

SCHEDULE E

DRAFT OFFICIAL PLAN AMENDMENT

AMENDMENT NUMBER 13 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 13.

PART A – THE PREAMBLE

The details of the amendment, as contained in Part B of this text, constitutes Amendment No. 13 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 3rd Avenue East and 1259 3rd 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 Appendix A, affixed.

PURPOSE AND EFFECT

The purpose of this amendment is to redesignate the subject lands identified on Appendix A, affixed, to the "Arterial Commercial" designation and add a site-specific section 3.7.5 to facilitate the adaptive reuse of the existing heritage buildings being the historic Courthouse, Jail, Jail yards and walls, and Governor's Residence.

BASIS

The basis for permitting this amendment is as follows:

1. The proposed amendment is consistent with the Provincial Policy Statement.
2. The proposed amendment is in conformity with the County of Grey Official Plan.
3. The proposed amendment is in keeping with the policies of the City of Owen Sound Official Plan.
4. 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 3rd 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 role and character than are 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.

3.7.5.2 Lands municipally known as 1235 and 1259 3rd Avenue East contain the historic Courthouse, Jail, Jail yards and walls, and two-storey redbrick Governor's Residence. The City recognizes the architectural, historical, and contextual value of these properties and their role as a former judicial precinct that is important in defining and maintaining the City's unique cultural heritage. Through the development approvals process, the City may require that the Owner enter into agreements with the City to provide protection for these built heritage resources, which may include designation under Part IV of the Ontario Heritage Act and/or a heritage conservation easement, pursuant to the policies of Section 7.1.2 of this Plan.

3.7.5.3 The presence of natural heritage features associated with habitat of threatened species has been identified on lands municipally known as 1235 3rd Avenue East, containing the historic Courthouse. Specifically, a Chimney Swift roost has been observed on the subject property. Chimney Swifts are identified as a threatened bird species by the provincial Endangered Species Act and federal Species at Risk Act. Redevelopment of these lands shall consider the retention of the existing chimney to the greatest extent feasible for the benefit of Chimney Swift. Any demolition, removal, or alteration to the chimney that would impair its

use for Chimney Swift shall be justified by a qualified environmental consultant with experience in the field and occur in accordance with all applicable provincial and federal requirements.

3.7.5.4 The following matters shall be addressed to the satisfaction of the City through an application for Site Plan Approval:

- a. A Parking Management Strategy will be required as part of a complete application and shall outline strategies and requirements for the delivery of off-site parking and implementation of other recommendations identified within the Parking Justification Study. Matters to be addressed through the Parking Management Strategy shall include, but not be limited to, parking arrangements and/or agreements with off-site partners, the use of municipal facilities to provide parking, and/or payment-in-lieu of parking pursuant to the policies of Section 9.7.5 of this Plan.
- b. The Parking Management Strategy will be implemented through a Site Plan Agreement or other Agreement to the satisfaction of the City.
- c. Additional noise mitigation measures associated with on-site loading will be evaluated for potential implementation. Mitigation measures may include but are not limited to the provision of a noise attenuation fence along the north property line, as recommended by the Land Use Compatibility Study.
- d. The provision of a Landscape Plan completed by a qualified professional is required as part of a complete application and shall include landscaping details, to the satisfaction of the City, sufficient for buffering the proposed development from neighbouring properties and the City street.

MAP CHANGES

The affect lands are to be redesignated "Arterial commercial" on Schedule 'A', as demonstrated on Appendix A, affixed.