

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\_\_

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MAYOR

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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 \_\_\_\_.

## **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 lands affected by this amendment are the entirety of the properties municipally known as 1235 3<sup>rd</sup> Avenue East and 1259 3<sup>rd</sup> Avenue East, legally described as All of Lots 15 and 16 East of Bay Street and Part of Lots 15 and 16 West of Hill Street, City of Owen Sound, County of Grey, as demonstrated on Schedule A, affixed.

### **PURPOSE AND EFFECT**

The purpose of this amendment is to redesignate the subject lands identified on Schedule A to the “Arterial Commercial” designation and add site-specific section 3.7.5.1 to facilitate the adaptive reuse of the existing heritage buildings.

### **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 facilitate the adaptive reuse and conservation of heritage buildings and structures, fulfilling economic and heritage conservation objectives of the County of Grey, and City of Owen Sound.

## **PART B – THE AMENDMENT**

### **DETAILS OF THE AMENDMENT**

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

#### **TEXT CHANGES**

Section 3.7.5 be added as follows:

##### *3.7.5 Site Specific Arterial Commercial Policies*

*3.7.5.1 The Owen Sound Jail lands, municipally known as 1235 and 1259 3<sup>rd</sup> Avenue East, are designated Arterial Commercial to facilitate the adaptive reuse of the existing heritage buildings, which may accommodate specialized and other commercial uses of a different character than is otherwise generally contemplated within the Arterial Commercial designation. In addition to the permitted uses outlined within Section 3.7.1, the following additional uses may also be permitted:*

- a. An entertainment and event venue.*
- b. Visitor accommodation and places of entertainment.*
- c. Community facilities such as a gallery, museum and other institutional uses.*
- d. Business services.*

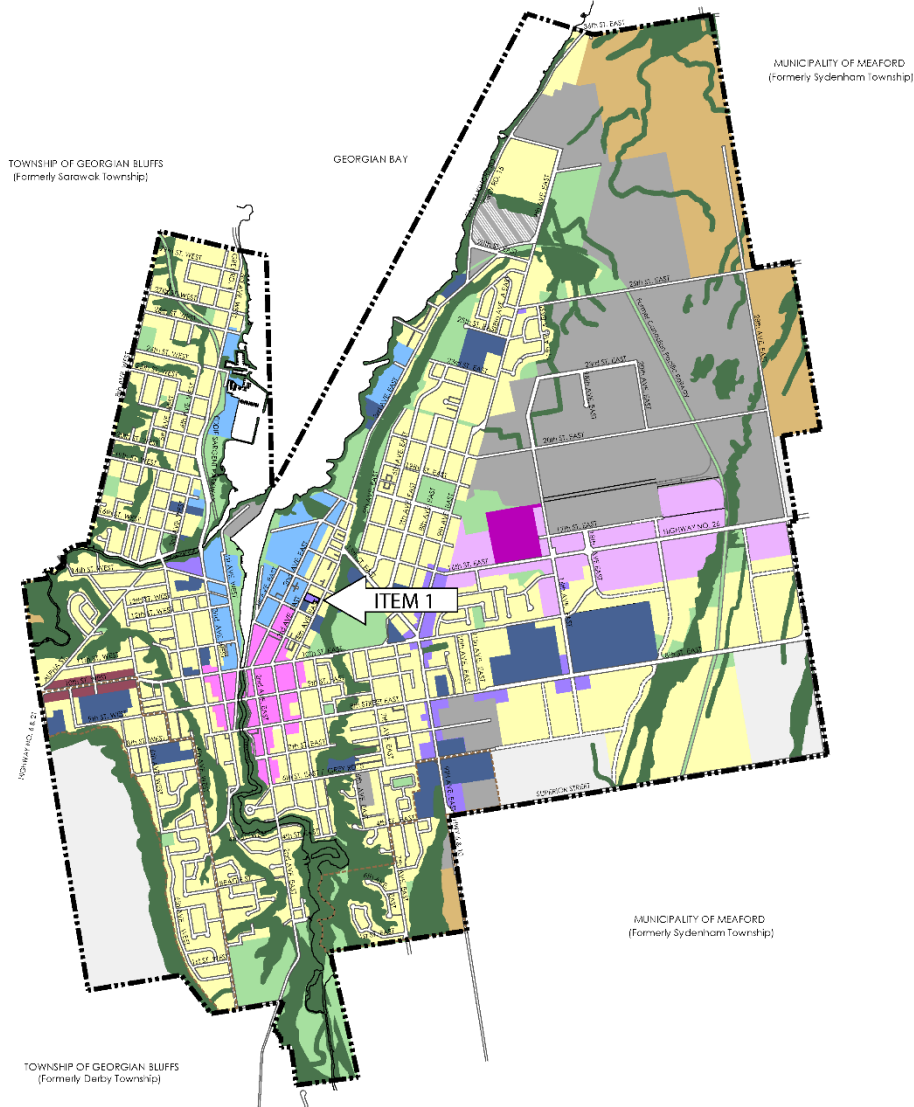
#### **MAP CHANGES**

The affected lands are to be redesignated “Arterial Commercial” on Schedule A, 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 ARTERIAL COMMERCIAL (SITE-SPECIFIC POLICY 3.7.5.1)



- |   |  |
|---|--|
|  Residential               |  Open Space                           |
|  River District Commercial |  Rural                                |
|  Regional Shopping Centre  |  Hazard Lands                         |
|  East City Commercial      |  Niagara Escarpment Plan Area         |
|  West City Commercial      |  Niagara Escarpment Plan Area - Urban |
|  Arterial Commercial       |  Planned Road                         |
|  Waterfront Mixed Use      |  |
|  Industrial Transitional   |  |
|  Employment                |  |
|  Institutional             |  |

**BY-LAW NO. 2023-**

**THE CORPORATION OF THE CITY OF OWEN SOUND**

**BEING A BY-LAW TO AMEND BY-LAW 2010-078, BEING “A COMPREHENSIVE ZONING BY-LAW TO IMPLEMENT THE CITY OF OWEN SOUND OFFICIAL PLAN AND TO REGULATE THE USE OF LANDS AND THE ERECTION, USE, BULK, HEIGHT, LOCATION AND SPACING OF BUILDINGS AND STRUCTURES WITHIN THE CITY OF OWEN SOUND, as AMENDED”, RESPECTING THE CREATION OF SITE-SPECIFIC ZONING FOR LANDS KNOWN AS All of Lots 15 and 16 East of Bay Street, and Part of Lots 15 and 16 West of Hill Street, City of Owen Sound, County of Grey (1235 & 1259 3<sup>rd</sup> Avenue East).**

**WHEREAS** the Planning Act R.S.O. 1990 c.P. 13, as amended, provides that the Council of a local municipality may pass By-laws for prohibiting the use of land and for prohibiting the erection, location or use of buildings and structures for, or except for, such purposes as may be set out in the By-law and for regulating the use of lands and the character, location and use of buildings and structures; and,

**WHEREAS** the Council of the Corporation of the City of Owen Sound is desirous of adopting a zoning by-law amendment pursuant to Section 34 of the Planning Act and,

**WHEREAS** such amendment to By-law 2010-078, as amended will maintain the terms and intent of the City of Owen Sound Official Plan; and,

**WHEREAS** the Council of the Corporation of the City of Owen Sound has carefully considered all public comments throughout the process; and,

**WHEREAS** it is now deemed desirable and in the public interest to adopt By-law 2023- \_\_\_\_.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF OWEN SOUND HEREBY ENACTS AS FOLLOWS:**

1) **That** Schedule A, Zoning Map 6, forming part of By-law 2010-078, as amended, is hereby further amended by changing the zoning category on the subject lands from the Institutional (I) Zone to the Mixed Use Commercial (MC) Zone subject to Special Provision 14.\_\_\_\_, shown more particularly on Schedule 'A' attached hereto and forming part of this By-law,

2) **That** By-law 2010-078, as amended, being the Comprehensive Zoning By-law for the City of Owen Sound, is further amended by adding the following to Section 14 - Special Provisions:

**“14.\_\_\_\_**

- **Notwithstanding the provisions of Section 7 Commercial & Mixed Use Zones of By-law 2010-078, a Business Incubator and Event and Entertainment Facility shall also be permitted uses.**
- **Business Incubator means an establishment that provides incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space including ‘hot desk’ services and is dedicated to**

nurturing the development and commercialization of start-ups, early-stage companies, and established companies (enterprises).

- **Event and Entertainment Facility means an establishment in which the main use is to accommodate gatherings for specific events, and which may also include, among its internal functions, accommodation for overnight guests, accessory retail and office, and indoor and outdoor entertainment facilities available for use by event participants, the general public, or both.**
- **Notwithstanding the requirements of Section 5.18 General Parking Regulations of By-law 2010-078, the minimum number of vehicle parking stalls shall be 100 and may be provided by a combination of stalls either on site or within 500 metres of the MC (14.\_\_) Zone.**

3) **That** this by-law shall come into force and effect on the final passing thereof by the Council of the City of Owen Sound, subject to compliance with the provisions of the Planning Act, R.S.O. 1990, as amended.

Read a first and second time this \_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

Read a third time this \_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk