

Staff Report

Report To: City Council
Report From: Sabine Robart, Manager of Planning & Heritage
Meeting Date: December 12, 2022
Report Code: CS-22-158
Subject: Recommendation Report ZBA No.40 Fisher 740 10th Street West

Recommendations:

THAT in consideration of Staff Report CS-22-158 respecting Zoning By-law Amendment No. 40 at 740 10th Street West, to permit a stacked cluster townhouse development, City Council:

1. In consideration of the staff reports, and recommendations, 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; and
2. Directs staff to bring forward a by-law to pass Amendment No. 40 to City's Zoning By-law No. 2010-078 and give notice in accordance with Section 34 of the *Planning Act*.

Highlights:

- A complete application for a Zoning By-law Amendment (ZBA 40) was submitted by 740 10th Street (OS) Inc. through Van Harten Surveying (Jeff Buisman).
- The purpose of the application is to permit an eight-unit stacked cluster townhouse development on the subject lands.
- The effect of the application is to add site-specific zone provisions applying to the subject lands in order to add 'Dwelling, Stacked Cluster Townhouse' as a permitted use, add a definition of

- 'Dwelling, Stacked Cluster Townhouse' and permit a reduced minimum 'Lot Frontage' of 24 meters and a reduced minimum 'Lot Area' (total development parcel) of 1,347 square meters.
- 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](#)

[Technical Report CS-22-142](#)

Background & Proposal

The subject property is located at 740 10th Street West in the City's northwest quadrant on the north side of 10th Street West, west of 7th Ave W with 24 m of frontage and a depth of 58 m. The total site area is 1,347 square metres. The property is currently vacant and is relatively flat with some existing trees on the property. Surrounding land uses include:

North: existing City lane (including a hydro utility infrastructure) and residential uses fronting 11th St W

East: residential abutting 7th Ave W and further east commercial (Tim Horton's)

South: commercial uses fronting on to 10th St W

West: residential & commercial plazas on both sides of 10th St W

The subject lands are designated 'West City Commercial' in the City's Official Plan (2006) and are zoned 'Retail Commercial' (C2) 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 Proposal

The purpose of the application is to permit an eight-unit stacked cluster townhouse development on the subject lands.

The effect of the application is to add site-specific zone provisions applying to the subject lands in order to add 'Dwelling, Stacked Cluster Townhouse' as a permitted use and permit a reduced minimum 'Lot Frontage' of 24 metres (where 25 metres are required) and a reduced minimum 'Lot Area' (total development parcel) of 1,347 square metres (where 1600 square metres are required).

Vehicle access to the site subject lands is from 10th Street West and ten (10) onsite parking spaces are provided.

The proposed stacked townhouse will have four (4) units on the lower level and four (4) units on the second/upper level and will be divided horizontally and vertically. Each unit has an individual exterior entrance that accesses a specific unit. Currently, the site permits an apartment. Given that the proposed dwelling type is a townhouse type not currently permitted in zoning, it is proposed that this use be added and defined as a permitted use with site-specific site regulations.

Site Plan Approval (ST2022-003)

An application for Site Plan Approval (ST2022-003) has been submitted by the applicant and is being reviewed by staff and commenting agencies. A recommendation report and conditions of approval are being prepared under the delegation by-law by staff.

Submission & Process Details

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

Submission Item Title	Submission Item Detail
Planning Justification Report and Draft Zoning By-law Amendment	Prepared by JL Cox Planning Consultants dated September 8, 2022
Site Plan	Prepared by Van Harten Surveying Inc. dated September 08, 2022

The applicant engaged the City in the Pre-consultation process in May, 2022. Subsequently, the process relating to the formal application has proceeded as follows:

Date	Step	Days
September 14, 2022	Submission of complete application and fees	1
October 04, 2022	Letter of Complete Application to applicant Request for Comments to City staff and external agencies	21
October 14, 2022	Notice of Complete Application and Public Meeting was given to the public via posting on the subject property and mailed information to landowners within 120 m of the subject property.	31
November 07, 2022	Technical Report & Public Meeting	55

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. Section 3 of the Planning Act also 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 (OP 9.1.1.2) provides 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 should consider the goals, objectives, and policies of the Official Plan. Additionally, decisions should consider the compatibility with adjacent uses of land and servicing (transportation, sewer, and water).

The application was 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 2020 Provincial Policy Statement (PPS) provides direction on matters of provincial interest. Municipal decisions on planning matters are required to be consistent with the PPS. The following excerpts are relevant and staff comments follow.

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, livable and safe communities are sustained by:

b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;

1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

a) efficiently use land and resources;

b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

c) minimize negative impacts to air quality and climate change, and promote energy efficiency;

d) prepare for the impacts of a changing climate;

e) support active transportation;

f) *are transit-supportive, where transit is planned, exists or may be developed.*

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.4 Housing

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- a) *establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*
- b) *permitting and facilitating:*
 - 1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
 - 2. *all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*
- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*

- e) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and*
- f) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

Comment:

The City of Owen Sound is classified as a settlement area as per the PPS definitions in that it is a built-up area where development is concentrated, and which contains a mix of land uses. The PPS requires that settlement areas be the focus of growth and development.

The proposed medium density purpose-built rental development in a compact form will increase the City's housing supply (type and tenure) through the redevelopment of an existing lot that is serviced with municipal services including water and, stormwater sanity sewer services, road infrastructure (including sidewalk & active transportation opportunities), transit and in close proximity to public service facilities (parks, health and social services) and commercial/retail services.

1.6.6 Sewage, Water and Stormwater

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

1.6.6.7 Planning for stormwater management shall:

- a) *be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;*
- b) *minimize, or, where possible, prevent increases in contaminant loads;*
- c) *minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;*
- d) *mitigate risks to human health, safety, property and the environment;*
- e) *maximize the extent and function of vegetative and pervious surfaces; and*

- f) *promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.*

Comment:

Full municipal service infrastructure and capacity are available for the proposed development.

The onsite SWM system will provide enhanced quality treatment and connect to the 10th St W system.

1.6.7 Transportation Systems

1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

Comment:

The location of the proposed development is well located with access to the City's multi modal transportation network and the City's Conventional and Specialized Transit system.

The redevelopment and intensification of a vacant infill site in a fully serviced urban context, which is supported by public transit and active transportation facilities and in proximity to a range of public service and commercial facilities and the City's River District, is consistent with the direction provided by the PPS.

County of Grey Official Plan (2019)

The entire City of Owen Sound is designated as a 'Primary Settlement Area' in the County of Grey Official Plan (County OP). Settlement areas with full municipal services are to be the focus of most of the 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 OP.

City of Owen Sound Official Plan

The subject property is designated 'West City Commercial' in the 2021 Owen Sound Official Plan (OP).

The West City Commercial designation connects the commercial development on the Sunset Strip in Georgian Bluffs to the River District. It is the main entrance to the City from the west and north and is an important aspect to the City's image.

Permitted uses in the West City designation include a wide variety of small commercial uses, professional and medical office and clinics as well as non-commercial uses such as medium density forms of housing, congregate housing, churches and other institutional uses.

The OP defines medium density residential development as 26 to 60 units per net residential hectare. The application is proposing an eight (8) unit stacked cluster townhouse development on a property which is 0.1347 hectares in size. The net residential density for the proposed development is 59.4 units/ha and consequently is classified as a medium density.

The proposed medium density development is contemplated as a permitted use in the West City Commercial designation.

OP policies require that any development within the City conform to the Transportation (Section 5.1), Municipal Services (Section 5.2) and Urban Design (Section 8.0) policies.

Transportation

5.1 The City's transportation network is designed to facilitate the safe, convenient and reliable movement of people, goods and services between within the City and to external destinations. Ensuring the future of the transportation network requires an emphasis on managing travel in order to reduce reliance on the automobile in favour of transit and active transportation.

5.1.1.11 Where development is proposed the City may require a comprehensive traffic analysis to assess impacts on the area.

Comment:

The subject property is located on 10th Street West which is shown as a 'Major Arterial' Road in accordance with Schedule 'C' Transportation Plan of the Official Plan.

Based on the scale of the development, a Traffic Impact Study was not required. The road network is in place to support the infill residential development.

5.1.3.6 Road access points shall be designed to the satisfaction of the City in locations that will not create a hazard due to poor sight lines or other geometric, transportation or land use planning consideration. Shared vehicular entrances are encouraged for commercial and industrial uses located on arterial and collector streets.

5.1.3.13 Arterial Roads

Arterial roads shown on Schedule 'C' – Transportation are the main traffic routes through the City that are intended to carry large volumes of traffic from Provincial Highways and other County roads to the collector road system to destinations within or beyond the City.

d) Access from abutting properties to arterial roads shall be approved by the City.

Comment:

One access is proposed to the subject property from 10th Street West. Engineering Services Division staff have reviewed the application and are generally satisfied with the access design and parking layout.

Detailed parking design polices (Section 5.1.4.8 -5.1.4.12) are applicable to the site design process and evaluated through the Site Plan Approval process.

5.1.5 Active Transportation

5.1.5.1 New developments will be designed to be walkable and bike friendly by including multi-use trails, sidewalks, and/or paved shoulders where appropriate to integrate with the overall complete transportation system.

5.1.6 Public Transit

5.1.6.1 Planning for new developments and built-up areas should include consideration for public transit which may include requirements for bus bays, elimination of street parking for bus stops, streets planned and designed to

accommodate transit vehicles, installation of bus shelters subject to requirements in Transit Accessibility Plan. The City shall encourage greater population densities along and in the vicinity of transit routes.

Comment:

As a major arterial road 10th St W has existing sidewalks on both sides of the road. The sidewalk on the north side of 10th St W adjacent to the subject property provides connectivity to the River District, commercial/retail and institutional uses along 10th St W as well as recreational facilities throughout the City.

The subject property is serviced by the City's Conventional Transit system by the Brooke Conventional Transit Route which includes a bus stop with shelter at the southwest corner of the 10th St W and 7th Ave W intersection (entrance to OSSS) less than 100 m walking distance from the subject property. The bus routes travel broadly throughout the west side of the City and connects to all of the other routes. Specialized Transit serves the entire City.

Municipal Services

5.2 Municipal Services

5.2.1.1 Development will be permitted in areas that can be adequately serviced by municipal services, municipal water and wastewater services, stormwater management and emergency services.

5.2.1.4 The City may require as a condition of reviewing any development proposal an analysis by a qualified professional of the capacity, availability and appropriateness of any municipal service, including a stormwater management plan.

5.2.2.3 Priority shall be given to the development of land that is presently serviced by municipal piped water and sewer systems or those areas that can most easily be serviced.

5.2.2.4 Infilling of vacant areas that are already provided with full municipal services is encouraged and shall be a criterion when evaluating proposed plans of subdivision and consents, with respect to the extension of services or utilities.

5.2.4 1 Stormwater should be managed onsite where practical minimizing stormwater volumes and contaminant loads, and maintain or increase the

extent of vegetative and pervious surfaces. No new development shall have a negative impact on the drainage characteristics of adjacent land.

5.2.4.2 Stormwater management facilities shall be designed to manage stormwater quality and quantity, at an appropriate level as determined in consultation with the Grey Sauble Conservation Authority.

Comment:

Water, sanitary sewer and stormwater services are available in the 10th St W road allowance. A Functional Servicing Feasibility Study and Stormwater Management (SWM) Report were provided in support of the Site Plan Approval application which found that the existing municipal service capacity will be adequate for eight (8) residential units and Engineering Services Division noted that the SWM report was acceptable.

Environment

6.1.3 Urban Forest

6.1.3.5 Where new development is proposed, consideration shall be given to locations of existing trees in the preparation of the site plan, and to the retention of as many existing trees as possible, subject to other appropriate design considerations.

Comment:

Many of the existing trees on site will need to be removed to facilitate the development. The concept plan identifies 36 trees for removal.

The proposed site plan provides for landscaping including two trees as part the Site Plan Approval process. The [City's Residential Tree Preservation Policy](#) will require the replacement of each tree greater than 100 mm in diameter at a 1:2 ratio. If the required trees cannot be located on site, a cash in lieu payment to the City may be an option. The City's Residential Tree Preservation policy will be implemented through the site plan approval process.

6.1.9.1. Water Quality and Conservation

6.1.9.1 The City will protect and/or restore the quality and quantity of water by:

f) Ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

Comment:

The onsite SWM system will provide enhanced quality treatment and connect to the 10th St W system.

7.4.2 Park Provision

7.4.2.1 In order to ensure that an appropriate amount of public parkland is available within the community, and with the understanding that the developed nature of the City may not always allow it, the City will try to achieve the minimum standards in accordance with Section 3.11.3.2.

Comment:

The Recreation, Parks and Facility Master Plan divides the City into 4 quadrants. The subject property is located in the quadrant 1 and this quadrant is not identified in the Plan as an area for park acquisition. The quadrant is however identified as an area to be assessed for a future playground.

The City has a network of open spaces, parks and trails that will be available to future residents of the proposed development.

There is no mechanism through a zoning amendment under the Planning Act to acquire lands or funds for parkland.

Urban Design

The OP's Urban Design policies (Section 8.0) establish the general design vision for the City and establish design criteria for the City to evaluate new development proposals in accordance with the provisions of the Planning Act and Council direction.

8.3.2.4 The City will promote public and private development that provides a comfortable, human scale environment, supports social interaction and which addresses the issues of year round use.

8.6.1.1 The City will seek to achieve well-coordinated and designed streetscapes throughout the City, particularly in the commercial areas and along arterial roads. They should provide comfortable pedestrian

environments, safe vehicular movement, reinforce the desired or established character of the area and, where appropriate, incorporate trees for shade.

Comment:

The stacked townhouse concept will result in a building that is generally 1.5 storey in height. The bottom storey will be partially located below grade allowing the top storey to be access from grade via a short set of stairs going up. The proposed height, building design and setback from the front lot line will support the established streetscape and provide for a human scaled infill type development.

8.6.6.2 Parking should be located in a manner appropriate to the size of the site, the optimum relationship of the building to the street and convenient access for users as described in Section 8.6.

8.6.6.3 Access points should be clearly visible and distinguishable, limited in number and designed in a manner that will minimize hazards to pedestrian and motor traffic in the immediate area. The City may require consolidation of adjacent parking areas to provide appropriate spacing of access points on arterial roads.

8.6.6.4 Pedestrians should have a safe, well-lit, clear route from vehicle to building at all times of the year. Safe, comfortable, accessible and barrier-free pedestrian points of access should be frequent and easily identified with clear directional signage. Larger developments should provide sitting areas for pedestrians awaiting pick-up.

8.6.6.5 Parking areas are to be adequately landscaped in accordance with urban design guidelines. Parking areas should maintain distinct street edges through appropriate landscaping or structures.

Comment:

The proposed site plan provides for on-site parking to the rear of the building as required by the Official Plan.

The parking area design and site access generally conforms the City's Site Development Engineering Standards subject to a number of minor changes that will be addressed through the conditions of approval in the site plan process.

8.6.10.1 Landscaping shall be designed to enhance the presence of each building and used as a major visual element to unify the proposed building, streetscape and surrounding environment.

8.6.10.2 Landscaping design shall utilize a diversity of plant material that are appropriate for the site conditions in all seasons, including a focus on native plant material where appropriate, and avoid the use of invasive species in accordance with City policies and guidelines.

Comment:

The area provided for landscaped open space conforms to City standards. Landscape design details will be implemented through Site Plan Approval.

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 property is zoned 'Retail Commercial' (C2) in the City's Zoning By-law (2010-078, as amended).

Implementing the intent of the City's OP, that permits, among other uses medium density forms of housing, the C2 zone permits residential uses in the form of converted dwellings ('Dwelling, Converted') and apartment buildings ('Dwelling, Apartment').

The Zoning By-law Amendment proposes the addition of a site-specific special provision to add a "stacked cluster townhouse" as a permitted use as well as allowing for reduced frontage and area (to recognize the existing lot) as part of the site and building requirements relating to the development of the site.

Although the proposed built form will resemble an apartment building, it is technically defined as a stacked cluster townhouse in the zoning by-law as each unit will be accessed from an individual exterior entrance. A 'Dwelling, Townhouse' is not a permitted use in the C2 zone. The stacked cluster townhouse as a building type has become more common in smaller Canadian cities in the last few decades and therefore not every zoning by-law contains applicable provisions. As discussed above, the proposed density falls within the medium density category of the Official Plan and is therefore a permitted use.

Planning staff recommend the following definition for a stacked cluster townhouse be included in the amendment:

‘Dwelling, Stacked Cluster Townhouse’ means a residential building divided into three or more dwelling units by common horizontal and vertical walls which prevent internal access between the attached dwelling units. Each dwelling unit is accessed from an individual, exterior entrance.

For stand-alone residential uses, that is residential uses which are not in combination with a permitted commercial use in the C2 zone, the zone provisions refer to the General Residential (R5) zone for the site and building regulations.

The R5 zone site regulations for a ‘Dwelling, Townhouse’ require a minimum lot frontage of 25 metres and a minimum lot area of 1,600 square metres. Given that the application is proposing a variation on a cluster townhouse the application of the R5 zone regulation is appropriate.

The application requests site-specific zone provisions applying to the subject lands to recognize the dimension of the existing parcel and to permit a reduced minimum ‘Lot Frontage’ of 24 metres (where 25 metres is required) and a reduced minimum ‘Lot Area’ (total development parcel) of 1,347 square metres (where 1,600 metres are required).

Planning staff find that these minor modifications will not impact the ability of the parcel to support the proposed development and accessory facilities including parking and landscape and represent good planning.

The proposal meets the requirements 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’.

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.

City of Owen Sound Parks and Open Space Division

Comment has been received from the City’s Public Works & Open Space Division with no objection to the subject proposal.

City of Owen Sound Fire Prevention Division

Comment has been received from the City's Fire Prevention Division with no objection to the subject proposal.

City of Owen Sound Building Division

Comment has been received from the City's Building Division with 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)

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

Historic Saugeen Metis (HSM)

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

Bluewater District School Board (BWDSB)

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

Public Comments

One person spoke at the public meeting on November 7, 2022. The comments noted concern with garbage in the municipal lane and requested the installation of a 10-foot fence along three sides of the property. Appropriate fencing of the site and/or buffering of adjacent properties is addressed through the site plan approval process. A standard component of site plan review requires the site plan to comply with Section 5.23.2 of the City's Zoning By-law 2010-078, as amended and provide a 1.5 metre landscaped area where a parking area containing four (4) or more parking stalls abuts any use or undeveloped land in any Zone. The landscaped area may only contain or a row of trees, a continuous hedgerow of evergreens or shrubs, a berm, a wall, or a privacy fence, not less than 1.5 m high, immediately adjacent to the lot line. Through the site plan approval process, Planning staff will recommend that the proposed site plan be revised to show

the landscaped area (with fence or plantings) along the north, west and east property boundaries to buffer adjacent properties.

Financial Implications:

None to the City.

Communication Strategy:

Notice of Complete Application and Public Meeting was given on October 14, 2022 in accordance with the Planning Act.

Notice of Decision will be given subject to Council's decision and a twenty (20) day appeal period will follow the Notice.

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': Concept Plan
- Schedule 'D': Draft Zoning By-law Amendment and Appendix
- Schedule 'E': Public Meeting Minutes and Public Comments
- Schedule 'F': Agency Comments
- Schedule 'G': Proposed Conditions of Subsequent Approvals

Recommended by:

Sabine Robart, M.SC. (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, Manager of Planning & Heritage at srobart@owensound.ca or 519-376-4440 ext. 1236