



**NOTICE OF COMPLETE APPLICATION  
& PUBLIC MEETING**

Official Plan Amendment No. 12  
Zoning By-law Amendment No. 45  
1555 18<sup>th</sup> Avenue East

**TAKE NOTICE** that the Council of The Corporation of the City of Owen Sound has deemed the following applications complete for lands located at 1555 18<sup>th</sup> Avenue East:

- **Official Plan Amendment No. 12** (OPA 12) being an application to amend the City’s Official Plan (2021) under Section 22 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.
- **Zoning By-law Amendment No. 45** (ZBA 45) being an application to amend Comprehensive Zoning By-law 2010-078 under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

**PLANNING ACT REQUIREMENTS:**

The *Planning Act*, R.S.O. 1990, c. P.13, as amended (the “Planning Act”) requires that notice of a complete application be provided and that all complete applications be processed. This notice is given in accordance with the Planning Act requirements.

**TAKE NOTICE** that the Council of the Corporation of the City of Owen Sound will hold a Public Meeting to consider OPA 12 and ZBA 45 on March 27, 2023 at 5:30 PM, in the Council Chambers of the City of Owen Sound, in accordance with Section 34 of the Planning Act.

**PURPOSE AND EFFECT:**

The purpose of the application is to permit a two phased residential development including apartment and cluster townhouse dwellings with a total of 477 units and an overall density of 95 units per net hectare. The development includes the extension of 10th Street East as a 20.5 metre collector road.

**OPA 12**

The effect of the Official Plan amendment is to redesignate the subject lands from ‘Low Density Residential’ to ‘High Density Residential’ within the Sydenham Heights Planning Area – Phase I and to provide for a 20.5-metre-wide collector road configuration for the 10th Street East extension between 18th Avenue East and 20th Avenue East.

**ZBA 45**

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 Zoning	Proposed Zoning
<ul style="list-style-type: none"> <li>▪ Low Density Residential with Special Provision 14.5 (R3 14.5)</li> <li>▪ Low Density Residential Holding with Special Provision 14.5 (R3 (H) 14.5)</li> </ul>	<p><b>Phase 1</b></p> <ul style="list-style-type: none"> <li>▪ General Residential with Special Provision 14.xxx (R5 14.xxx)</li> </ul> <p><b>Phase 2</b></p> <ul style="list-style-type: none"> <li>▪ General Residential with Special Provision 14.yyy (R5 14.yyy)</li> </ul>

The special provisions are proposing to establish site specific zone regulations regarding building height, setbacks, parking ratios, density, temporary uses, and future buildout of the site, among other matters.

**PROPERTY DESCRIPTION:**

The subject lands are legally described as RANGE 5 EGR PT PK LOTS 7, 8 RP 16R-5510 PT 1 RP 16R-7308 PTS 7 TO 14 RP 16R-7779 PT PT 7, 23 PTS 3, 4, 5, 8, 9, 13, 15 TO 18, 20, 22. The lands are located at 1555 18<sup>th</sup> Avenue East and are shown more particularly on the Key Map below.

## **PUBLIC MEETING:**

Date: Monday, March 27, 2023  
Time: 5:30 p.m.  
Location: City Hall, Council Chambers  
808 2<sup>nd</sup> Avenue East, Owen Sound

## **PUBLIC COMMENTS:**

Oral and written comments will be considered at the Public Meeting. Written comments will be accepted until Monday, March 27, 2023, and may be submitted to Briana Bloomfield, City Clerk as follows:

Electronic Mail: [notice@owensound.ca](mailto:notice@owensound.ca)

Regular Mail: 808 2nd Avenue East, Owen Sound, ON N4K 2H4

Written comments received by March 22, 2023 will appear on the Council Meeting agenda which will be available for review on March 23, 2023, on the [Council and Committees webpage](#).

If you wish to participate in the Public Meeting in person, no registration is required. If you wish to participate in the Public Meeting electronically, you must contact the City Clerk by Friday, March 24, 2023, at 4:30 p.m. at [bbloomfield@owensound.ca](mailto:bbloomfield@owensound.ca) or 519-376-4440 ext. 1247 to be registered to participate in the Public Meeting.

To ensure that your comments are clearly understood and received prior to Council making a decision, you are strongly encouraged to submit written comments prior to the Public Meeting even if you intend to attend the Public Meeting.

## **PUBLIC RECORD:**

Any person may participate in the public meeting and make oral and/or written submissions either in support of or in opposition to the proposed applications. All submissions will form part of the public record.

Personal information is collected under the authority of the *Planning Act* and the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended. The information collected will be used to complete the Official Plan Amendment and Zoning By-law Amendment processes and will form part of the public record. Questions about this collection should be addressed to Briana Bloomfield, City Clerk.

## **ADDITIONAL INFORMATION:**

For more information about this matter, including information about appeal rights, please contact **Sabine Robart**, Planning Division by email at [planning@owensound.ca](mailto:planning@owensound.ca) or telephone at 519-376-4440 ext. 1236 during regular business hours (8:30 a.m. – 4:30 p.m.), or by visiting [www.owensound.ca/development](http://www.owensound.ca/development). A copy of the proposed Official Plan Amendment and Zoning By-law Amendment is available on the website together with additional plans, background studies and reports submitted with the applications.

The public meeting and all Council proceedings can be viewed live on Rogers Cable TV or the [Rogers TV Website](#) or viewed during and after the meeting on the [City's Council and Committee webpage](#).

**If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.**

If you wish to be notified of the decision of The Corporation of the City of Owen Sound on the proposed official plan amendment and zoning by-law amendment, you must make a written request to The Corporation of the City of Owen Sound at the address listed below.

If a person or public body would otherwise have an ability to appeal the decision of The Corporation of the City of Owen Sound to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the City of Owen Sound before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the City of Owen Sound before the by-law is

passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

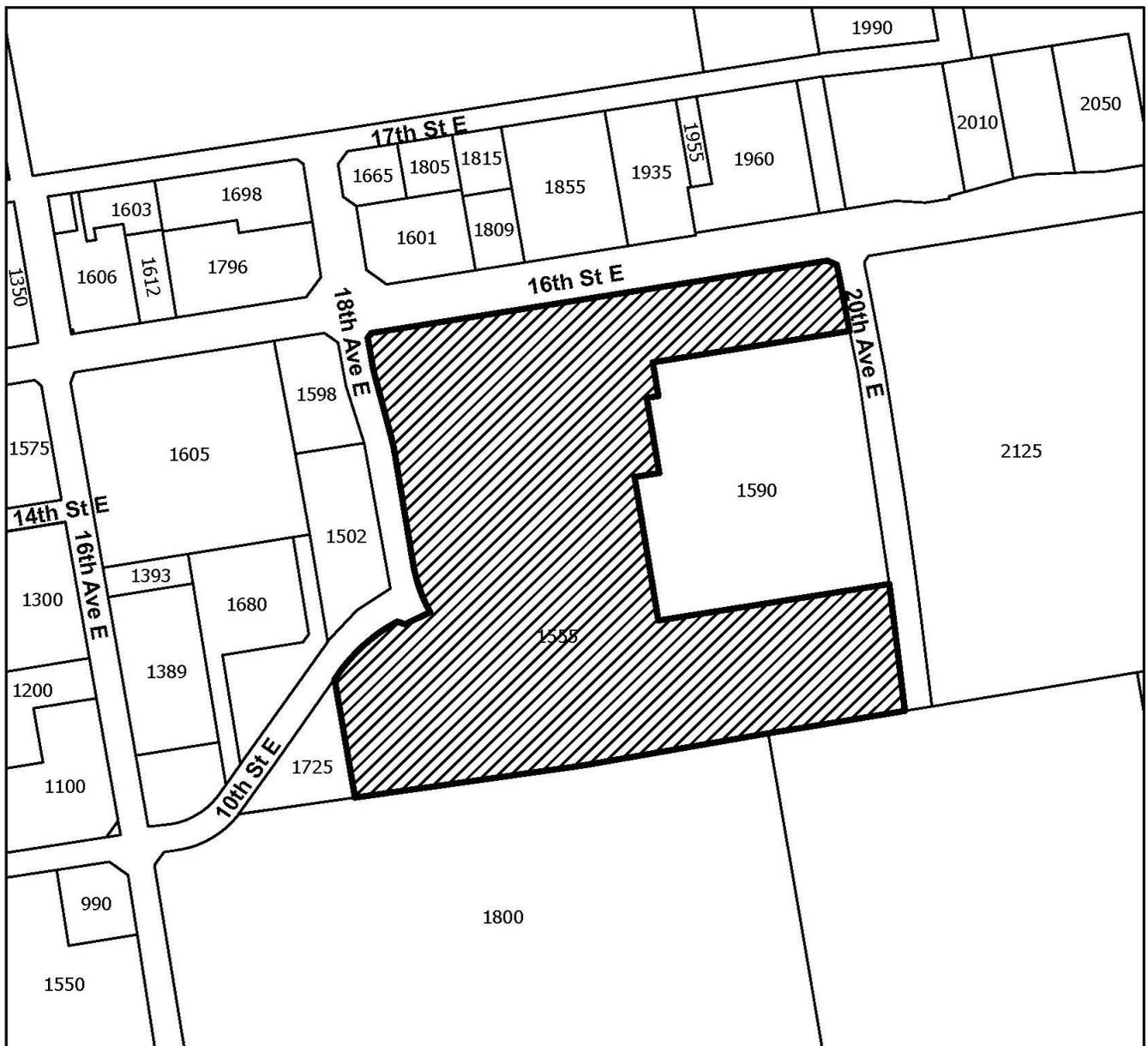
**DATED AT** the City of Owen Sound this 3<sup>rd</sup> day of March 2023.

Staci Landry  
Deputy Clerk  
City of Owen Sound  
808 2<sup>nd</sup> Avenue East  
Owen Sound, ON N4K 2H4  
Telephone: 519-376-4440 ext. 1235  
Facsimile: 519-371-0511  
Email: [notice@owensound.ca](mailto:notice@owensound.ca)



**SCAN ME**

Key Map



THE CORPORATION OF THE CITY OF OWEN SOUND

BY-LAW NO. \_\_\_\_\_

A By-law to adopt Amendment No. \_\_\_\_ to the Official Plan for the City of Owen Sound.

The Council of the Corporation of the City of Owen Sound, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enact as follows:

1. THAT Amendment Number \_\_\_\_ to the Official Plan for the City of Owen Sound, consisting of the attached maps and explanatory text, is hereby adopted.
2. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**AMENDMENT NUMBER \_\_\_\_ TO THE  
CITY OF OWEN SOUND OFFICIAL PLAN**

**INDEX**

**PART A - THE PREAMBLE**

The Preamble provides an explanation of the proposed Amendment including the purpose, location, and background information, but does not form part of this Amendment.

**PART B - THE AMENDMENT**

The Amendment describes the modifications to the City of Owen Sound which constitute Official Plan Amendment Number \_\_\_\_.

DRAFT

## **PART A – THE PREAMBLE**

The details of the amendment, as contained in Part B of this text, constitutes Amendment No. \_\_\_\_ to the City of Owen Sound Official Plan.

### **LOCATION**

The land affected by this amendment are southern area of the property municipally known as 1555 18<sup>th</sup> Avenue East, legally described as RANGE 5 EGR PT PK LOTS 7 8;16R5510 PT 1 16R7308 PTS 7;TO 14 16R7779 PT PT 7 23 PTS;3 4 5 8 9 13 15 TO 18 20 22Part, as demonstrated on Schedule A, affixed.

### **PURPOSE AND EFFECT**

The purpose of this amendment is to revise the land use designation of the affected land on schedule A2 to the “High Density Residential” land use designation and to revise policy 4.2.5.3 to facilitate an alternative collector road configuration through the affected land.

### **BASIS**

The basis for permitting this amendment is as follows:

- The proposed amendment is consistent with the Provincial Policy Statement.
- The proposed amendment is in conformity with the County of Grey Official Plan.
- The proposed amendment is in keeping with the policies of the City of Owen Sound Official Plan.
- The amendment will make efficient use of underutilized land within a Primary Settlement Area.

## **PART B – THE AMENDMENT**

### **DETAILS OF THE AMENDMENT**

The Official Plan of the City of Owen Sound is hereby amended as follows:

#### **TEXT CHANGES**

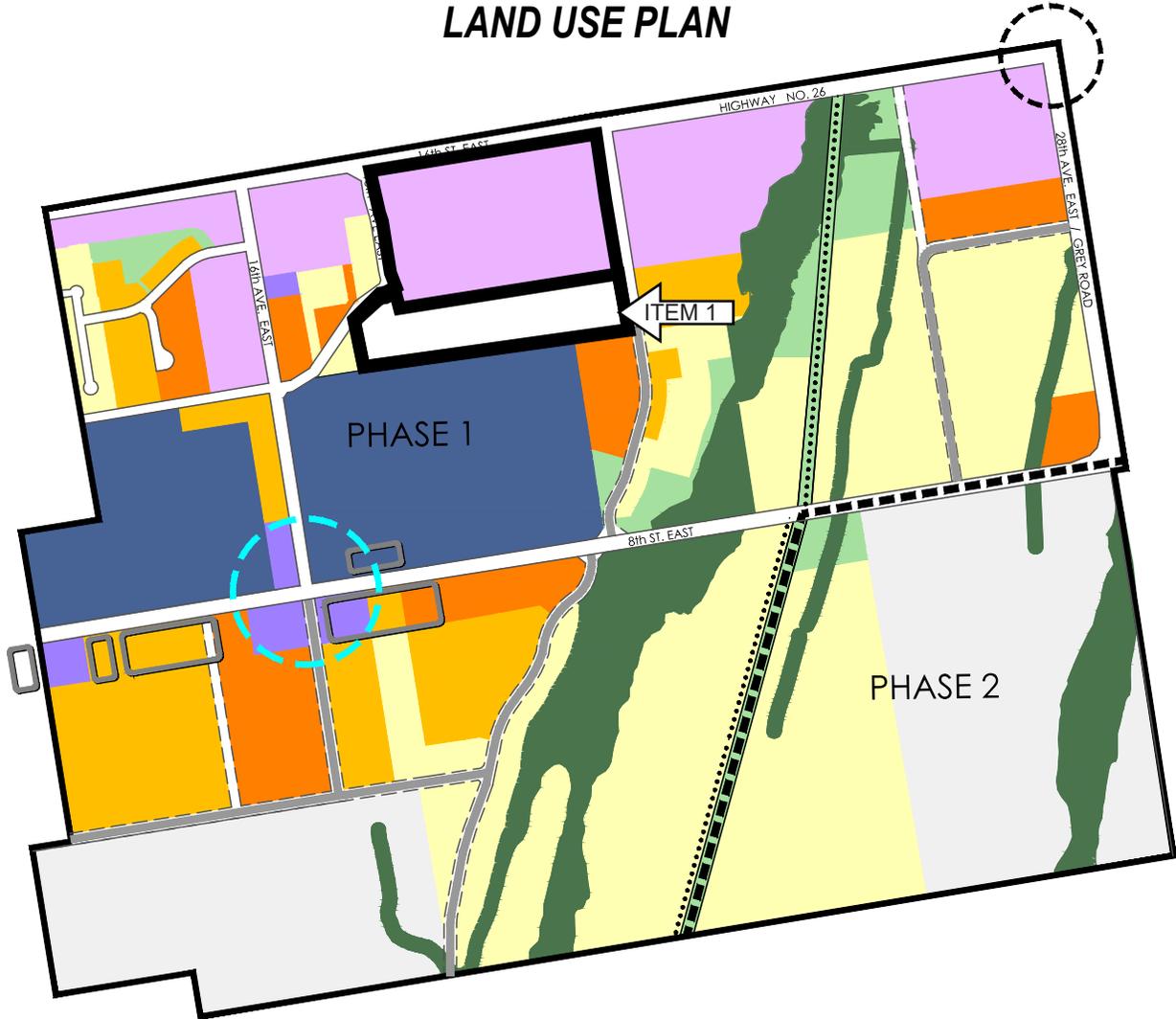
Policy 4.2.5.3 is amended to include:

*c) A third collector road will be the extension of 10<sup>th</sup> Street East from 18<sup>th</sup> Avenue East to 20<sup>th</sup> Avenue East. This collector road may be 20.5 metres in width.*

#### **MAP CHANGES**

The affected lands are to be redesignated “High Density Residential” on Schedule A2, as demonstrated on Schedule A, affixed.

SCHEDULE "A"  
 AMENDMENT NO. \_\_\_\_\_  
 TO THE  
**OWEN SOUND OFFICIAL PLAN**  
 SCHEDULE "A"  
**OWEN SOUND  
 LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1- LANDS TO BE REDESIGNATED TO HIGH DENSITY RESIDENTIAL



- |                              |   |
|------------------------------|---|
| Planning Area Boundary       | Potential Location of Easthill Elevated Water Storage |
| Low Density Residential      | Future Collector Roads                                |
| Medium Density Residential   | Future Roads  |
| High Density Residential     | Trail   |
| East City Commercial         | Phase Boundary  |
| Arterial Commercial          | Future Mixed Use Node                                 |
| Institutional                | Gateway   |
| Open Space                   |   |
| Hazard Land                  |   |
| Niagara Escarpment Plan Area |   |

# The Corporation of the City of Owen Sound

Zoning By-law Amendment No. \_\_\_\_

**Being a by-law to amend Zoning By-law 2010-078 of the City of Owen Sound pertaining to RANGE 5 EGR PT PK LOTS 7 8;16R5510 PT 1 16R7308 PTS 7;TO 14 16R7779 PT PT 7 23 PTS;3 4 5 8 9 13 15 TO 18 20 22**

**Whereas**, the Council of the Corporation of the City of Owen Sound deems it in the public interest to pass a by-law to amend By-law 2010-078; and,

**Whereas**, pursuant to the provisions of Sections 34 & 36 of the Planning Act R.S.O. 1990, as amended, by-laws may be amended by Councils of Municipalities.

**The Council of The Corporation of the City of Owen Sound enacts as follows:**

1. By-law 2010-078 is hereby amended by re-zoning the lands shown on "Schedule A", affixed hereto, to the R5 14.XX and R5 14.YY Zones.
2. Section 14 of By-law 2010-078 is hereby amended by adding the following:

*Notwithstanding the provisions of the General Residential (R5) Zone and for lands shown on Schedule A, Zoning Map 20, in addition to all uses permitted in the R5 zone the following shall be permitted.*

- i) *A Temporary Sales/Leasing Office defined as "a building or structure, facility or trailer on the lot used for the purpose of the sale or lease of dwelling units to be erected on the lot and/or the administration and management of construction activity related to the construction on the lot."*

*Notwithstanding the provisions of the R5 Zone, the following regulations shall apply:*

- i) *The lots subject to this Special Provision shall be regarded as one lot for the purposes of meeting zoning regulations.*
- ii) *Severances and lot divisions by way of consent are permitted without meeting minimum lot frontage, setbacks, lot coverage and area requirements to newly created lot lines and for newly created parcels, as these lands are considered one lot for planning purposes.*
- iii) *Parking, loading, and driveways providing access to parking shall not require a setback from interior property lines shared with properties zoned R5 14.XX or R5 14.YY on By-law 2010-078 Zoning Map 20.*
- iv) *For lands zoned R5 14.XX or R5 14.YY, maximum building height shall be 15 metres.*
- v) *For lands zoned R5 14.XX, the minimum exterior side yard shall be 1.5 metres.*
- vi) *For lands zoned R5 14.XX, 0 bicycle parking spaces per unit are required for cluster townhouse dwellings where a garage is provided.*
- vii) *For lands zoned R5 14.XX, the maximum FSI is 1.0.*
- viii) *For lands zoned R5 14.YY, a parking ratio of 1.0 spaces per unit is permitted for apartment dwellings.*

3. Schedule "A" and all notations thereon, are hereby declared to form part of this By-law.
4. This by-law shall come into force and take effect upon being passed by Council, pursuant to the Planning Act, R.S.O. 1990, as amended.

**Read a first, second and third time and finally passed this \_\_\_ day of \_\_\_\_\_, 20\_\_.**

---

**Mayor**

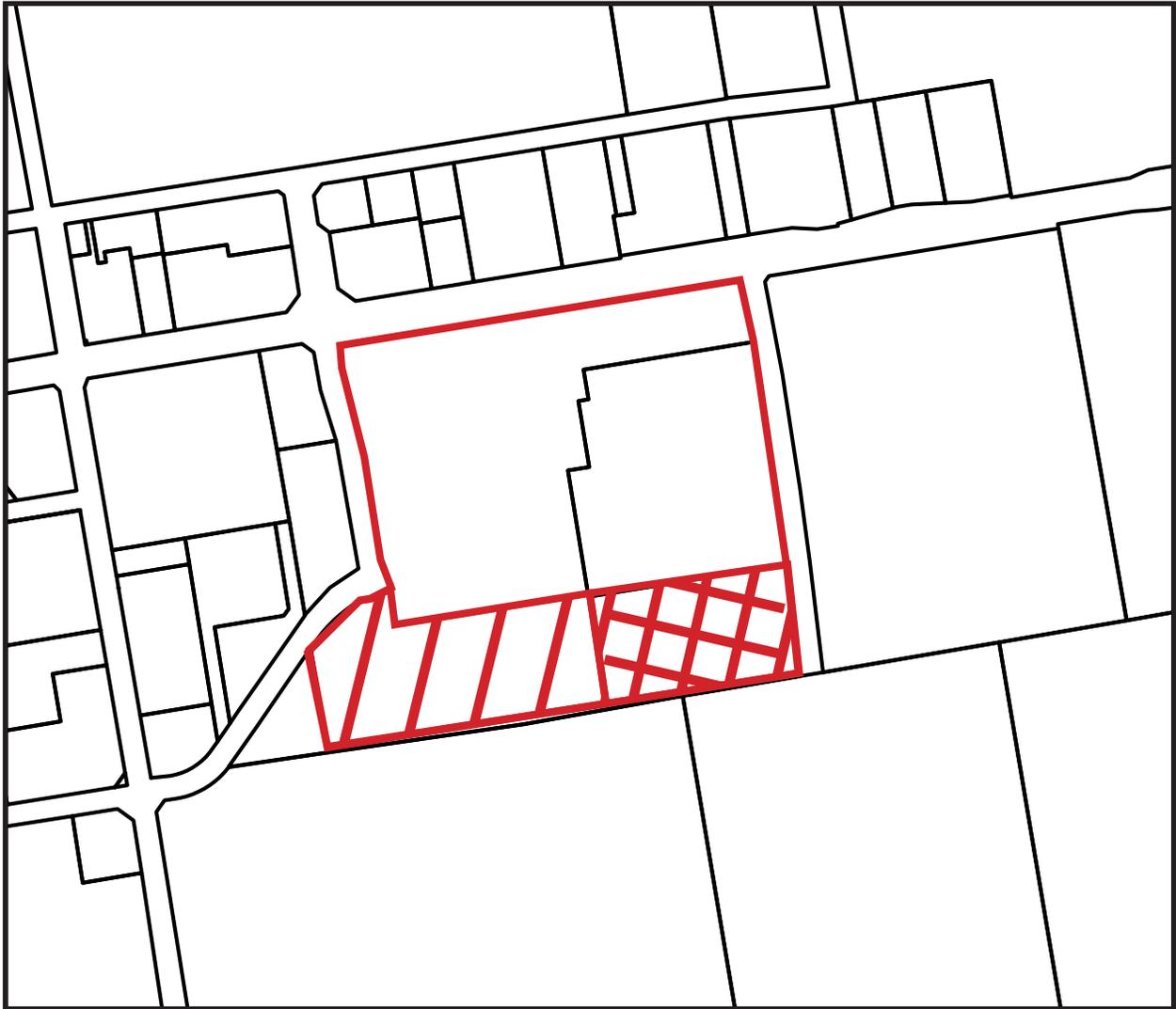
---

**Clerk**

DRAFT

# CITY OF OWEN SOUND ZONING BY-LAW AMENDMENT

## SCHEDULE 'A'



 Land to be Rezoned R5(14.XX)

 Land to be Rezoned R5(14.YY)