



**NOTICE OF PUBLIC MEETING
& COMPLETE APPLICATION**
Zoning By-law Amendment No. 38
3195 East Bayshore Road

TAKE NOTICE that the City of Owen Sound has received an application for a Zoning By-law Amendment being an application to amend Comprehensive Zoning By-law 2010-078 under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended for lands located at 3195 East Bayshore Road.

TAKE NOTICE that the City of Owen Sound has deemed this Zoning By-law Amendment No. 38 (ZBA 38) application complete and will hold a Public Meeting to consider ZBA 38 on July 25, 2022 at 7:00 PM, in the Council Chambers of the City of Owen Sound, in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PURPOSE AND EFFECT:

The purpose of the application is to permit a residential development consisting of eight (8), six-storey apartment buildings with 89 dwelling units in each building for a total of 712 units. The proposal also includes the construction of three surface parking areas, two amenity buildings, an internal road system, on-site recreational facilities, and landscaping.

The effect of the application is to amend the zone categories and special provisions applying to the subject lands generally in accordance with the following:

Current Zone	Proposed Zone
<ul style="list-style-type: none"> ▪ Low Density Residential (R3) with Special Provision 14.55 and Holding Provision ▪ Multiple Residential (MR) with Holding Provision ▪ Hazard Lands (ZH) 	<ul style="list-style-type: none"> ▪ Multi Residential (MR) with Special Provision 14.XX and Holding ▪ Hazard Lands (ZH)

The application also proposes to amend the Zoning on the subject lands to permit additional accessory uses and to establish site and building regulations including to:

1. Permit accessory solar collector installations, accessory beehives and a sales/leasing office.
2. Permit an increased maximum building height.
3. Recognize that the development will be regarded as one lot for the purposes of zoning regulations if subject to future consent or plan of condominium applications.

PROPERTY DESCRIPTION:

The subject lands are legally described as PLAN 838 LOT 53, 54 & PT LT 7. The lands are located at 3195 East Bayshore Road and are shown more particularly on the Key Map below.

PUBLIC MEETING:

Date: Monday, July 25, 2022
Time: 7:00 p.m.
Location: City Hall, Council Chambers
808 2nd Avenue East, Owen Sound

PUBLIC COMMENTS:

Oral and written comments will be considered at the Public Meeting. Written comments will be accepted until Monday, July 25, 2022, and may be submitted to Briana Bloomfield, City Clerk as follows:

- Electronic Mail: notice@owensound.ca
- Regular Mail: 808 2nd Avenue East, Owen Sound ON N4K 2H4

Written comments received by July 20, 2022 will appear on the Council Meeting agenda which will be available for review on July 21, 2022, on the Council and Committees webpage.

If you wish to participate in the Public Meeting in person, no registration is required. If you wish to participate in the Public Meeting electronically, you must contact the City Clerk by Friday, July 22, 2022, at 4:30 p.m. at bbloomfield@owensound.ca or 519-376- 4440 ext. 1247 to be registered to participate in the Public Meeting.

To ensure that your comments are clearly understood and received prior to Council making a decision, you are strongly encouraged to submit written comments prior to the Public Meeting even if you intend to attend the Public Meeting.

PUBLIC RECORD:

Personal information is collected under the authority of the *Planning Act* and the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended. The information collected will be used to complete the Zoning By-law Amendment process, and will form part of the public record. Questions about this collection should be addressed to Briana Bloomfield, City Clerk.

ADDITIONAL INFORMATION:

For more information about this matter, including information about appeal rights, please contact **Sabine Robart**, Planning Division by email at planning@owensound.ca or telephone at 519-376-4440 ext. 1236 during regular business hours (8:30 a.m. – 4:30 p.m.), or by visiting: www.owensound.ca/development. A copy of the proposed Zoning By-law Amendment is available on the website together with additional plans, background studies and reports submitted with the application.

The public meeting and all Council proceedings can be viewed live on Rogers Cable TV or the [Rogers TV Website](#) or viewed during and after the meeting on the [City's Council and Committee webpage](#).

If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

If you wish to be notified of the decision of The Corporation of the City of Owen Sound on the proposed zoning by-law amendment, you must make a written request to The Corporation of the City of Owen Sound at the address listed below.

If a person or public body would otherwise have an ability to appeal the decision of The Corporation of the City of Owen Sound to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the City of Owen Sound before the by-law is passed, the person or public body is not entitled to appeal the decision.

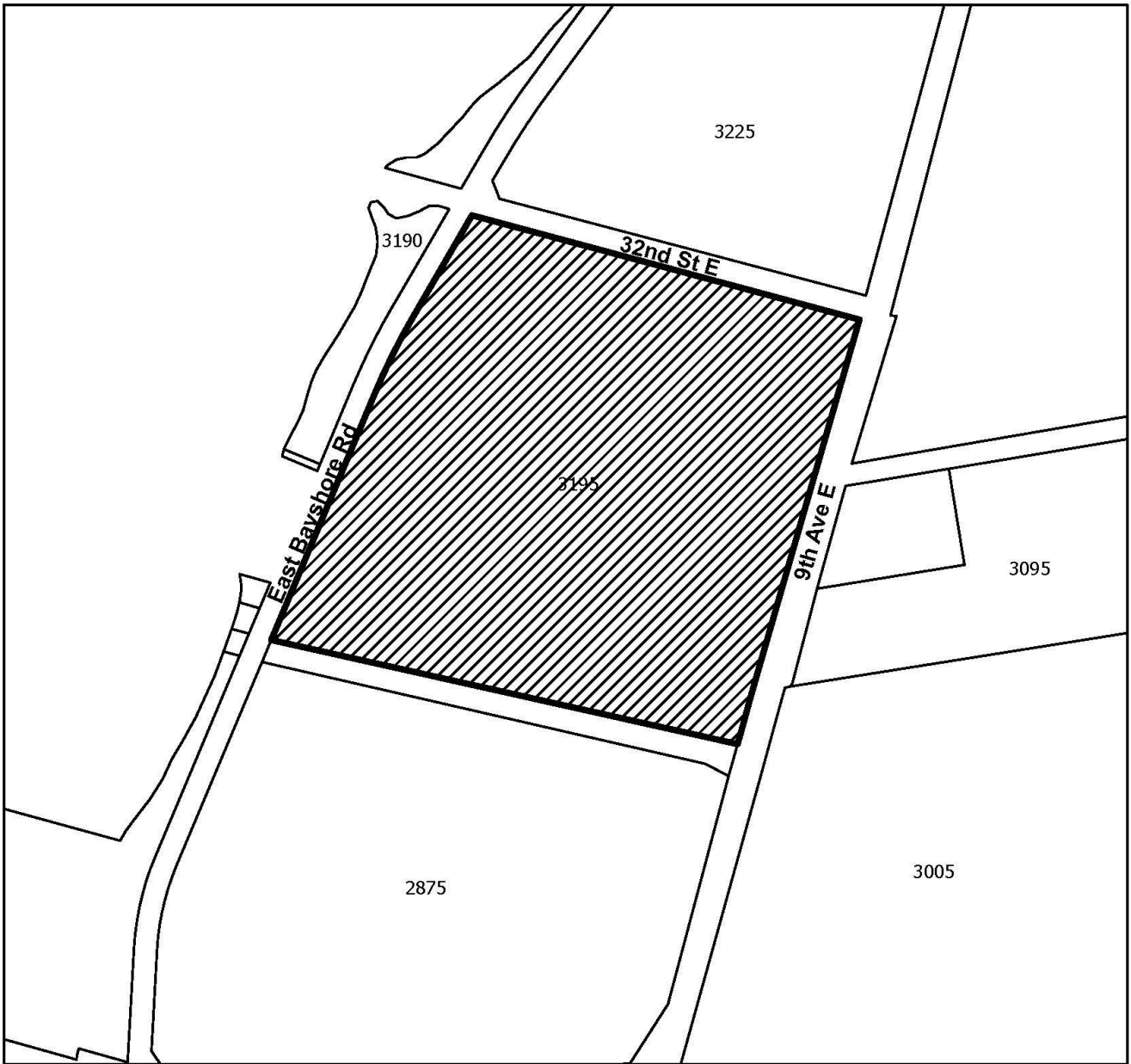
If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the City of Owen Sound before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Any person may attend the public meeting and make oral and/or written submissions either in support of or in opposition to the proposed applications. All submissions will form part of the public record.

DATED AT the City of Owen Sound this 4th day of July, 2022

Jamie Eckenswiller, AMP
Deputy Clerk
City of Owen Sound
808 2nd Avenue East
OWEN SOUND ON N4K 2H4
Telephone: 519-376-1440 ext. 1235
Facsimile: 519-371-0511
notice@owensound.ca

Key Map



The Corporation of the City of Owen Sound

Zoning By-law Amendment No. ____

Being a by-law to amend Zoning By-law 2010-078 of the City of Owen Sound pertaining to Part of S.W. 1/2 Lot 13, Concession 10, City of Owen Sound, County of Grey

Whereas, the Council of the Corporation of the City of Owen Sound deems it in the public interest to pass a by-law to amend By-law 2010-078; and,

Whereas, pursuant to the provisions of Sections 34 & 36 of the Planning Act R.S.O. 1990, as amended, by-laws may be amended by Councils of Municipalities; and,

The Council of The Corporation of the City of Owen Sound enacts as follows:

1. By-law 2010-078 is hereby amended by re-zoning the lands shown on "Schedule A", affixed hereto, to the MR 14.XX Zone.
2. Section 14 of By-law 2010-078 is hereby amended by adding the following:

Notwithstanding the provisions of the Multiple Residential (MR) Zone and for lands shown on Schedule A, Zoning Map 10, the following uses shall be permitted in addition to all other uses permitted in the MR zone.

- i) Accessory solar collector installations;*
- ii) Accessory honey bee hives;*
- iii) A Sales/Leasing Office defined as "space within a Building or structure, facility or temporary trailer on the lot used for the purpose of the sale or lease of dwelling units to be erected on the lot and/or the administration and management of construction activity related to the construction and day to day operations on the lot."*

Notwithstanding the provisions of the MR Zone, the following regulations shall apply:

- i) The lands subject to this Special Provision shall be regarded as one lot for the purposes of meeting zoning regulations (including but not limited to lot frontage, setbacks, lot area, lot coverage, parking, loading, driveways, density, and landscape open space) and shall continue to remain regarded as one lot if subject to any future consent or plan of condominium;*
- ii) No zoning regulations shall apply to a Sales/Leasing Office;*
- iii) Amenity Areas are permitted in standalone Buildings. Dedicated parking is not required for Amenity Areas;*
- iv) Building Height (max): 20 metres*

3. Schedule "A" and all notations thereon, are hereby declared to form part of this By-law.
4. This by-law shall come into force and take effect upon being passed by Council, pursuant to the Planning Act, R.S.O. 1990, as amended.