

**BY-LAW NO. 2026-**

**THE CORPORATION OF THE CITY OF OWEN SOUND**

BEING A BY-LAW TO AMEND BY-LAW 2010-078, BEING “A COMPREHENSIVE ZONING BY-LAW TO IMPLEMENT THE CITY OF OWEN SOUND OFFICIAL PLAN AND TO REGULATE THE USE OF LANDS AND THE ERECTION, USE, BULK, HEIGHT, LOCATION AND SPACING OF BUILDINGS AND STRUCTURES WITHIN THE CITY OF OWEN SOUND, as AMENDED”, RESPECTING THE CREATION OF SITE-SPECIFIC ZONING FOR LANDS KNOWN AS Plan 34, Part Lots 63 N & S, City of Owen Sound, County of Grey (1038 and 1010 6<sup>th</sup> Avenue W.).

**WHEREAS** the Planning Act R.S.O. 1990 c.P. 13, as amended, 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** the Council of the Corporation of the City of Owen Sound is desirous of adopting a zoning by-law amendment pursuant to Section 34 of the Planning Act and,

**WHEREAS** such amendment to By-law 2010-078, as amended will maintain the terms and intent of the City of Owen Sound Official Plan; and,

**WHEREAS** the Council of the Corporation of the City of Owen Sound has carefully considered all public comments throughout the process; and,

**WHEREAS** it is now deemed desirable and in the public interest to adopt By-law 2026-\_\_\_\_\_.

**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 By-law 2010-078, as amended, is hereby further amended by changing the zoning category on the subject lands from Retail Commercial (C2) Zone to the Retail Commercial (C2) Zone subject to Special Provision 14.\_\_\_\_, shown more particularly on Schedule 'A' attached hereto and forming part of this By-law,

2) **That** By-law 2010-078, as amended, being the Comprehensive Zoning By-law for the City of Owen Sound, is further amended by adding the following to Section 14 - Special Provisions:

“14.\_\_\_\_\_

- Notwithstanding the provisions of Section 7.1 Permitted Uses in Commercial & Mixed-Use Zones of By-law 2010-078, a dwelling, semi-detached shall also be a permitted use.
- The dwelling, semi-detached shall be subject to the Provisions as required by Section 6.6 General Residential (R5) excepting that:
  - The Minimum Lot Area shall be 230 m<sup>2</sup>
  - The Maximum Lot Coverage shall be 47%
  - The Minimum Front Yard Setback shall be 6 m.
  - The Minimum Rear Yard Setback shall be 4 m.

- Notwithstanding the provisions of Section 7.1 Permitted Uses in Commercial & Mixed-Use Zones of By-law 2010-078 and Section 6.6 General Residential (R5), a single-detached dwelling located in this zone shall be permitted:
  - A Minimum Lot Area of 379 m<sup>2</sup>,
  - Notwithstanding any other provision of this By-law to the contrary, the existing buildings and structures on the lands municipally known as 1038 6<sup>th</sup> Ave. W. 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 the passing of this By-law.

3) **That** this by-law shall come into force and effect on the final passing thereof by the Council of the City of Owen Sound, subject to compliance with the provisions of the Planning Act, R.S.O. 1990, as amended.

Read a first and second time this \_\_\_\_ day of \_\_\_\_\_, 2026.

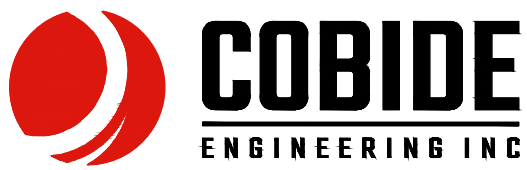
\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

Read a third time this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

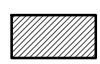


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SCHEDULE A  
 CITY OF OWEN SOUND  
 COUNTY OF GREY  
 ZONING BY-LAW AMENDMENT  
 1010 & 1038 6th AVENUE WEST  
 JUNE 02, 2026



LANDS TO BE ZONED C2 (RETAIL COMMERCIAL)



LANDS TO BE ZONED C2-X (RETAIL COMMERCIAL WITH EXCEPTIONS)