

DECISION

Authority & Background:

The following is a decision respecting Site Plan Approval made by the delegate or authorized approval authority having jurisdiction under the City's Powers of Delegation By-law 2014-019 and the Site Plan Control By-law 2019-185 and Sec. 41(4.0.1) of the Planning Act. The decision is considered on the basis of the information summarized below, including agency and Development Team comments.

File No.	ST2025-012
Staff Report No.	DA-25-018
Property Address	2010 16th Street East
Proposal Description	Construction of a self-storage facility and a vehicle rental establishment, including outdoor storage and parking of rental trucks and trailers and accessory retail sales.

Decision Declaration:

I, Pamela Coulter, being the Director of Community Services of the City of Owen Sound render the following decision based on the facts of the application and the recommendation made in the above-mentioned Staff Recommendation Report:

- Refused on the basis that a subsequent submission is required in accordance with the direction provided in Schedule 'D' of the attached staff report.
- Approved
- Approved, subject to the conditions in Schedule 'F' of the attached staff report.

Decision Date: October 14, 2025

Signature: _____



I affirm that I am authorized to render this decision by the City of Owen Sound and applicable legislation.

PLAN NOTES

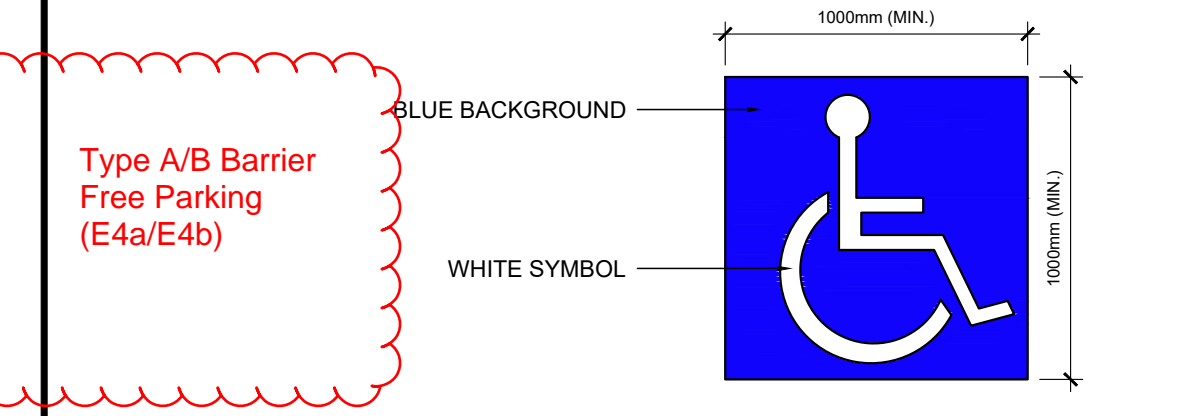
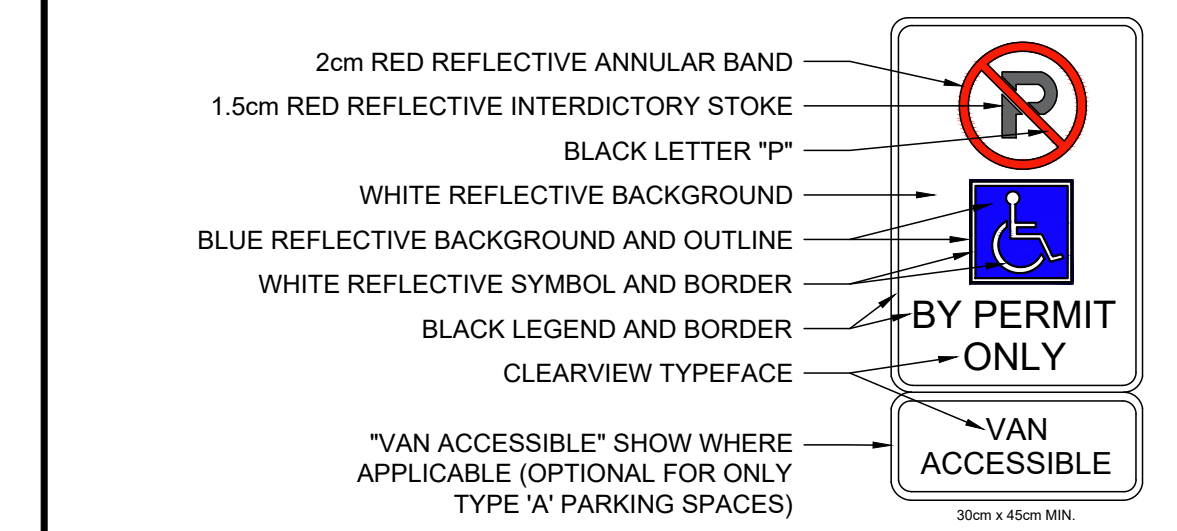
ZONING INFORMATION
PROJECT NAME: U-HAUL MOVING & STORAGE OF OWEN SOUND
MUNICIPALITY: CITY OF OWEN SOUND
PROJECT ADDRESS: 2010 16TH STREET EAST, OWEN SOUND ON
APN : 37061-0112
ZONE: M1-GENERAL INDUSTRIAL / C2 COMMERCIAL
ADJACENT ZONING:
 N- 17TH STREET EAST, M2 HEAVY INDUSTRIAL
 S- 16TH STREET EAST, C2 RETAIL COMMERCIAL
 E- C2 RETAIL COMMERCIAL
 W- 20TH AVE EAST, M1 GENERAL INDUSTRIAL
USES: VEHICLE RENTAL - PERMITTED
 SELF-STORAGE STORAGE FACILITIES - PERMITTED
 3.3% RETAIL (ACCESSORY USE) (MAX 10%)

SETBACKS: FRONT YARD: 7.5 M (±25 ft)
 INTERIOR AND EXTERIOR SIDE YARD: 2 M (± 7 ft)
 REAR YARD: 2 M (± 7 ft)

LOT AREA: 750m² 30,797m²
LOT COVERAGE: 60% (MAX) 13.3% PROPOSED
FRONTAGE: 20m 118.8m PROPOSED
HEIGHT LIMIT: 15m (49 ft) 15m PROPOSED
LOT COVERAGE: 60% (MAX) 27.3% PROPOSED
MIN. LANDSCAPED OPEN SPACE:
 25% LOT AREA (MIN) 46% PROPOSED

PARKING:
***SEE PARKING STUDY REPORT / MINOR VARIANCE No. A05-2025**
 TYPICAL 29 SPACES REQD *29 SPACES PROPOSED
 (MV No. A05-2025) 2.7m x 6.0m
ACCESSIBLE 2 SPACES REQD *2 SPACES PROPOSED
 (MV No. A05-2025) (1) 2.75m x 6.0m & (1) 3.4m x 6.0m
LOADING 3 SPACES REQD >3 PROPOSED
BICYCLE 3 SPACES REQD 3 PROPOSED

PARKING AREA LANDSCAPING:
 WHERE A PARKING AREA CONSISTING OF FOUR (4) OR MORE PARKING STALLS OR A LOADING SPACE(S) ABUTS A PORTION OF A STREET, A MINIMUM WIDTH OF 1.5 METERS OF LAND ADJACENT TO THE STREET SHALL BE USED FOR NO OTHER PURPOSE THAN A PLANTING STRIP IN ACCORDANCE WITH THE PROVISIONS OF THIS SUBSECTION.



COLOUR	BLANK	SUPPORTS
ALUMINUM	ALUMINUM	ALUMINUM
RED	ALUMINUM	ALUMINUM
REFLECTIVE	ALUMINUM	ALUMINUM
REFLECTIVE	ALUMINUM	ALUMINUM
REFLECTIVE	ALUMINUM	ALUMINUM

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