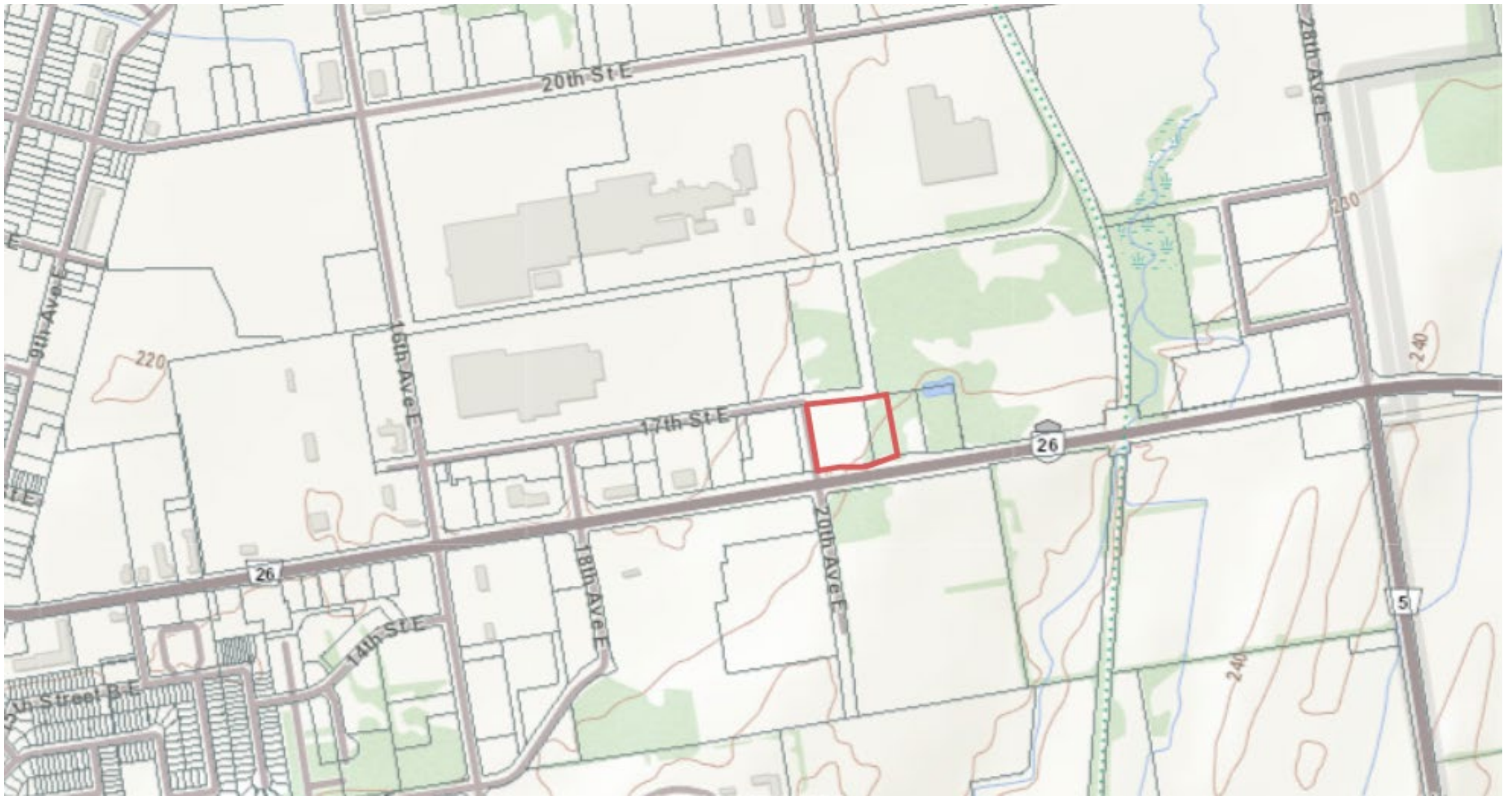




**File No.: A05-2025**

2010 16<sup>th</sup> Street East & 1990 16<sup>th</sup> Street East  
City of Owen Sound  
Minor Variance Application





Location of Subject Property



# Site Description

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- Located on north-east intersection of 16<sup>th</sup> Street East and the future extension of 20<sup>th</sup> Avenue East.
- Subject property is vacant.
- Lot frontage: 144.1 metres (onto 16<sup>th</sup> Street East), 119.1m (onto future extension of 20<sup>th</sup> Avenue East)
- Lot area: 16,956 square metres
- Lands are located across the street from a variety of commercial uses such as retail stores, professional offices, restaurants, cafes and personal service shops etc.



Aerial Image of Subject Lands

# Proposed Development

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- 1-storey, 1,280.7m<sup>2</sup> U-Box storage building in northwest corner of property (Building A).
- 3-storey, 2,343.8m<sup>2</sup> self-storage building with a showroom and dispatch and return area/bay in southwest corner of property (Building B).
- Buildings C & D are proposed exterior access self storage facilities with GFA of 241.8m<sup>2</sup> each.
- 29 parking spaces, 5-lane equipment shunting area.
- Proposed access via new entrance from 20<sup>th</sup> Avenue East.

# Purpose of Minor Variance Application

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- Relief from Section 5.18.2 of Zoning By-law which requires a parking ratio of 5 plus 1 space per 90 square metres of GFA for 'all other industrial uses.'
- Total GFA on site is approximately 7,750m<sup>2</sup> which would require 129 parking spaces.
- Proposed minor variance seeks to permit 29 parking spaces.



### LEGEND



## Subject Lands

Total Area: ±16,956.1m<sup>2</sup> (4.189ac)



### Building 'A'

Area:  $\pm 1,280.7\text{m}^2$  (13,785ft<sup>2</sup>)

Storeys:

Storage GFA: ±1,280.7m<sup>2</sup> (13,785ft<sup>2</sup>)



### Building 'B'

Area: 2,343.8m<sup>2</sup> (25,228ft<sup>2</sup>)

Storeys: 4 ( $\pm 15.0\text{m}$ )

Storage GFA: ±9,375.0m<sup>2</sup> (100,912ft<sup>2</sup>)

D&R GFA: ±138.0m<sup>2</sup> (1,485ft<sup>2</sup>)

Showroom GFA: ±226.2m<sup>2</sup> (2,435ft<sup>2</sup>)



### Building 'C' & 'D'

Area: 241.8m<sup>2</sup> (2,603.1ft<sup>2</sup>) / bldg

Storeys: 1

Fire Route Sign Mounted on Wall



### Zone Matrix

ZBL 2010-078

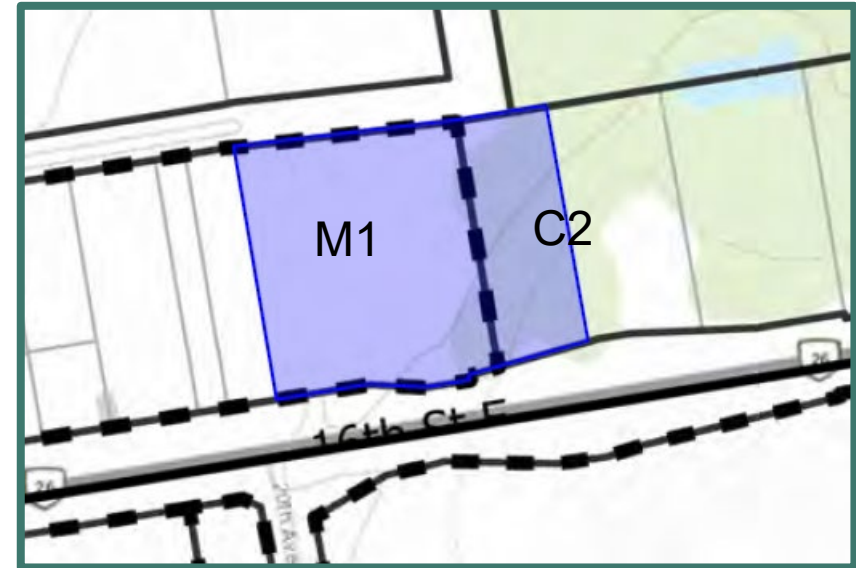
ZBL 2010-078	General Industrial (M1) Zone	Retail Commercial (C2) Zone	Proposed
Lot Area (min)	750m <sup>2</sup>	1,500m <sup>2</sup>	±16,956.1m <sup>2</sup>
Lot Frontage (min)	20.0m	30.0m	±118.7m
Lot Coverage (max)	60%	50%	±24.2%
Front Yard (min)	7.5m	10.0m	±10.8m
Side Yard (min)	2.0m	2.0m	±12.7m
Exterior Side Yard (min)	2.0m	3.0m	±3.0m
Rear Yard (min)	2.0m	2.0m	±48.5m
GFA Devoted to Retail where permitted as an Accessory Use (max)	10%	-	±3.3%
Building Height (max)	15.0m	18.0m	±15.0m
Landscaped Open Space (min)	25%	-	±25.0%
Loading Spaces (min)	3		>3
Loading Dimensions	3.5 x 10.0m		>3.5 x 10.0m
Parking Spaces (min)	129 (5 + 1/90m <sup>2</sup> )		29
Parking Spaces Dimensions (max)	2.65m x 6.0m		2.7m x 6.0m
Parking Area Setback (min)	1.5m		1.6m
Accessible Parking Spaces (min)	5		2
Accessible Parking Space Dimensions (min)	3.4m x 6.0 & 2.4m x 6.0m		3.4m x 6.0 & 2.7m x 6.0m
Bicycle Parking (min)	3		TBD

City of Owen Sound  
Official Plan  
East City Commercial

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City of Owen Sound  
Zoning By-law  
General Industrial (M1) &  
Retail Commercial (C2)





# Supporting Studies and Drawings

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- **Parking Study**

- Identified that a surplus parking on site between 17 and 22 spaces is to be expected.
- The number of U-Haul fleet vehicles is expected to fluctuate and not expected to be parked at the same time.
- U-Haul staff will manage the fleet vehicles through use of surplus parking and the shunting lanes to minimize parking impacts and ensure adequate parking is provided for the self-storage facilities.

- **Natural Heritage Review**

- The contiguous woodland feature does not appear to meet any of the listed criteria required to be considered significant.
- Concluded that the proposed development will not impact Significant Woodland features and functions
- A scoped Environmental Impact Study will be required through a future Site Plan Control application.

# Planning Analysis

Full Planning Justification Report submitted with application addressing:

- Provincial Planning Statement 2024;
- County of Grey Official Plan;
- City of Owen Sound Official Plan, and
- City of Owen Sound Zoning By-law



# Concluding Remarks

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- Minor Variance for the reduction in the number of required parking spaces has been requested in order to enable the development to achieve a number of policy and design objectives of the Town, and to result in a well-planned and functional commercial venture.
- Minor Variance has been evaluated, and based upon context of subject property, are supported and appropriate from a land use planning perspective
- Proposed variance represents good land use planning and meet the four tests of Section 45 of the *Planning Act*.





17th St E

16th St E

**THANK YOU**  
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