

SCHEDULE B

STAFF & AGENCY COMMENTS

City of Owen Sound Fire and Emergency Services – November 23, 2023

County of Grey – November 21, 2023

Grey Sauble Conservation Authority – December 1, 2023

City of Owen Sound Engineering Services Division – December 12, 2023

From: [Greg Nicol](#)
To: [OS Planning](#)
Subject: RE: Request for Comments - ZBA 51 Short Term Rental Housekeeping Update 23Nov23
Date: Thursday, November 23, 2023 8:30:23 AM
Attachments: [image002.png](#)
[image003.png](#)
[image008.png](#)

Hi Planning, this office has no objections to the Zoning By-law Amendment.

Have a great day

Greg Nicol
Fire Prevention Officer
Owen Sound Fire and Emergency Services
City of Owen Sound
1209 3rd Ave East, Owen Sound, ON N4K 2L6
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The City of Owen Sound respectfully acknowledges the Territory of the Anishinabek Nation, the traditional keepers of this land.

Connect with us:



From: [Sabine Robart](#)
To: [Jacklyn Iezzi](#)
Subject: FW: County comments for ZBA 51 - Definitions for STR Licensing By-law
Date: Tuesday, December 12, 2023 8:59:58 AM
Attachments: [image001.png](#)

Sabine Robart, RPP, MCIP (she/her)
Manager of Planning & Heritage
Community Services Department

City of Owen Sound
808 2nd Ave East, Owen Sound, ON N4K 2H4
519-376-4440 ext. 1236
srobart@owensound.ca
www.owensound.ca



From: planning@grey.ca <planning@grey.ca>
Sent: Tuesday, November 21, 2023 10:34 AM
To: Briana Bloomfield <bbloomfield@owensound.ca>; Desiree van Dijk <dvandijk@owensound.ca>; OS Planning <osplanning@owensound.ca>; Staci Landry <slandry@owensound.ca>
Subject: County comments for ZBA 51 - Definitions for STR Licensing By-law

County comments for ZBA 51 - Definitions for STR Licensing By-law



Hello Ms. Robart,

County planning staff have no comments or concerns as it relates to Zoning application ZBA 51 - Definitions for STR Licensing By-law - City of Owen Sound.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Stephanie Lacey-Avon

From: [Sabine Robart](#)
To: [Jacklyn Iezzi](#)
Subject: FW: Zoning Amendment number 51
Date: Tuesday, December 12, 2023 8:59:52 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Sabine Robart, RPP, MCIP (she/her)
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From: Clinton Stredwick - Environmental Planner <c.stredwick@greysauble.on.ca>
Sent: Friday, December 1, 2023 4:03 PM
To: OS Planning <osplanning@owensound.ca>
Subject: Zoning Amendment number 51

Hi Sabine,

We finished our review of Zoning amendment -51 relating to the housekeeping amendment for short term rentals . The GSCA has no comments on the application or the changes proposed.

Kind regards,

Clinton Stredwick, BES, MCIP, RPP
Environmental Planner

519.376.3076
237897 Inglis Falls Road
Owen Sound, ON N4K 5N6
www.greysauble.on.ca



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Staff Report

Engineering Services Division

DATE: 2023 December 12

ENG. FILE: N/A – Planning ZBA 51

TO: Sabine Robart, Manager of Planning & Heritage
Pam Coulter, Director of Community Services
Lara Widdifield, Director of Public Works & Engineering

FROM: Matthew Pierog, Engineering Technologist

SUBJECT: ZONING BY-LAW AMENDMENT ENGINEERING REVIEW

Applicant: City of Owen Sound

PLANNING FILES: ZBA 51

LEGAL DESCRIPTION: N/A

RECOMMENDATIONS:

Further to our review of the above noted application, the Public Works & Engineering Department has no objection to this application.

BACKGROUND:

The purpose of this City-initiated Zoning By-law Amendment (ZBA) is to implement housekeeping changes to the Zoning By-law (2010-078, as amended), to support the implementation of the Short-Term Rental Licensing By-law by clarifying where in the City STRs are permitted and providing associated definitions.

The effect of the ZBA is to define and permit STRs where a 'Residential Use' is a permitted use in the Zoning By-law by implementing the following housekeeping amendments:

- Section 4 Definitions
 - Refine the 'Bed & Breakfast' definition.
 - Add a definition for 'Short-Term Rental'
- Section 5 General Provisions
 - Permit STRs in any zone where a 'Residential Use' is a permitted use. STR's would be permitted in any dwelling type including single family, semi-detached, duplex, townhouses and apartments.

- Require that STRs comply with the parking provisions of Section 5.

ANALYSIS:

This document incorporates comments from all divisions of the Public Works & Engineering Department.

The following comments reflect the results of this review:

DETAILED REVIEW: Documents reviewed in conjunction with this application are:

- *City of Owen Sound Site Development Engineering Standards, 1st Edition*
https://www.owensound.ca/en/city-hall/resources/Documents/Planning/Site-Plan-Eng-Standards_Full--2021-03-24-Rev.pdf
- *City of Owen Sound Official Plan, as amended*
<https://www.owensound.ca/en/city-hall/official-plan-update.aspx>
- *Accessibility for Ontarians with Disabilities Act (AODA), 2005, S.O. 2005 c.11*
- *Technical Report CS-23-107 – ZBA 51 (Short Term Rental Housekeeping Amendment), prepared by the City of Owen Sound, dated October 18, 2023.*

Proposed Changes - Section 4 (Zoning By-law 2010-078)

- “Bed and Breakfast” means a home business where the resident operator provides short-term lodging for compensation to the travelling and vacationing public. Guest rooms or suites may include a private bath but do not include cooking facilities. Breakfast and other meals, services, facilities or amenities may be offered exclusively to guests. A bed and breakfast does not include a hotel, boarding or lodging house, group home, group residence or any other home licensed, approved or supervised under any general or special Act.
- “Short-Term Rental” means all or part of a legally established dwelling that operates or offers a place of temporary residence, lodging or occupancy by way of a rental agreement or similar commercial transaction for a period of twenty-eight (28) consecutive nights or less and, for greater clarity, includes bed & breakfasts.

Proposed Changes - Section 5.28 (Zoning By-law 2010-078)

- Where permitted, a short-term rental shall be subject to the requirements of the zone in which it is located, and it shall:

- Be permitted in any zone where a 'Residential Use' is a permitted use;
- Comply with the parking provisions of Section 5 or the associated residential use in the zone.
- A 'Dwelling' is defined as a building occupied or capable of being occupied exclusively as a home or residence by one or more people but shall not include hotels, motels, mobile homes, motor homes, caravans, travel trailers, boarding or lodging houses, group homes, group residences, crisis residences, or other institutions licensed or approved under any Act of the Province of Ontario or the Dominion of Canada.

FEES AND CHARGES:

There are no applicable Engineering Review Fees for City-initiated Zoning By-law Amendments.

Prepared By: Matthew Pierog, P.Eng.

Reviewed By: Chris Webb, P.Eng.
