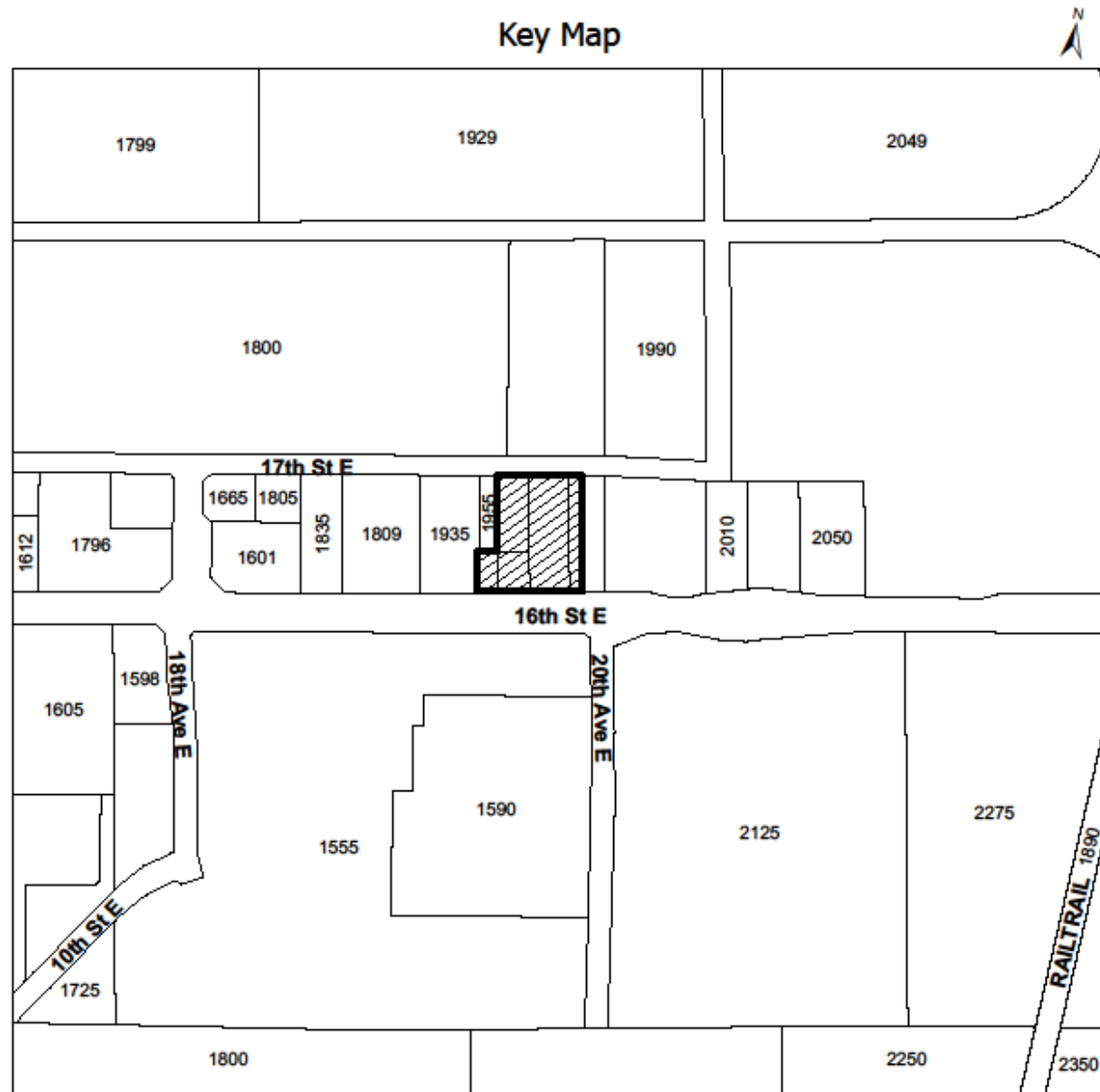

PUBLIC MEETING

Thompson Centres – Sydenham Heights Centre

Zoning By-law Amendment No. 33

Subject Lands

1960 16th Street East























Schedule 'A': Orthophoto

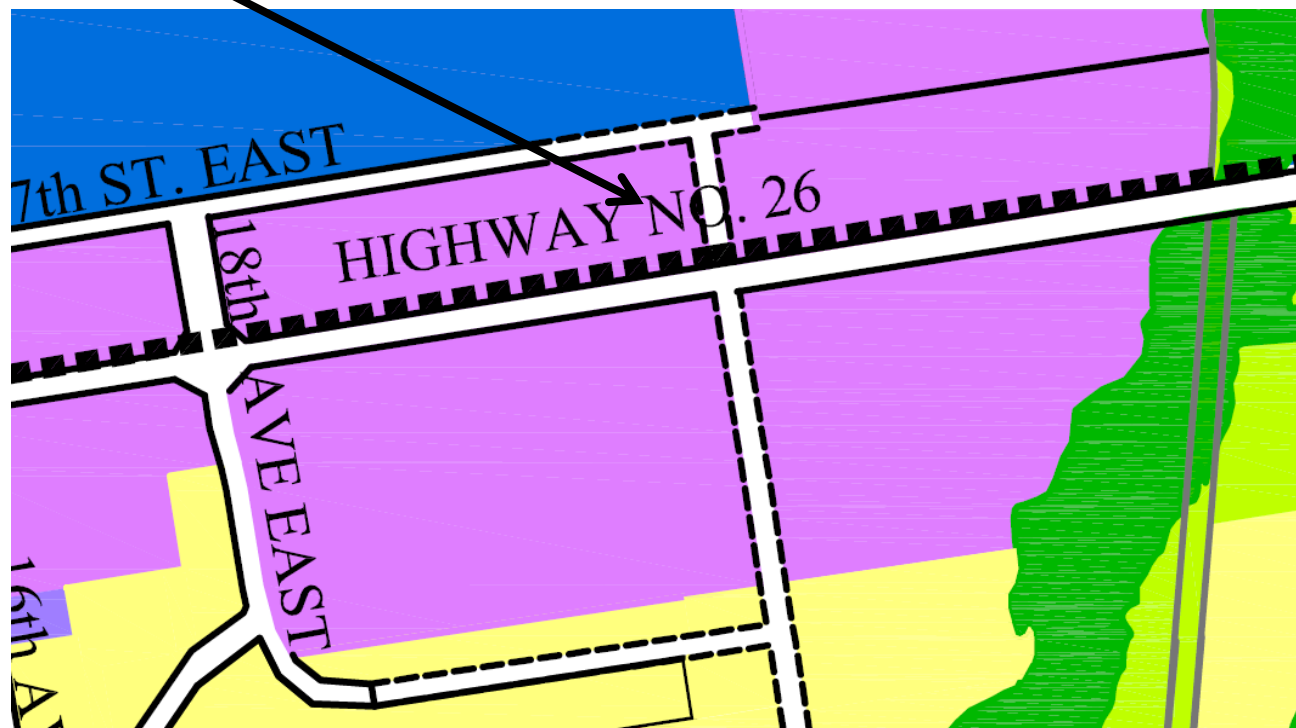




Owen Sound Official Plan (2006)

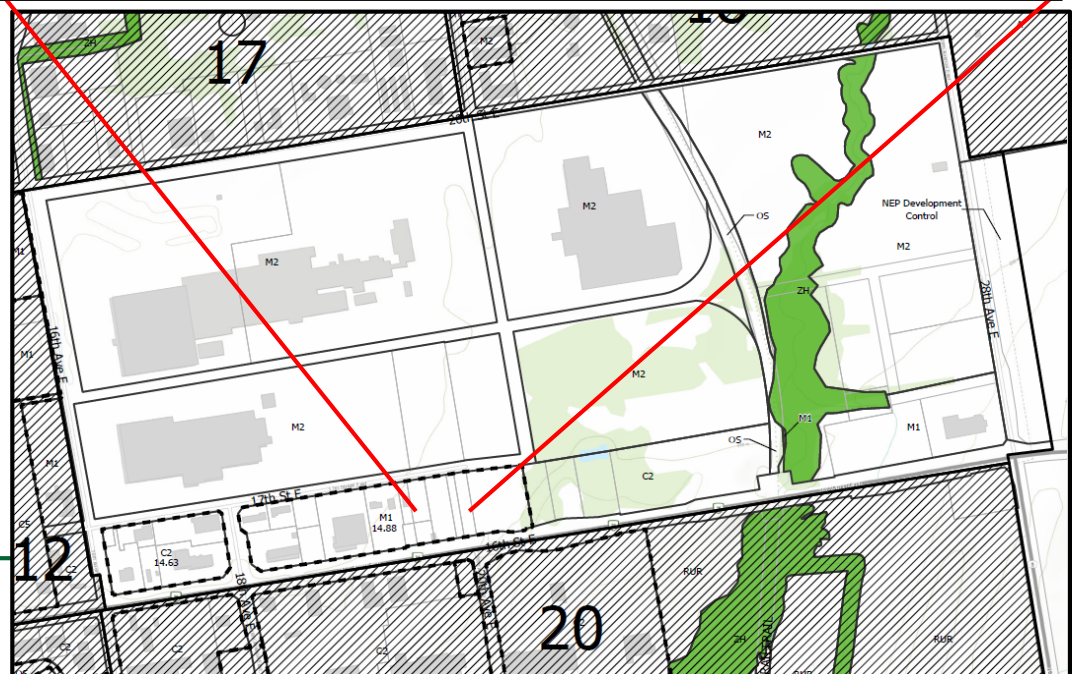
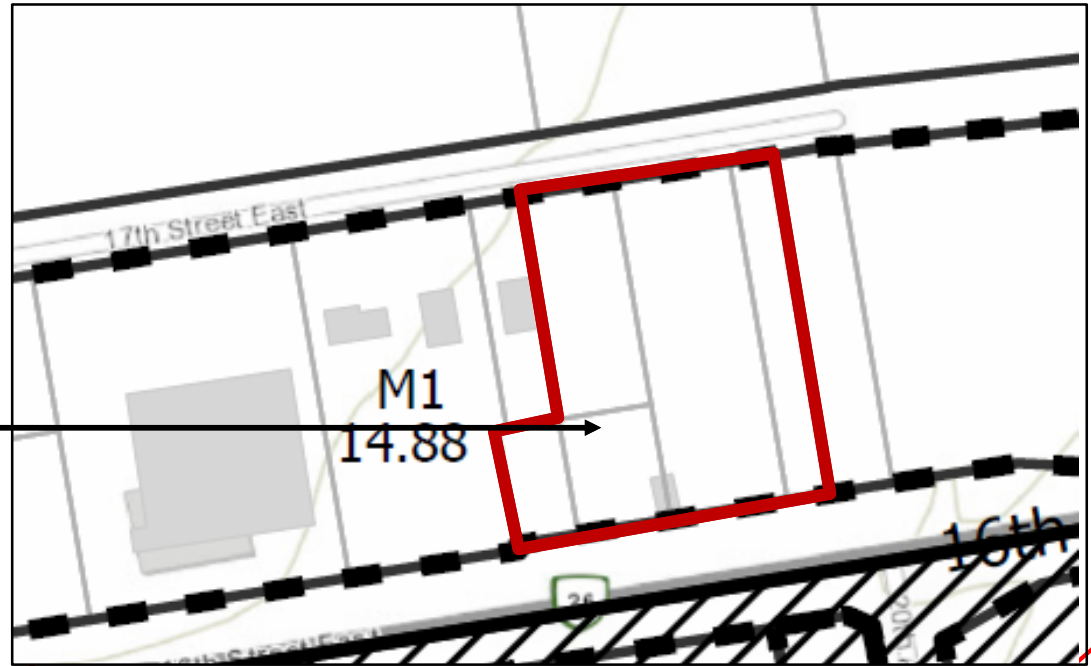
Designation: East City Commercial

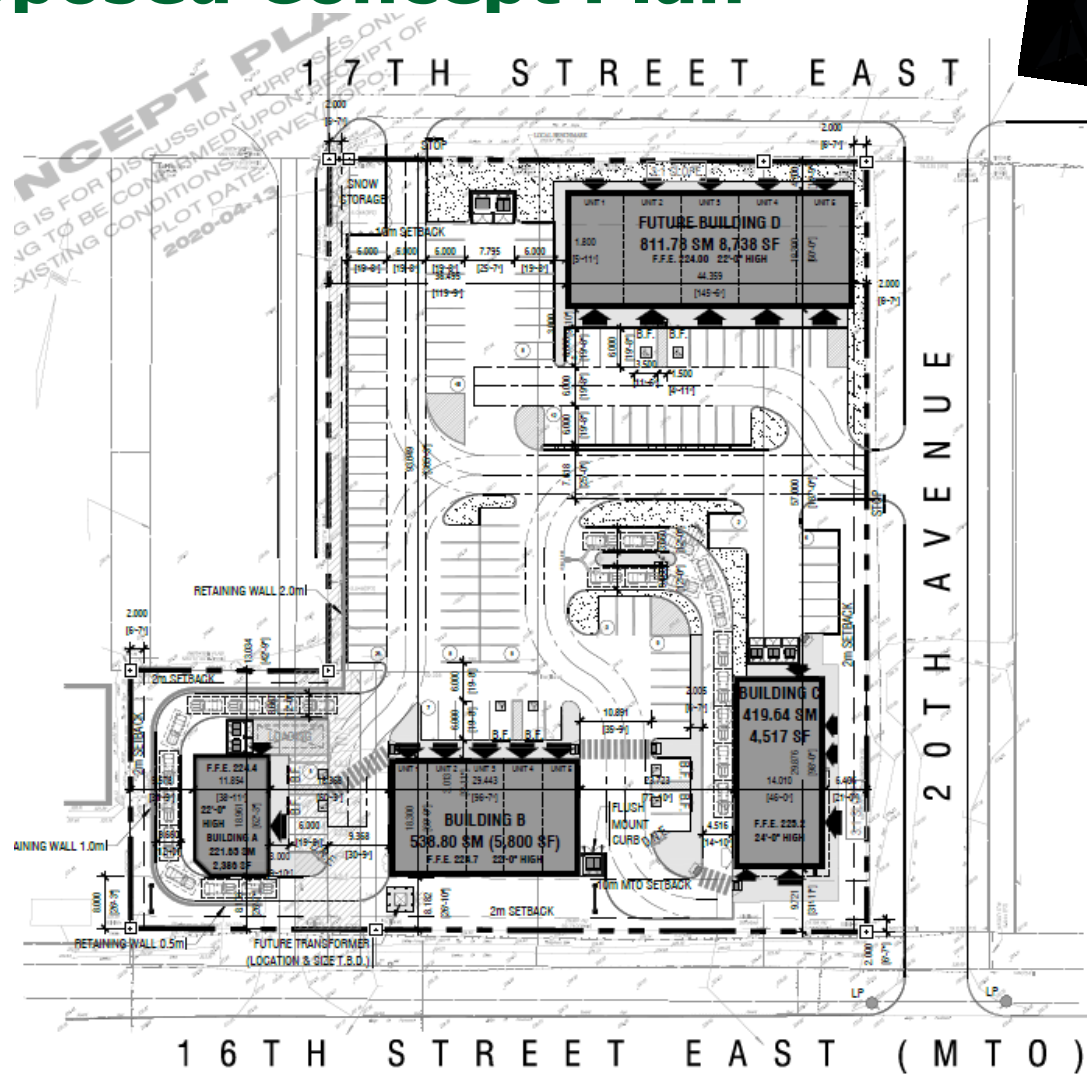
- | | |
|--|--|
|  Residential |  Open Space |
|  Downtown Commercial |  Rural |
|  Regional Shopping Centre |  Hazard Lands |
|  East City Commercial |  Escarpment Natural |
|  West City Commercial |  Escarpment Protection |
|  Arterial Commercial |  Escarpment Rural |
|  Waterfront Mixed Use |  Escarpment Urban |
|  Industrial Transitional |  Planning Area Boundary |
|  Employment |  Planned Road |
|  Institutional |  Future Bridge Alignment Option |



Owen Sound Zoning By-law (2010-078, as amended)

- Light Industrial with
Special Provision 14.88
(M1 14.88)





Proposed Zoning Amendment

■ Purpose:

- ❑ To permit a multi-unit commercial development, including a mix of restaurants and retail/service commercial uses tentatively contained in four (4) detached buildings.
- ❑ The proposal facilitates the future construction of shared surface parking area, internal road system, landscaping, and the extension of 20th Avenue East north of 16th Street East.

Proposed Zoning Amendment

- Effect:
 - To amend the Zoning By-law from 'General Industrial' (M1) with Special Provision 14.88 to apply the 'Retail Commercial' (C2) zone provisions to the subject property; and,
 - To provide for site specific zone regulations with regard to setbacks from lot lines, among other matters.

Complete Application:

- The applicant has submitted a complete application, including:
 - ❑ Concept Plan,
 - ❑ Retail Impact Study,
 - ❑ Servicing Feasibility Study,
 - ❑ Geotechnical Investigation,
 - ❑ Stage 1 & 2 Archaeological Assessment, and
 - ❑ Planning Justification Report.

The Process So Far:

Date	Step
January 13, 2021	Submission of Complete Application & Fees
February 3, 2021	Letter of Complete Application to applicant
February 5, 2021	Notice of Complete Application
February 5, 2021	Request for City Staff and Agency comments sent
March 1, 2021	Technical Report to Council
March 5, 2021	Notice of Public Meeting given
March 29, 2021	Public Meeting

The Process From Here:

- Final review and consideration of public comments to inform:

Date	Step
April 19, 2021	Zoning By-law Amendment Approval Recommendation Report (tentative)
May 3, 2021	Enacting Zoning By-law (tentative and subject to Council approval)

COMMENTS | QUESTIONS