

Take notice that the Council of The Corporation of 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, as amended pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the “Planning Act”) for lands located at 1750 16th Avenue East. This application is deemed to be a complete submission under Section 34(10.4) of the Planning Act.

Take notice that the Council of The Corporation of the City of Owen Sound will hold a public meeting to consider Zoning By-law Amendment No. 54 on January 27, 2025 at 5:30 p.m., in the Council Chambers of the City of Owen Sound, in accordance with Section 34 of the Planning Act.

Property Description:

The subject lands are legally described as RANGE 6 EGR PT LOT 5 RP; 16R327 PART 1. The lands are located at 1750 16th Avenue East and are shown more particularly on the Key Map below.

Purpose and Effect:

The purpose of the application is to permit the construction of a 120-room, six-storey hotel on the northern portion of the property. The existing buildings and uses on the southern portion of the property are to remain at this time. It is anticipated that the property will be subject to a future consent (severance) application.

The effect of the application is to amend the current zone categories applying to the subject lands consistent with the East City Commercial designation of the City's Official Plan generally in accordance with the following:

Current Zone	Proposed Zone (North – Hotel)	Proposed Zone (South – Existing Commercial)
General Industrial (M1)	Retail Commercial with Special Provision 14.141 (C2 14.141)	Retail Commercial Holding (C2-H)

The special provisions for the northern portion (hotel) propose to establish site-specific zoning regulations regarding building height, among other matters.

The Holding provisions on the southern portion will require the completion of a retail market analysis, in accordance with Section 3.5.2.5 of the Official Plan, to the satisfaction of the City of Owen Sound prior to the establishment of any retail or commercial use that is less than 465 square metres and greater than 1,400 square metres.

Public Meeting:

Date: Monday, January 27, 2025
 Time: 5:30 p.m.
 Location: City Hall, Council Chambers
 808 2nd Avenue East, Owen Sound

Public Comments/Record:

Any person may participate in the public meeting and/or make written or oral submissions either in support of or in opposition to the proposed Zoning By-law Amendment. All submissions will form part of the public record.

Oral and written comments will be considered at the public meeting. Written comments will be accepted until 4:30 p.m. on Monday, January 27, 2025, 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 January 21, 2025 will appear on the Council Meeting agenda which will be available for review on January 22, 2025, on the Council and Committees webpage at www.owensound.ca/meetings. Written comments received by the deadline will be included in the agenda when it is republished after the meeting.

If you wish to participate in the public meeting electronically, you must contact the City Clerk by Friday, January 23, 2025, 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.

Personal information is collected under the authority of the Planning Act. 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:

If a person or public body would otherwise have an ability to appeal the decision of the Council 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.

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 noted below.

For more information about this matter, including information about appeal rights, or to inspect additional materials related to the proposed Zoning By-law Amendment, please contact **Sabine Robart**, Planning Division by email at planning@owensound.ca or telephone at 519-376-4440 ext. 1236 Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m. or by visiting <http://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 Committees 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.

Notice Date: January 7, 2025

Allison Penner
Deputy Clerk
The Corporation of the City of Owen Sound
808 2nd Avenue East
Owen Sound, ON N4K 2H4
Telephone: 519-376-4440 ext. 1235
Email: notice@owensound.ca



Key Map

