

Staff Report

Report To: City Council
Report From: Sabine Robart, Manager of Planning & Heritage
Meeting Date: January 16, 2023
Report Code: CS-23-009
Subject: Technical Report – Zoning By-law Amendment No. 43. –
1730 27th Avenue East (Andpet Realty Ltd)

Recommendations:

THAT in consideration of Staff Report CS-23-009 respecting Zoning By-law Amendment No. 43 to permit an indoor storage facility at 1730 27th Avenue East, City Council directs staff to continue to process the application in accordance with the *Planning Act* as outlined under next steps in the report.

Highlights:

- A complete application for a Zoning By-law Amendment (ZBA 43) has been submitted by Andpet Realty Ltd (Peter Van Dolder) through Ron Davidson Land Use Planning for an indoor/self-storage facility at 1730 27th Avenue East.
- The purpose of the application is to permit an indoor/self-storage facility with ten (10) buildings. The buildings include an office with attached two-storey storage building at the southern end of the lands with the remaining nine (9) storage buildings spaced regularly across the rest of the lands
- The pending recommendation report will assess consistency with the PPS, conformity with the County's and City's OP and if the application meets the requirements of the City's Zoning By-law.

Strategic Plan Alignment:

This is a technical report for a legislated review process under the Ontario *Planning Act*. Assessment of the subject application's alignment with the City's Strategic Plan will be conducted in the recommendation report to follow.

Previous Report/Authority:

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

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

[CS-14-095](#) Final Subdivision Approval – East Ridge Business Park (Item 12.b.8 / pp 198-207)

Background & Proposal:

A complete application for a Zoning By-law Amendment (ZBA 43) has been submitted by Andpet Realty Ltd (Peter Van Dolder) through Ron Davidson Land Use Planning for an indoor/self-storage facility at 1730 27th Avenue East.

Property Description

The subject property is located at 1730 27 Ave East on the west side of 27th Ave E. The property includes Blocks 3 and 4 in the East Ridge Business Park. The East Ridge Business Park is a six (6) block industrial subdivision located at the intersection of 28th Ave E and 16th St which received final approval in 2014.

The installation of services and road construction are currently being finalized within the subdivision. The Van Dolder's Home Team warehouse and showroom are located on Block 1. Block 2 received Site Plan Approval in Fall of 2022 and is anticipated to start construction in Spring of 2023.

Surrounding land uses include:

- | | |
|--------|---|
| North: | Vacant industrial lands north of 18 th St E |
| East: | Vacant industrial lands (Blocks 5 & 6, East Ridge Business Park) & Van Dolder's Home Team warehouse and showroom are located on Block 1 |

- South: Block 2, East Ridge Business Park – proposed multi-building industrial development including offices and light industrial units
- West: City-owned natural (hazard) lands (these lands were transferred to the City through the subdivision process)

The subject lands are designated 'Employment' in the City's Official Plan (2006) and are zoned 'Heavy Industrial' (M2), 'General Industrial' (M1) and 'Hazard Lands' (ZH) 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 the development of Blocks 3 and 4 for an indoor/self-storage facility with ten (10) buildings. The buildings include an office with an attached two-storey storage building at the southern end of the subject lands with the remaining nine (9) storage buildings spaced regularly across the rest of the remainder of the lands.

The proposal also includes the construction of a 26-space parking area (including four accessible spaces) adjacent to the office building, an internal driveway system, landscaping including retaining walls and an on-site stormwater management area.

The effect of the application is to amend the area currently zoned as 'Hazard Lands' (ZH) and 'General Industrial' (M1) to 'Heavy Industrial' (M2) with Special Provisions 14.XX.

At the time of the 2014 subdivision approval, it was identified that Block 3 would require a rezoning for development due to a small area of hazard associated with an intermittent stream. The proposed Zoning Bylaw Amendment proposes engineering measures to eliminate the hazard feature and requests that the 'Heavy Industrial' (M2) zone be applied to both Block 3 and 4 to ensure conformity of development across the subject lands generally in accordance with the following:

Current Zone	Proposed Zone
<ul style="list-style-type: none"> ▪ Heavy Industrial (M2) ▪ General Industrial (M1) ▪ Hazard Lands (ZH) 	<ul style="list-style-type: none"> ▪ Heavy Industrial (M2) with Special Provision 14.XX

The proposed special provisions provide for a site-specific off-street parking ratio and reduced landscaped open space requirements. The reduction in landscaped open space is from 25% to 24.5%, and the proposed parking reduction is from 80 parking spaces to 26 spaces.

Site Plan Approval

The applicant has submitted an application for Site Plan Approval (ST2022-014) which is being reviewed concurrently by staff and commenting agencies. A recommendation report and conditions of approval are being prepared for consideration by staff under the delegation by-law.

The subdivision process identified butternut trees on the adjacent hazard lands that were transferred to the City through the subdivision process.

Recent field work in support of the Site Plan Approval application established the location of two butternut trees on the City-owned lands. A Butternut Health Assessment for the two Butternut trees was completed in August 2022 and it was determined that both trees are considered to be “Category 3” meaning that the trees may be resistant to the Butternut Canker disease. The butternut trees are listed as ‘endangered’ on the province’s Species at Risk Act and are subject to a 25 m development setback and a 50 m constraint limit. The development setback and constraint limit for both trees extend onto the subject lands. The applicant’s ecologist is in the process of filing an application with the Ministry of Environment, Conservation and Parks (MECP) to allow for development to occur on the subject lands within the recommended setback with mitigative planting elsewhere on that same property in case the existing trees suffer due to the development.

Because the City now owns the adjacent lands with the Butternut, the City has issued a letter to MECP authorizing Andpet Realty (Peter VanDolder) to make an application on these lands with respect to the Butternut trees.

Conditions of site plan approval will ensure that no development or activity within the buffer area until a permit or other approvals is obtained from MECP.

Submission & Process Details

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

Submission Item Title	Submission Item Detail
Site Plan (Drawing No. 1)	Prepared by GM BluePlan, dated March 02, 2022
Planning Justification Report	Prepared by Ron Davidson Land Use Planning Consultant Inc dated November 17, 2022.
Stormwater Management Report	Prepared by GM BluePlan dated July, 2022
Transportation Impact Study	Prepared by Paradigm Transportation Solutions Ltd, dated October 2022
Engineering Plans Servicing Plan – Drawing No. 2 Grading & Drainage Plan – Drawing No. 3 Landscape Plan – Drawing No. 4 Retaining Walls Detail – Drawing No. 5 Notes & Details – Drawing No. 6 & 7	Prepared by GM BluePlan dated November 30, 2022

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

Date	Step	Days
November 22, 2022	Submission of complete application and fees	1
December 7, 2022	Letter of Complete Application to the applicant	16

Date	Step	Days
December 16, 2022	Notice of Complete Application & Public Meeting	25
January 16, 2022	Technical Report & Public Meeting	56

Technical Review:

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 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 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 is subject to review by the City's Development Team and external commenting agencies. Public notice has been given, and public input will be included as part of the overall process.

All applicable policies, standards, and review comments will be fulsomely reviewed in the Staff Recommendation Report (anticipated to come forward at Council on January 30, 2023). This report is intended to describe the proposed Zoning By-law Amendment and outline the key policy considerations relevant to the evaluation of the subject application.

A: Provincial Policy Statement

In making land use planning decisions, Council must consider the matters of Provincial interest as described in Section 2 of the Planning Act. The matters described include, among others, the protection of natural areas, supply and efficient use of water, adequate provision of transportation, sewage and

water services as well as waste management, orderly development and healthy communities, accessibility for persons with disabilities; the adequate provision of a full range of housing, including affordable housing; the protection of public health and safety; appropriate location of growth and development; the promotion of development that is designed to be sustainable, to support public transit and oriented to pedestrians.

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 PPS supports a comprehensive, integrated, and long-term approach to planning and recognizes linkages among policy areas. The PPS is to be read in its entirety and relevant policies applied to each situation. When more than one policy is relevant, decision-makers must consider all relevant policies and how they work together. The following PPS policies are highlighted concerning this application:

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

1.1.1 Healthy, liveable and safe communities are sustained by:

- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*

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 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; and*
- g) are freight-supportive.*

1.3 Employment

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and*
- e) ensuring the necessary infrastructure is provided to support current and projected needs.*

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.*

2.1 Natural Heritage

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

3.1 Natural Hazards

3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

- a) *hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
- b) *hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*
- c) *hazardous sites.*

The pending recommendation report will assess if the proposal is consistent with the direction provided by the PPS.

B: County of Grey Official Plan

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

Settlement areas with full municipal services are 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 in accordance with the local Official Plan.

The pending recommendation report will assess the conforming of the proposal to the policies of the County OP.

C: City of Owen Sound Official Plan

The subject property is designated 'Employment' in the 2021 Owen Sound Official Plan (OP). The following Official Plan policies apply to the application and will form the basis of analysis of the application in terms of conformity with the Official Plan and will be the basis of the coming recommendation report:

Vision and Goals

Section 2.1 Vision states that Owen Sound is to be a complete community that values the natural environment, cultural diversity, historic streetscapes, and vibrant waterfront and provides a sense of belonging. The City will plan to evolve as a centre for growth, opportunity and innovation while ensuring that equity, inclusion, diversity, sustainability, resiliency, and quality of life are considered in every decision.

2.2.3 Economic Vitality

Goal: To foster a vital and diverse local and regional economy and to strengthen the City's employment and economic base through the attraction, retention, rehabilitation and expansion of businesses and institutions.

Objectives:

Objectives:

e. Support the industrial sector and the industrial park, recognizing its importance for employment and economic development throughout the City and region.

Employment

For lands designated Employment, the predominant use of land shall be manufacturing, assembly, fabricating, processing, packaging, printing, warehousing uses, and the storage of goods and materials and ancillary sales and service uses. Permitted uses include commercial self-storage facilities (3.9.1.1 c.).

The following policies are applicable to the proposed development:

3.9.2 General Policies

3.9.2.1 Employment areas will be developed in accordance with the following:

a. The focus of employment development will be the retention of existing employment uses and attraction of a wide range of employment and business uses within the Employment Lands.

3.9.2.7 Where lands are subject to intermittent flooding along natural or engineered drainage courses, appropriate drainage controls and facilities to eliminate any potential hazard to development are required, which may include at-source stormwater retention, control of water quality and quantity, or similar treatment.

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.

The subject property is located on 27th Avenue East which is shown as a 'Local' Road in accordance with Schedule 'C' Transportation Plan of the Official Plan. In this situation, a Traffic Impact Study was not required as the development does not meet the minimum requirements under the City's Site Development Engineering Standards.

A traffic impact study (TIS) is required by the Ministry of Transportation (MTO) for the development of each block within the subdivision as a component of the subdivision approval process. The applicant has submitted the MTO required TIS with the Site Plan Approval application. As part of the Site Plan Approval process, staff will circulate MTO for comments and/or conditions of approval.

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.

5.1.3.15 Local Roads

Local roads shown on Schedule 'C' – Transportation are designed to provide access to abutting properties and to discourage through traffic.

5.1.4 Parking

5.1.4.3 All new development and redevelopment including the reuse of existing buildings shall be required to provide adequate off-street parking and loading spaces in accordance with the standards established in the Zoning By-law. Access and egress to all off-street parking or loading spaces shall be limited and designed to minimize vehicular and pedestrian traffic danger.

5.1.4.15 The City may consider reducing the required number of parking spaces needed for development or redevelopment where the following criteria have been justified:

- a. Demonstration that the proposed use does not require the stated level of parking (e.g., affordable housing whereby car ownership would be low), or*
- b. An agreement has been registered on title to provide off-street parking.*

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

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.

Water and wastewater sewers are available in the 27th Ave E road allowance and a stormwater management system will be provided onsite. A Functional Servicing Feasibility Study and Stormwater Management Report were provided in support of the application. These studies will be reviewed in detail through the Site Plan Approval process, and Engineering Services will provide a summary of the analysis for the ZBA recommendation report.

Environment

6.1.5.6 For the purposes of this Plan, 'adjacent lands' means those lands, contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The Provincial Policy Statement directs that development or site alteration is not permitted on adjacent lands unless the ecological function of the adjacent lands has been evaluated and it can be demonstrated (through an Environmental Impact Study or equivalent study) that there will be no negative impacts on the natural features or their ecological functions.

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. The following are applicable to the application and will form the basis of the coming recommendation report:

8.6.5.1 In order to create an attractive street edge, buildings on large commercial, industrial or institutional lots with sufficient depth to provide internal traffic distribution are encouraged to be located close to the street with parking located further from the street with appropriate landscape treatment as specified in the City's Site Plan Submission and Approval Guidelines.

8.6.6.1 Where off-street parking is required, the City may develop and enforce design criteria and guidelines to provide for:

- a. Safe vehicular access.*
- b. Pedestrian safety, convenience and accessibility.*
- c. Adequate lighting, signage and landscaping.*
- d. Controlled visual impact by appropriate location on the site.*

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 to 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.

8.6.9.1 New development and redevelopment shall be designed with responsible lighting practices that create safe outdoor environments and minimize glare and impact to night sky, public view and surrounding properties.

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.

The pending recommendation report will assess if the proposal conforms to the policies of the City's OP.

D: City of Owen Sound Zoning By-law

The subject property is zoned 'Heavy Industrial' (M2), 'General Industrial' (M1) and 'Hazard Lands' (ZH) in the City's Zoning By-law (2010-078, as amended). The M2 zone generally applies to Block 4 and the northern portion of Block 3. The remainder of Block 3 is zoned M1 and ZH (Hazard).

The purpose of the application is to permit the development of Blocks 3 and 4 for an indoor/ self storage facility with ten (10) buildings. The buildings include an office with attached two storey storage building at the southern

end of the subject lands with the remaining nine (9) storage buildings spaced regularly across the rest of the remainder of the lands.

The proposal also includes the construction of a 26-space parking area (including 4 accessible spaces) adjacent to the office building, an internal driveway system, landscaping including retaining walls and an on-site stormwater management area.

The effect of the application is to amend the area currently zoned as 'Hazard Lands' (ZH) and 'General Industrial' (M1) to 'Heavy Industrial' (M2) with Special Provisions 14.XX.

At the time of the 2014 subdivision approval, it was identified that Block 3 would require a rezoning for development due to a small area of hazard associated with an intermittent stream. The application provides for engineering measures to eliminate the hazard feature and requests that the 'Heavy Industrial' (M2) zone be applied to both Block 3 and 4 to ensure conformity of development across the subject lands generally in accordance with the following:

Current Zone	Proposed Zone
<ul style="list-style-type: none">▪ Heavy Industrial (M2)▪ General Industrial (M1)▪ Hazard Lands (ZH)	<ul style="list-style-type: none">▪ Heavy Industrial (M2) with Special Provision 14.XX

The proposed special provisions provide for a site-specific off-street parking ratio and reduced landscaped open space requirements. The reduction in landscaped open space is from 25% to 24.5% and the proposed parking reduction is from 80 parking spaces to 26 spaces.

Zone Amendment (ZH & M2)

A drainage feature (intermittent stream) crosses Block 3 which drains generally from southeast to northwest and continues onto the adjacent City owned lands to the west. This drainage feature was identified in the subdivision process that created the East Ridge Business Park in 2014. Through the subdivision and associated zoning amendment processes, the drainage feature across Block 3 was zoned as ZH and identified in Schedule 'F' of the Subdivision Agreement as "Lots Unsuitable for Building Purposes". Schedule 'F' notes that Block 3 is not suitable for building purposes until:

1. special engineering to be approved by the City's Manager of Engineering Services and a Zoning By-law Amendment are completed; and,
2. until certain improvements are completed, or conditions are met as set out in Clause 40 of the agreement.

Clause 40 b) states that for any lot or building block which cannot be developed due to a physical impediment and which is listed on Schedule 'F', a Consulting Engineer shall submit a proposal in writing to the City's Manager of Engineering Services outlining the measures to be taken to correct the problems relating to the lot or building block; the proposal must be approved by the City's Manager of Engineering Services prior to a building permit being issued.

Through the subdivision process and in consultation with the Department of Fisheries and Oceans (DFO), it was determined that the drainage feature on Block 3 could be suitably enclosed to facilitate development. This ZBA application and the associated Site Plan Approval applications have been submitted to provide the details on how the drainage feature will be enclosed to facilitate the development of the Block 3 lands.

The proposed Site Plan shows an 18 m 150 mm PERF PE pipe that traverses Block 3 and ends on the adjacent City owned lands. City Engineering staff and external commenting agencies (GSCA) are reviewing the proposal and their comments will be included in the pending recommendation report.

The application proposes that the 'Heavy Industrial' (M2) zone be applied to both Block 3 and 4 to ensure conformity of development across the subject lands.

Parking Ratio Reduction

The application is requesting a site-specific parking ratio for the proposed indoor/self storage use. The City's Zoning By-law (2010-078, as amended) does not include a specific parking requirement for indoor storage and defaults to the off-street parking requirement for 'All other industrial uses' which requires 5 spaces plus 1 space per 90 sq m of GFA. Given the proposed GFA of the development this parking provision would require the provision of 80 parking spaces. The applications are proposing a parking area with 26 paces including four (4) accessible spaces along the northern façade of the office & two storey storage building. The application notes that in addition to this parking area, it is standard operating practice of self

storage facilities for costumers to park directly in front of their rental units while accessing the storage facility.

Landscaped Open Space Reduction

Both the M1 and M2 zones require a minimum landscaped open space area of 25% of the total lot area. The application is requesting a reduction to 24.5 % landscaped open space. The proposed landscaped open space area for the development contains the stormwater management area. All lands outside of the stormwater management area are proposed to contain the buildings and internal road system.

The pending recommendation report will assess if the proposal meets the requirements of the City's Zoning By-law.

E: Site Plan Control Matters

The proposed development is subject to Site Plan Control in accordance with Section 41 of the *Planning Act* and City By-law 2019-185.

A separate recommendation report will assess how the proposal meets the requirements of the City's Official Plan and Zoning By-law and which conditions of approval will be applied through the Site Plan Approval. As legislated, site plan approval is now a staff-delegated process.

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. Staff anticipate being within the 90 prescribed timeline for Zoning By-law Amendments.

Anticipated Date	Step	Days
January 30, 2023	Recommendation Report to Council	70
February 13, 2022	Enacting By-laws to Council	84

Financial Implications:

None at this time.

Communication Strategy:

Notice of Complete Application & Public Meeting was given as required by the *Planning Act*.

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': Site Plan and Servicing Plan
- Schedule 'E': Planning Justification Report (Ron Davidson Land Use Planning Inc.)

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 x. 1236