

Take notice that the Owen Sound Committee of Adjustment has received an application for a minor variance pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "Planning Act") and will hold a public hearing to consider the application on **Tuesday, April 22, 2025 at 3:00 p.m.** in the Council Chambers of City Hall, located at 808 2nd Avenue East, Owen Sound.

Any person may watch the public hearing at owensound.ca/meetings or in-person and participate by submitting written comments and/or speaking to the application. Written comments will be accepted until 12:00 p.m. on April 22, 2025 and may be submitted to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Written comments received by April 16, 2025 at 4:30 p.m. will appear on the Committee Meeting agenda which will be available for review on April 18, 2025 on the Council and Committees webpage at owensound.ca/meetings. Written comments received by the deadline will be read at the hearing and will be included in the agenda when it is republished after the meeting.

Your comments, including any personal information you provide, will become part of the decision-making process of the application and will be posted on the City's website. Personal information is collected under the authority of the *Planning Act* and will become part of the public record. Questions about this collection should be addressed to the Secretary-Treasurer of the Committee of Adjustment.

If you wish to be notified of the decision of the Owen Sound Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer using the contact information listed below.

The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Ontario Land Tribunal against the decision of the Owen Sound Committee of Adjustment by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal setting out the objection to the decision.

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.

Additional information relating to this application is available for inspection at the City of Owen Sound's Planning Division office, Monday to Friday, between the hours of 8:30 a.m. and 4:30 p.m.

Notice Date: April 8, 2025

Allison Penner
Secretary-Treasurer of the Committee of Adjustment
808 2nd Avenue East
Owen Sound, ON N4K 2H4
Telephone: 519-376-4440 ext. 1235
Email: notice@owensound.ca

Schedule 'A' to File No. A05-2025

The following is a brief description of the application that is before the Committee of Adjustment for their consideration.

Type of Application: Minor Variance

Applicant: MORGAN Planning & Development

Owner: U-Haul Co. (Canada) Ltd.

Official Plan: East City Commercial

Zoning Category: General Industrial with Special Provision 14.88 (M1 14.88) & Retail Commercial (C2)

Legal Description: RANGE 6 EGR PT PARK LOT 8 AND RP 16R1103 PART 6 & RANGE 6 EGR PT LOT 9 RP 16R8490 PARTS 1 AND 4

Municipal Address: 1990 16th Street East & 2010 16th Street East

Assessment Roll: 425901000623210 & 425901000623250

Related Applications: N/A

Brief Description of Application:

The applicant is proposing to establish a 'U-Haul' self-storage and vehicle rental establishment on the subject lands. The proposed development comprises four buildings with an approximate total Gross Floor Area of 11,322 square metres, as well as parking areas, outdoor display, snow storage facilities, and landscaping.

To facilitate the proposal, variances are required to Section 5 General Provisions as follows:

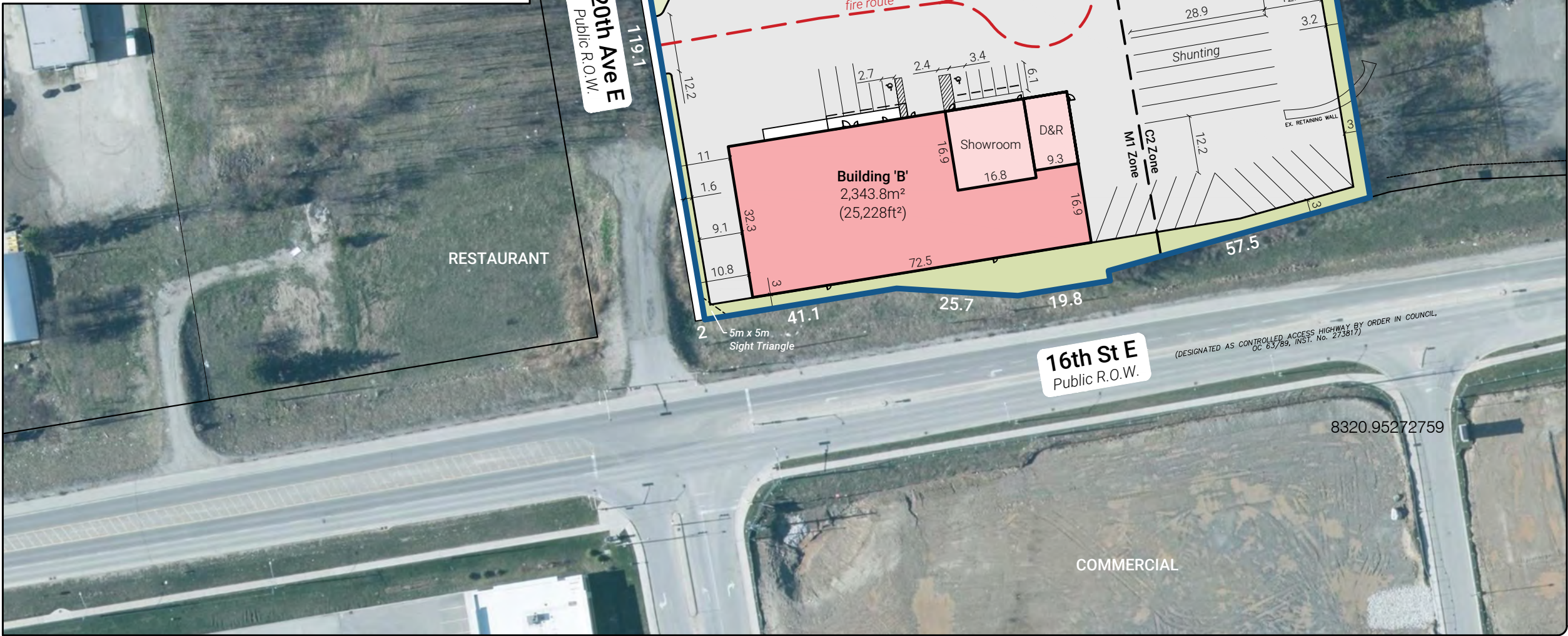
Regulations	Required	Proposed	Variance
5.18.2 Off-Street Parking Requirements	131	21	110
5.19.1 Number of Required Accessible Stalls	5	2	3

The proposed minor variance is outlined on the sketch plan attached to this Notice of Public Hearing.

Key Map



Zone Matrix ZBL 2010-078			
	General Industrial (M1) Zone	Retail Commercial (C2) Zone	Proposed
Lot Area (min)	750m²	1,500m²	±16,956.1m²
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 + 1/90m²)		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



CONCEPT PLAN

2010 16TH STREET E
Town Plot of Owen Sound
City of Owen Sound, County of Grey

Subject Lands Scale 1 : 25,000

LEGEND

Subject Lands
Total Area: ±16,956.1m² (4.189ac)

Building 'A'
Area: ±1,280.7m² (13,785ft²)
Storeys: 1
Storage GFA: ±1,280.7m² (13,785ft²)

Building 'B'
Area: 2,343.8m² (25,228ft²)
Storeys: 4 (±15.0m)
Storage GFA: ±9,375.0m² (100,912ft²)
D&R GFA: ±138.0m² (1,485ft²)
Showroom GFA: ±226.2m² (2,435ft²)

Building 'C' & 'D'
Area: 241.8m² (2,603.1ft²) / bldg
Storeys: 1

Fire Route Sign Mounted on Wall

Scale: 1 : 1,000

Note: This drawing is for discussion purposes only.
Boundary to be verified by an O.L.S.

Source: Site Plan, Amerco Real Estate Company, January 2025.
County of Grey interactive map.

Drawn By: A.M.	Date: January 30, 2025	File No: 1389b
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PLANNING & DEVELOPMENT

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