek tributary divides the property diagonally from approximately the centre of the south boundary to the northeast corner where it passes under 8th Street East through a culvert.

Surrounding land uses include:

- North: Grey Bruce Health Services – Owen Sound Hospital, draft approved Telfer Creek Subdivision
- East: Vacant rural
- South: Vacant rural
- West: Draft approved Greystone Village subdivision (currently vacant)

The subject lands are designated 'Residential' and 'Hazard' in Schedule 'A' of the City's Official Plan (2021) and are located within the Sydenham Heights Planning Area Phase I. Within the Planning Area, the designation of the lands is further refined to 'Low Density Residential', 'Medium Density Residential', 'High Density Residential' and 'Hazard Lands' in OP Schedule 'A2' (Sydenham Height Planning Area). The lands are zoned in the City's Zoning By-law (2010-078, as amended):

- 'Multiple Residential' (MR) with Special Provision 14.113
- 'Multiple Residential' (MR) with Special Provision 14.114
- 'Medium Density Residential' (R4) with Special Provision 14.115
- 'Medium Density Residential' (R4) with Special Provision 14.116
- 'Single Detached Residential' (R1) with Special Provision 14.117
- 'Rural' (RUR) with a Holding Provision (H) and with Special Provision 14.118
- 'Open Space' (OS)
- 'Hazard' (ZH)

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 Proposal

The purpose of the amendment to the Approved Draft Plan of Subdivision is to redline the Draft Plan of Subdivision 42T-15501 to allow for the adjustment of the location of the 20th Ave & 8th St E intersection and to realign the drainage channel on the subject lands to align with the adjacent draft plans to the west and north.

The purpose of the Zoning By-law Amendment application is to permit an increase in the maximum building height on Block 41 from 16.2 m to 20 m as well as facilitate the redline revisions.

The changes will result in the lot/block count being reduced by one (1) single detached residential lot. The redline revision will result in the following subdivision lotting:

Land Use	Blocks	Area (ha)	Units
Single Detached	1-35	2.07	35
Street fronting Townhouse	36-39	0.53	12
Multi unit (Apartment)	41	3.05	264
Cluster Townhouse	42	3.68	54
Stormwater Management Area	43	0.66	-
Drainage Channel	44 & 45	0.54	-
Roads	Street A & B (Block 46 & 47)	1.63	-
Natural Hazard	48	8.66	-
0.3 m Reserve	49-52	0.01	-
Additional Lands	40	4.34	-
Total	-	25.17	365

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	Reason for Zoning Change
Multiple Residential (MR) with Special Provision 14.114	Multiple Residential (MR) with Special Provision 14.114	Increase the permitted building height from 16.2 m to 20 m
Multiple Residential (MR) with Special Provision 14.114	Hazard Lands (ZH)	Realignment of Street 'A' (future 20 th Ave E extension) to align with 20 th Ave E extension north of 8 th St E in the draft approved Telfer Creek subdivision
Hazard Lands (ZH)	Medium Density Residential (R4) with Special Provision 14.115	Hazard Channel realignment to align with the proposed channel alignment in the draft approved Greystone Village subdivision (42T-20501)

Submission & Process Details

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

Submission Item Title	Submission Item Detail
Cover letter (Planning Justification Memo)	Prepared by Monteith Brown Planning Consultants (Jay McGuffin), dated July 12, 2022
Draft Plan of Subdivision - Redlined	Prepared by Crozier Consulting Engineers dated June 24, 2022
Draft Zoning By-law Amendment Text and Schedule	Prepared by Monteith Brown Planning Consultants (Jay McGuffin), dated July 12, 2022

Submission Item Title	Submission Item Detail
Grey Bruce Health Services Heliport Flight Path Study	Prepared by WSP Canada Inc., dated July 17, 2014

The applicant engaged the City in the Pre-consultation process in February 2022. Monteith Brown Planning Consultants, on behalf of Redhawk Construction Co Ltd. submitted an application for an extension to the approval for Draft Plan of Subdivision 42T-15501 in May 2022. City Council approved the extension request which was examined in Staff Report [CS-22-076](#), with the revised lapsing date of the first phase of the subdivision being June 24, 2025. The subject applications were submitted after the Draft Plan extension was completed. The process relating to the formal Zoning By-law Amendment application has proceeded as follows:

Date	Step	Days
July 19, 2022	Submission of complete application and fees	0
August 08, 2022	Letter of Complete Application to Applicant	20
August 15, 2022	Request for Comments send	27
August 19, 2022	Notice of Complete Application and Public Meeting given to public via posting on subject property and mailed notice to landowners within 120 m of subject property	31
September 12, 2022	Public Meeting and Technical Report	55
September 26, 2022	Recommendation Report & Amending By-law	69

The 90-day timeline prescribed in the Planning Act for the processing of a Zoning By-law Amendment is met.

Analysis:

The Planning Act and the City's Official Plan establish criteria for evaluating an application to amend the City's Zoning Bylaw.

In making land use planning decisions, Council must consider the matters of Provincial interest as described in Section 2 of the Planning Act. As well, Section 3 of the Planning Act prescribes that the decision of Council on a planning matter shall be consistent with the policy statements issued under the Act which includes, among others, the Provincial Policy Statement.

The City's Official Plan (Section 9.1.1.2) provides that the City may amend the Zoning Bylaw, where in the opinion of Council, sufficient justification exists. Amendments must conform to the policies of the Official Plan. When considering an amendment, the City must consider the goals, objectives and policies of the Official Plan. Additionally, decisions should consider the compatibility with adjacent uses of land as well as servicing (transportation, sewer, and water).

The applications were subject to review by the City's Development Team and external commenting agencies. Public notice was given, and public input has been considered.

Provincial Policy Statement

The 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 directs development to fully serviced, designated settlement areas and requires contiguous development that minimizes land consumption and servicing costs. The proposed development achieves these requirements by virtue of being within a designated growth area in the City, having access to full municipal services, and being contiguous to existing development.

The PPS also stipulates that healthy, liveable, and safe communities are sustained by the incorporation of a range and mix of land uses. The subject

development proposes a well-integrated mixture of single, semi and multiple residential uses, as well as range of neighbourhood commercial and institutional uses.

The PPS also calls for the avoidance of development that may pose environmental concern and by encouraging biodiversity, conservation and mitigation of the impacts of climate change. A tributary of Telfer Creek bisects the lands and functions as a drainage channel and wildlife habitat. The subdivision layout and implementing policy restrictions imposed on the lands (i.e., OP designations, zoning) facilitate avoidance of natural hazard areas and will result in an increase in natural habitat and enhanced diversity of habitat form and function.

The proposal is consistent with the direction provided by the PPS.

County of Grey Official Plan

The subject property is designated 'Primary Settlement Area' in the 2019 County of Grey Official Plan (County OP). 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. The County has been consulted on the proposal and County staff have no objection to the application.

The proposal conforms to the policies of the County's Official Plan.

City of Owen Sound Official Plan

The subject lands are designated 'Residential' and 'Hazard' in Schedule 'A' of the City's Official Plan (2021) and are located within Phase I of the Sydenham Heights Planning Area. The land use designations applying to the lands are further refined to 'Low Density Residential', 'Medium Density Residential', 'High Density Residential' and 'Hazard Lands' in OP Schedule 'A2' (Sydenham Heights Planning Area).

The Draft Plan of Subdivision for the subject lands was approved in June 2019 with the adjacent lands receiving Draft approval in November 2019 ([CS-19-136](#) Telfer Creek 42T-19501) and June 2022 ([CS-22-101](#) Greystone Village 42T-20501).

The proposed redline revisions are required to ensure that the new 20th Avenue East aligns with the subdivision to the north and to ensure the drainage channel re-alignment aligns with the Flato subdivision to the west. The Zoning By-law Amendment application is to permit an increase in the maximum building height on Block 41 from 16.2 m to 20 m as well as facilitate the two redline revisions noted.

Planning staff are also recommending that the approved conditions be amended as part of the proposed redline revision. The amended conditions work to ensure cooperation between the landowners on area-specific matters that cross property boundaries including but not limited to servicing, roads and trails, drainage channel realignment, and the impact of the developments on the flight path of the Grey Bruce Health Services flight path. The recently approved Greystone Village (Flato) Draft Plan of Subdivision Conditions have provided a relevant reference to update the Redhawk conditions.

The following matters are relevant to the proposed redline revision and rezoning, and merit analysis in the context of the OP:

Site Entrance Realignment

The proposed redline revision will shift the 20th Ave E entrance from 8th Street slightly to the west and ensure that the portion of 20th Ave E on the subject lands (Redhawk) will align with 20th Ave E on the Telfer Creek subdivision to the north. The alignment of the roadway is consistent with Schedule A2 of the Official Plan for the Sydenham Heights Planning Area.

The realignment of 20th Ave E at 8th St E will result in the lot/block count being reduced by one single detached residential lot along the east side of the future 20th Ave E and the minor reduction of the lot area of Block 41 by 0.01 ha. The realignment has been accounted for in the proposed Zoning By-law Amendment. Through the rezoning, the lands to the east of the realigned site entrance are proposed to be added to the 'Hazard' (ZH) zone and amalgamated with the tributary of Telfer Creek. Likewise, the lands to the west of the realigned site entrance are proposed to remain in the 'Multiple Residential' (MR) zone with Special Provision 14.114.

The realignment will not impact the development's conformity with the density permitted on the lands, nor will it encroach upon the hazard lands to the east. The overall layout and composition of the Draft Approved of

Subdivision will not be impacted by the entrance realignment and continues to conform to the City OP.

Channel Realignment

The adjacent lands to the west contain the recently draft approved Greystone Village (Flato) Subdivision (42T-20501). Both properties contain portions of an existing drainage channel which is proposed to be realigned through the development process. The original draft approval of the Redhawk subdivision occurred prior to any development proposal on the Flato lands and therefore had to assume that the drainage channel would remain in its original location. The Greystone Village proposal has relocated the drainage channel to enter the Redhawk slightly south of the original location. The proposed zoning amendment and redline revision of the draft plan account for the new location of the drainage channel. The proposed channel realignment will be a more linear channel and will result in a 0.19 ha lot area increase to Block 42, slated to contain cluster townhouses. The 0.19 ha portion of land is proposed to be rezoned from 'Hazard' to 'Medium Density Residential' (R4) with Special Provision 14.115. Development of the lot will be subject to Site Plan Control to determine layout of the block.

The minor enlargement of Block 42 and the realignment of the drainage channel will have no impact on the subdivision's conformity with the OP. The realignment does, however, warrant alteration to the draft plan conditions to ensure that the realignment is executed effectively between landowners and that geotechnical matters are accounted for prior to development of the lands formerly containing the drainage channel. Through the amended conditions, the lots/blocks that currently contain the drainage channel will be included in the 'Lots Unsuitable for Building' provisions until such time as a Professional Engineer has confirmed that the soils are suitable to support development to the satisfaction of the City's Chief Building Official and Manager of Engineering Services. The proposed conditions copy the conditions in the Greystone Village approval and address 'Lots Unsuitable for Development' by providing appropriate provisions in the subdivision agreement.

The overall layout and composition of the Draft Approved of Subdivision will not be impacted by the channel realignment and continues to conform to the City OP.

Building Height

The application is requesting an increased permitted building height on those portions of Block 41 outside of the southern flight path of Grey Bruce Health Services heliport from 16.2 m to 20 m. The applicant has submitted a Flight Path Study which establishes that the area subject to the increased building height request is acceptable as it is outside of the southern flight path of the heliport.

The proposed height will facilitate development of six-storey rather than five-storey buildings on Block 41. Six-storey apartment buildings are generally considered a mid-rise type of development which is generally defined as 5-12 storeys in height. As discussed in other applications over the past few years, changes within the housing markets with a demand for a wider range of diverse housing types, at a range of price points, are causing an increase in the construction of mid-rise building within the City. Although slightly taller than is typical in Owen Sound, a six-storey building is still considered to be a mid-rise building, and the anticipated impact of the increased height in this context is low.

Sec. 8.6.7.2 of the OP maintains that the City shall consider the potential impact of abrupt changes in building height and scale on surrounding uses and protected views when considering zoning by-laws and site plan approvals. Generally, the City will seek compatible building forms. The proposed maximum height of 20 m does not represent an abrupt change in height. The hospital to the north is approximately 6 storeys high and the Southbridge nursing home and Owen Sound Gardens retirement home (both currently under construction) are both four storeys high. New developments in this portion of the City are evolving beyond the historic two storey building type as taller buildings provide for a more efficient cost ratio.

Any development on the property will be subject to Site Plan Approval and a shadow study will be required as part of a complete Site Plan Approval application. The shadow study will illustrate the shadow impact of the proposed development on the site and surrounding properties with emphasis on residential uses, outdoor amenity spaces and park spaces, and provide recommendations to mitigate any shadowing based on City criteria. At over 3 ha the block is sized adequately to provide opportunities to locate the proposed buildings to mitigate shadowing on adjacent buildings and or properties.

The proposal to increase the maximum building height from 16.2 m to 20 m is consistent with the City's OP.

Amended Conditions

Staff recommend the conditions of draft approval be amended with similar conditions to those approved for the Greystone Village Draft Approval regarding the flight path of the Grey Bruce Health Services helipad and architectural control guidelines.

In regard to the flight path, a review of the obstruction marking, and lighting requirements should be completed in the detailed design phase for the lots/blocks within the 'Obstruction Marking and Lighting Area' and lots/blocks require marking /lighting will be instilled in the subdivision agreement.

In regard to the architectural control guidelines, a condition has been added that requires the development of architectural control guidelines for the development, including detailed design and construction materials criteria to ensure the development of a consistent neighbourhood.

The proposal conforms to the policies of the City's Official Plan.

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

The subject lands are zoned:

- 'Multiple Residential' (MR) with Special Provision 14.113
- 'Multiple Residential' (MR) with Special Provision 14.114
- 'Medium Density Residential' (R4) with Special Provision 14.115
- 'Medium Density Residential' (R4) with Special Provision 14.116
- 'Single Detached Residential' (R1) with Special Provision 14.117
- 'Rural' Holding (RUR (H)) with Special Provision 14.118
- 'Open Space' (OS)
- 'Hazard' (ZH)

The zoning amendment application is to facilitate the redline revision of Draft Plan of Subdivision 42T-15501 and to increase the maximum permitted building height on Block 41. 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	Reason for Zoning Change
Multiple Residential (MR) with Special Provision 14.114	Multiple Residential (MR) with Special Provision 14.114	Increase the permitted building height from 16.2 m to 20 m
Multiple Residential (MR) with Special Provision 14.114	Hazard Lands (ZH)	Realignment of Street 'A' (future 20 th Ave E extension) to align with 20 th Ave E extension north of 8 th St E in the draft approved Telfer Creek subdivision
Hazard Lands (ZH)	Medium Density Residential (R4) with Special Provision 14.115	Hazard Channel realignment to align with the proposed channel alignment in the draft approved Greystone Village subdivision (42T-20501)

Special Provision 14.114 provides site specific building regulations including a minimum front yard setback and maximum height provisions. The special provisions limit the maximum height to 16.2 meters. The application is requesting an increased height of 20 meters.

As discussed in the OP section above, a 20 m building is considered a mid-rise building. The subject lands are well suited to mid-rise type of developments given the location on 8th St E/County Road 5, an arterial road and adjacent to the mixed-use node at the intersection of 8th St E and 16th Ave E. The mixed-use node is located within the Greystone Village development and is intended to include higher density arterial commercial and residential uses in the form of mixed-use multi-storey buildings. Mid-rise development on the subject lands will allow the building form along 8th St E to transition from taller buildings in the mixed-use node through mid-rise type developments on the subject lands to potentially low-rise residential developments in Phase II of the Sydenham Heights Planning Area. Any future development of the property will require a shadow study as part of the Site Plan Approval process which will evaluate the impact of the building height and location on other buildings on the subject lands and adjacent developments.

The shift of the 20th Ave E intersection to the west will cause a slight repositioning of the MR and ZH zone boundary where 20th Ave E intersects with 8th St E along the northern property boundary. The proposed Appendix 'A' of the amending By-law illustrates the shift. This aspect of the proposed rezoning is purely technical in nature.

The lands that were expected to contain the drainage channel after the realignment were originally zoned as ZH in the 2019 amendment. The channel location as proposed by the Greystone Village development will cause the drainage channel to enter the Redhawk property slightly south of the original location. The new location will align with the proposed location on the Redhawk lands without requiring the channel to 'jog' from north to the south on the subject property; rather, it will run in a linear fashion across the Redhawk lands to connect to the Greystone Village lands. The lands no longer required to contain the channel will be eligible for development. The application is requesting that this area be zoned as 'Medium Density Residential' (R4) with Special Provision 14.115 to match the zoning of the remainder of Block 42. This aspect of the proposed rezoning is purely technical in nature.

The proposal meets the general intent and purpose of the City's Zoning By-law.

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 'E'.

Fire Prevention

Comment has been received from Fire Prevention with no objection to the subject proposal, however Fire Prevention staff note that the increase in building height may require the inclusion of a standpipe system and/or a sprinkler system. Standpipe systems are required in buildings higher than 3 storeys. A standpipe system will require a fire department connection be located within 45m of a fire hydrant.

These matters will be addressed through the Site Plan Approval process for Block 41, which will require submission of a Servicing Feasibility Study.

Building Division

Comment has been received from Building Division with no objection to the subject proposal.

Grey County

Comment has been received from Grey County with no objection to the subject proposal.

Grey Sauble Conservation Authority (GSCA)

GSCA has no objections in principle to the proposed zoning changes with respect to the hazard delineation and the redline revision provided there are no changes to the previously recommended draft approval conditions, except for any changes in block or lot numbers.

Bluewater District School Board

Comment has been received from BWDSB with no objection to the subject proposal. School Board Planning staff request that urban standards such as sidewalks be included throughout the proposed development to facilitate heavy foot traffic areas and promote walkability. BWDSB requests the addition of three conditions noting that bussing and local accommodation is not guaranteed within City BWDSB public schools. Planning staff recommend that the conditions be included in the subdivision agreement as provisions, though it merits note that the City cannot require or guarantee that future tenants will be made aware of the School Board's comments.

Public Comments

No public comments in regard to the application were received. One person, Ray Whitfield, inquired about the percentage of low-income rental units that will be available in the proposed development at the Public Meeting. The Planner for the applicant advised that there are no plans for low-income rental units in the medium and high-density blocks at this time. Planning staff will endeavour to connect any future developer of Block 42 to the County Housing to initiate a conversation about potential attainable and affordable housing.

Since 2018, the City has issued Building Permits for the creation of 496 dwelling units. These units have included a mixture of single, semi, townhouse, and apartment developments. Further, the Sydenham Heights

Planning Area is in various stages of development approvals that will further increase the supply of housing in the City in a variety of housing forms. Approximately 23 percent (113 units) of the units of the Building Permits issued in the last five years in the City have been for affordable housing as per the definition of the PPS. This has included the units within the Odawa Heights apartment building, 30 units at Strathcona Apartments, and eight units at the new 28th Street West apartments.

The continuation of work at all levels of government, including the City, County as well as the development community will be important in defining the characteristics of attainable housing within the County and to realize increased construction of attainable/affordable housing units. Increased construction of affordable/attainable units will aid in increasing vacancy rates, which will result in an increased ability/willingness to decrease rental rates for all users. A [memo](#) regarding Housing, Affordable Housing, and Homelessness from the City Manager was published as part of the [February 28, 2022 Council Agenda \(Item 16.a\)](#). The memo outlined the initiatives being taken by the City and County to continue to increase the supply of affordable and attainable housing in the City and County.

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:

Anticipated Date	Step
September 28, 2022	Notice of Decision to be given. A twenty (20) day appeal period follows the notice.

Financial Implications:

None to the City.

Communication Strategy:

Notice of Complete Application and Public Meeting was given on August 19, 2022, in accordance with the Planning Act. The Public Meeting was held on September 12, 2022.

Consultation:

The application was circulated to various City Departments and our commenting agencies as part of the consultation process.

Attachments:

- Schedule 'A': Orthophoto
- Schedule 'B': Official Plan and Zoning Map
- Schedule 'C': Property Information
- Schedule 'D': Redlined Draft Plan of Subdivision
- Schedule 'E': Draft Zoning By-law Amendment
- Schedule 'F': Amended Conditions of Draft Approval
- Schedule 'G': Public Meeting Minutes
- Schedule 'H': Agency Comments
- Schedule 'I': Conditions of Subsequent Approvals

Recommended by:

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Amy Cann, M. PL. MCIP, RPP, Manager of Planning & Heritage
Pam Coulter, BA, RPP, Director of Community Services

Submission approved by:

Tim Simmonds, City Manager

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