

Take notice that on September 14, 2026, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended and Ontario Regulation 545/06 the Council of The Corporation of the City of Owen Sound passed and enacted:

- **By-law No. 2026-100** for the purpose of adopting amendments to the City of Owen Sound's Zoning By-law No. 2010-078, as amended up to and including Amendment No. 56 (amending By-law No. 2025-079 being the last site-specific amendment); and
- **By-law No. 2026-101** for the purpose of adopting amendments to the City of Owen Sound's Zoning By-law 2010-078, as amended up to and including Amendment No. 57 (amending By-law No. 2026-030 known as the 2026 Update).

City Council has considered all written submissions received to date, the effect of which helped to make an informed recommendation and decision as summarized in Staff Report CS-26-077. No oral submissions were made at the public meeting held on July 27, 2026.

Purpose and Effect:

Lands municipally known as 1010 6th Avenue West were subject to Consent B01-2025, which had the effect of severing the property for the purposes of a new residential building lot, having approximately 12.2 metres of frontage along 6th Avenue West, 20.6 metres of lot depth, and 249.8 square metres of lot area. The lands created through Consent B01-2025 and subject to the requested Zoning By-law Amendment are legally described as Part 1, Plan 16R-12308.

Through a future consent application, the applicant is proposing to sever the southern interior side yard of the adjacent property to the north, municipally known as 1038 6th Avenue West, for the purposes of a new residential building lot. The parcel created through Consent B01-2025, and the parcel proposed to be created through a future consent application, are proposed to be developed for a semi-detached dwelling.

The lands are zoned 'Retail Commercial' (C2) by the City's Zoning By-law (2010-078, as amended). Semi-detached dwellings are not among the uses permitted in the C2 Zone.

The effect of the application is to apply a site-specific zoning provision to the lands to permit a semi-detached dwelling and provide site-specific site and building regulations with respect to lot area, lot coverage, and front and rear yard setbacks.

Property Description:

The Zoning By-law Amendment relates to lands located at Part 1, Plan 16R-12308 and 1038 6th Avenue West in the City of Owen Sound, County of Grey. The lands are shown more particularly on the Key Map below.

Appeal Information:

And take notice that within 20 days after the Notice of Passing is given, an appeal to the Ontario Land Tribunal in respect of the decision of the Council of The Corporation of the City of Owen Sound may be made by filing a notice of appeal with Briana Bloomfield, City Clerk of The Corporation of the City of Owen Sound at the address noted below.

A notice of appeal must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal in the form of a certified cheque or money order payable to the Minister of Finance.

The last date for filing a notice of appeal is **October 6, 2026 by 4:30 p.m.**

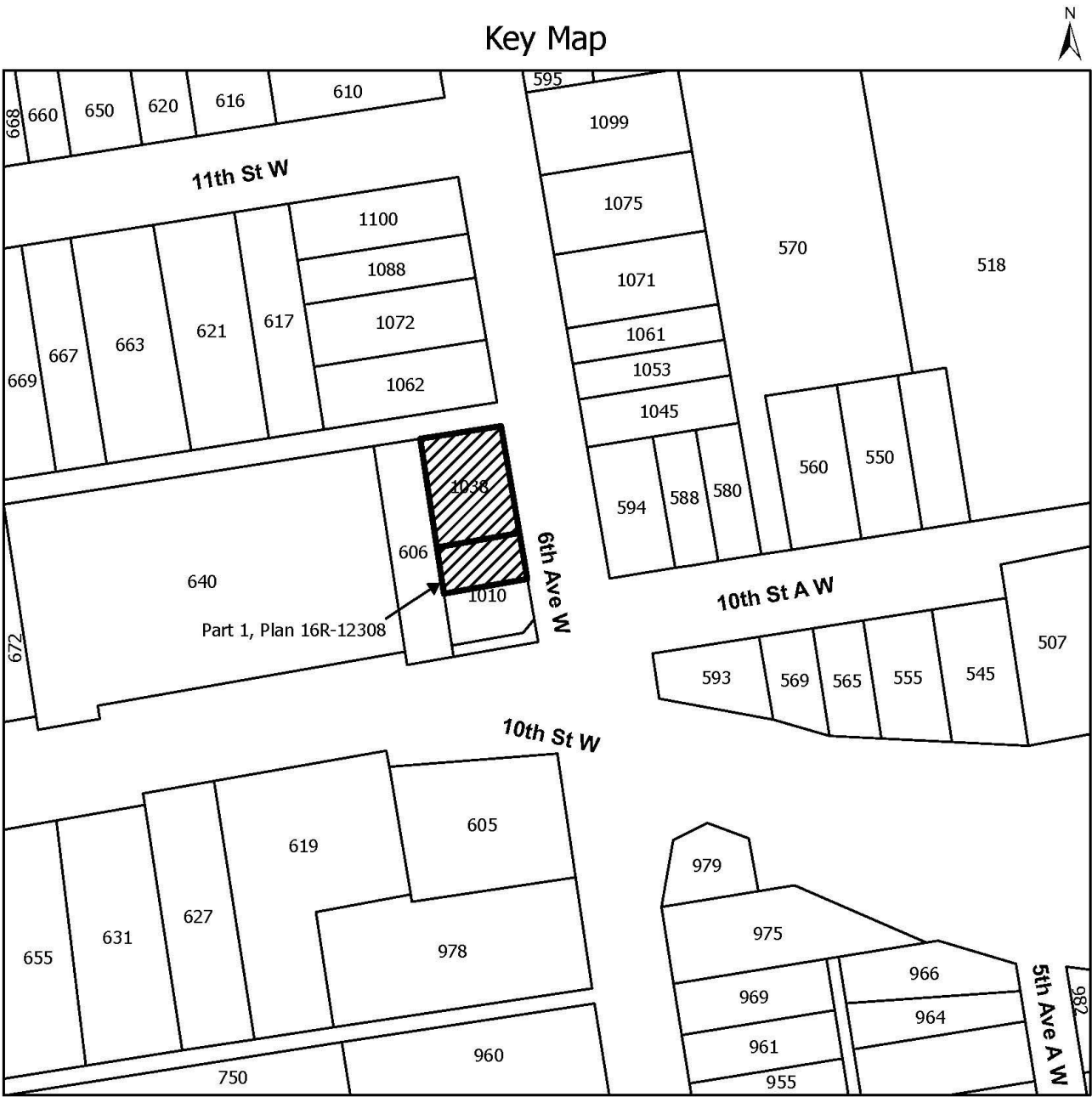
No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information on making an appeal, please visit: <https://olt.gov.on.ca/>.
If no notice of appeal is filed within 20 days after the giving of notice, the by-law shall be deemed to have come into force on the day it was passed and notice to that effect will be issued to the applicant by the Deputy Clerk.

City of Owen Sound Ontario Land Tribunal Processing Fee: \$500.00 per application
*Please note that all fees are subject to change.

Notice Date: September 16, 2026

Staci Landry
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
E-mail: notice@owensound.ca



The Corporation of the City of Owen Sound

By-law No. 2026-100

A By-law to amend Zoning By-law No. 2010-078, respecting
lands located at 1038 6th Avenue West and lands legally
described as Part 1, Plan 16R-12308 (ZBA No. 59)

WHEREAS section 34(1) of the *Planning Act*, R.S.O. 1990, c. P.13 (the "Planning Act") provides that the council of a local municipality may pass by-laws for prohibiting the use of land and for prohibiting the erection, location or use of buildings and structures for, or except for, such purposes as may be set out in the by-law and for regulating the use of lands and the character, location and use of buildings and structures; and

WHEREAS on April 12, 2010, the Council of The Corporation of the City of Owen Sound (the "City") passed Zoning By-law No. 2010-078 (the "Zoning By-law") to implement the City's Official Plan and to regulate the use of land in the City; and

WHEREAS City Council is desirous of adopting a zoning by-law amendment, pursuant to section 34 of the Planning Act, for lands located at 1038 6th Avenue West and lands legally described as Part 1, Plan 16R-12308 (the "subject lands"); and

WHEREAS such amendment to the Zoning By-law will maintain the terms and intent of the City of Owen Sound Official Plan; and

WHEREAS City Council has carefully considered all public comments throughout the process; and

WHEREAS on July 27, 2026, a public meeting was held under section 34 of the Planning Act to consider zoning for the subject lands; and

WHEREAS on September 14, 2026, City Council passed a resolution directing staff to bring forward a by-law to amend the Zoning By-law respecting the subject lands, in consideration of staff report CS-26-077;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF OWEN SOUND HEREBY ENACTS AS FOLLOWS:

1. That Schedule A, Zoning Map 3 forming part of Zoning By-law No 2010-078, is hereby amended by changing the zoning category on those lands lying and being in the City of Owen Sound, being all of PIN 37050-0027 (LT) described generally as PLAN 34 N PT LOT 63 and part of PIN 37050-0026 (LT), described generally as Part 1, Plan 16R-12308, shown more specifically on Appendix 'A' attached to this by-law from 'Retail Commercial' (C2) Zone to 'Retail Commercial' (C2) with Special Provision 14.145 Zone;
2. That Special Provision 14.145 is hereby added as follows:

Special Provision 14.145

1. Notwithstanding the provisions of the 'Retail Commercial' (C2) Zone and for lands shown on Schedule A, Zoning Map 3:
 - a) A Dwelling, Semi-Detached, is permitted in accordance with the 'General Residential' (R5) Zone provisions, excepting that:

- i) The Minimum Lot Area shall be 230 m² per unit.
 - ii) The Maximum Lot Coverage shall be 47%.
 - iii) The Minimum Front Yard setback shall be 6 m.
 - iv) The Minimum Rear Yard setback shall be 4 m.
 - b) A Dwelling, Single Detached is permitted in accordance with the 'General Residential' (R5) Zone provisions, excepting that:
 - i) The Minimum Lot Area shall be 379 m².
 - c) For all other uses permitted in the C2 Zone, the C2 regulations shall apply.
2. Notwithstanding any other provisions of this By-law to the contrary, the existing buildings and structures on lands municipally known as 1038 6th Avenue West and legally described as North Part Lot 63, Plan 34, City of Owen Sound, shall be deemed to comply with the provisions of this By-law as they existed on the date of passing of this by-law.
3. This by-law shall come into full force and effect on the date it is passed, at which time all by-laws, policies and resolutions that are inconsistent with the provisions of this by-law are hereby amended or repealed insofar as it is necessary to give effect to the provisions of this by-law.

FINALLY PASSED AND ENACTED this 14th day of September 2026.

Signed by:

Ian C. Boddy

704E79440BEA461...

Mayor Ian C. Boddy

Signed by:

Briana Bloomfield

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Briana M. Bloomfield, City Clerk

By-Law 2026-100

Being a By-Law to adopt Amendment No. 59
to Zoning By-Law 2010-078
for the City of Owen Sound.

Appendix A

Amendment to Zoning By-Law 2010-078 Zoning Map 3

Passed on September 14th, 2026

Signed by:

Ian C. Boddy

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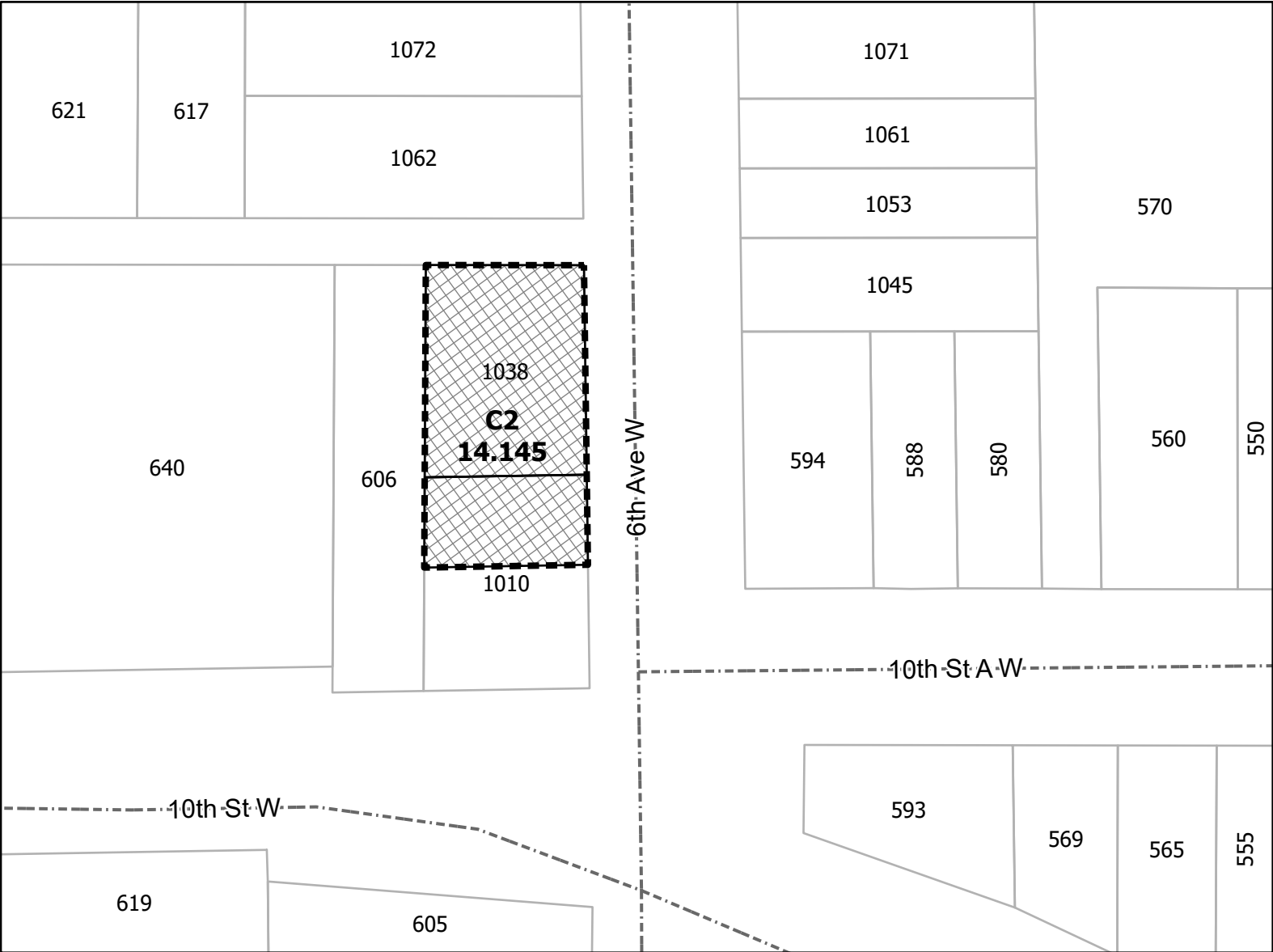
Mayor Ian C. Boddy

Signed by:

Briana Bloomfield

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Briana M. Bloomfield, City Clerk



LEGEND



Subject Property



Lands to be rezoned from 'Retail Commercial' (C2) to 'Retail Commercial (C2),
Special Provision 14.145'



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The Corporation of the City of Owen Sound

By-law No. 2026-101

A By-law to amend Zoning By-law No. 2010-078, respecting lands located at 1038 6th Avenue West and lands legally described as Part 1, Plan 16R-12308, following the coming into force of City By-law No. 2026-030, which is ZBA No. 57 and known as the 2026 Update (ZBA No. 59)

WHEREAS section 34(1) of the *Planning Act*, R.S.O. 1990, c. P.13 (the "Planning Act") provides that the council of a local municipality may pass by-laws for prohibiting the use of land and for prohibiting the erection, location or use of buildings and structures for, or except for, such purposes as may be set out in the by-law and for regulating the use of lands and the character, location and use of buildings and structures; and

WHEREAS on April 12, 2010, the Council of The Corporation of the City of Owen Sound (the "City") passed Zoning By-law No. 2010-078 (the "Zoning By-law") to implement the City's Official Plan and to regulate the use of land in the City; and

WHEREAS, on April 13, 2026, City Council passed By-law No. 2026-030 for the purpose of adopting Zoning By-law Amendment No. 57 to implement updates to the City's Official Plan and to regulate the use of land in the City; and

WHEREAS City Council is desirous of adopting a zoning by-law amendment, pursuant to section 34 of the Planning Act, for lands located at 1038 6th Avenue West and lands legally described as Part 1, Plan 16R-12308 (the "subject lands"); and

WHEREAS such amendment to the Zoning By-law will maintain the terms and intent of the City of Owen Sound Official Plan; and

WHEREAS City Council has carefully considered all public comments throughout the process; and

WHEREAS on July 27, 2026, a public meeting was held under section 34 of the Planning Act to consider zoning for the subject lands; and

WHEREAS on September 14, 2026, City Council passed a resolution directing staff to bring forward a by-law to amend the Zoning By-law respecting the subject lands, in consideration of staff report CS-26-077;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF OWEN SOUND HEREBY ENACTS AS FOLLOWS:

1. That Schedule A, Zoning Map 3 forming part of Zoning By-law No 2010-078, is hereby amended by changing the zoning category on those lands lying and being in the City of Owen Sound, being all of PIN 37050-0027 (LT) described generally as PLAN 34 N PT LOT 63 and part of PIN 37050-0026 (LT), described generally as Part 1, Plan 16R-12308, shown more specifically on Appendix 'A' attached to this by-law from 'Retail Commercial' (C2) Zone to 'Retail Commercial' (C2) with Special Provision 14.145 Zone;
2. That Special Provision 14.145 is hereby added as follows:

Special Provision 14.145

1. Notwithstanding the provisions of the 'Retail Commercial' (C2) Zone and for lands shown on Schedule A, Zoning Map 3:
 - a) a Dwelling, Semi-Detached is permitted in accordance with the 'Medium Density Residential' (R2) Zone provisions, excepting that:
 - i) The Minimum Lot Area shall be 230 m² per unit.
 - ii) The Maximum Lot Coverage shall be 47%.
 - iii) The Minimum Front Yard Setback shall be 6 m.
 - iv) The Minimum Rear Yard Setback shall be 4 m.
 - b) A Dwelling, Single Detached is permitted in accordance with the 'Medium Density Residential' (R2) Zone provisions, excepting that:
 - i) The Minimum Lot Area shall be 379 m².
 - c) For all other uses permitted in the C2 Zone, the C2 regulations shall apply.
 - d) Notwithstanding any other provisions of this By-law to the contrary, the existing buildings and structures on lands municipally known as 1038 6th Avenue West and legally described as North Part Lot 63, Plan 34, City of Owen Sound, shall be deemed to comply with the provisions of this By-law as they existed on the date of passing of this by-law.
3. This by-law shall come into force and effect on the day that By-law 2026-030 comes into full force and effect, at which time all by-laws, policies and resolutions that are inconsistent with the provisions of this by-law are hereby amended or repealed insofar as it is necessary to give effect to the provisions of this by-law.

FINALLY PASSED this 14th day of September 2026.

Signed by:

Ian C. Boddy

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Mayor Ian C. Boddy

Signed by:

Briana Bloomfield

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Briana M. Bloomfield, City Clerk

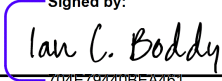
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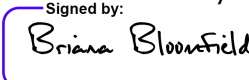
Appendix A

Amendment to Zoning By-Law 2010-078 Zoning Map 3

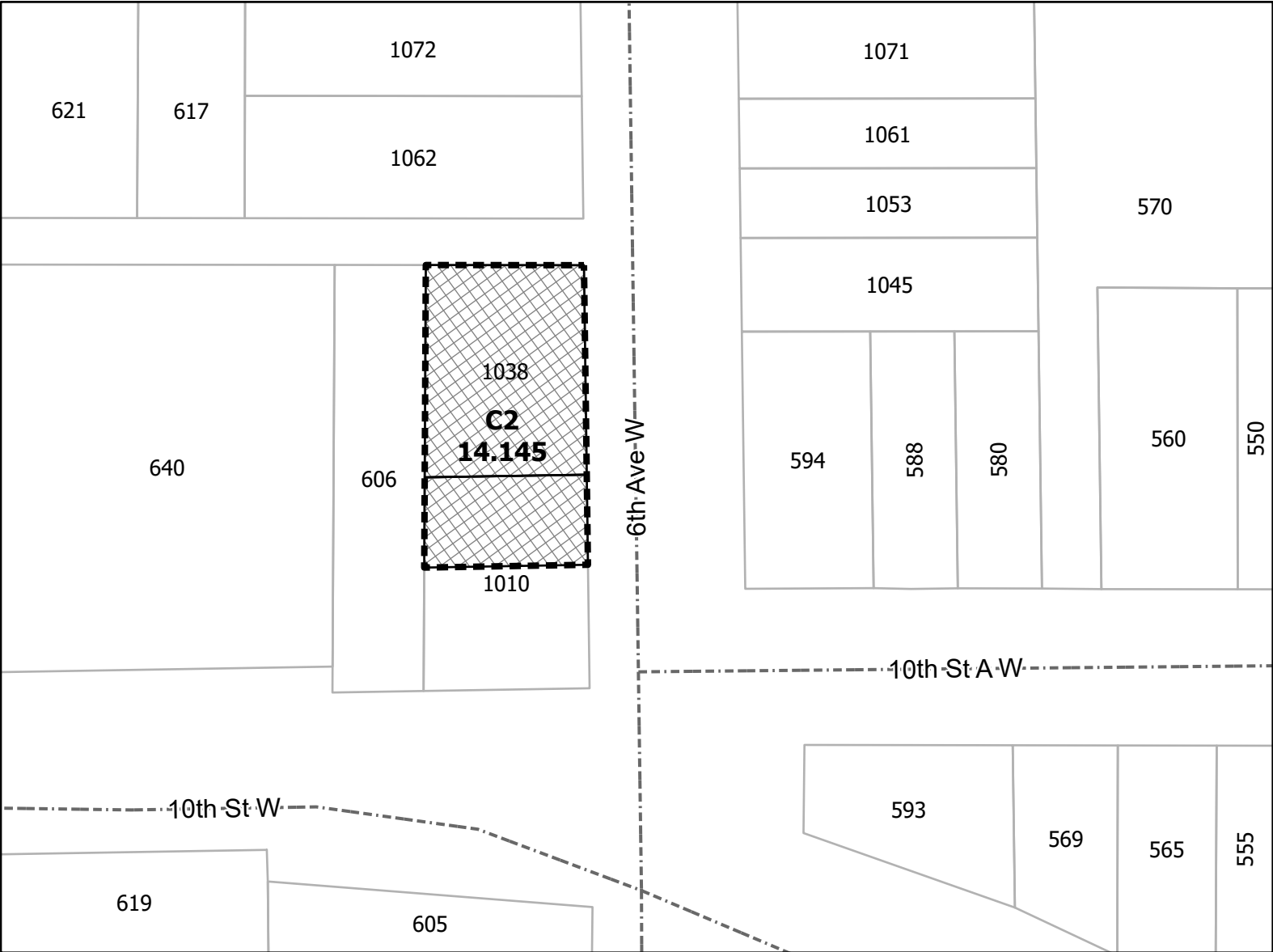
Passed on September 14th, 2026

Signed by:


Mayor Ian C. Boddy

Signed by:


Briana M. Bloomfield, City Clerk



LEGEND

-  Subject Property
-  Lands to be rezoned from 'Retail Commercial' (C2) to 'Retail Commercial (C2), Special Provision 14.145'

