

BARRY'S CONSTRUCTION

PLANNING BRIEF

RESIDENTIAL DEVELOPMENT

1010 AND 1038 6TH AVENUE WEST, OWEN SOUND

JUNE, 2026

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1. INTRODUCTION

On behalf of our client, Cobide Engineering Inc. is pleased to submit this Planning Brief in support of the Zoning By-law Amendment and Consent applications for the property located at 1010 and 1038 6th Ave. W. Owen Sound (hereinafter called the subject lands).

This Planning Brief serves analyze the land use planning merits of the applications and determine the appropriateness of the proposed uses. The request will be analyzed within the context of the surrounding community and the relevant planning documents, including the Provincial Planning Statement, the Grey County Official Plan, the City of Owen Sound Official Plan and the City of Owen Sound's Comprehensive Zoning By-law.

This Brief has been organized in an issue-based format, speaking to the planning policies within the context of the relevant issues identified in pre-consultation rather than a document-based format where each individual policy is addressed in each planning document. The numerical policy references will be provided proceeding or succeeding the policy. Should the approval authority require more information, please contact the author below.

Appended to this report are the following:

Appendix A: Concept Plan

Appendix B: Draft By-law and Schedule

1.1 PURPOSE AND SCOPE

The content of this Planning Brief includes:

- A description of the site, its existing physical conditions and its setting within the surrounding area; and
- A description of the Development Concept; and
- An outline of and rationale for the subject application; and
- An overview of the relevant planning policy and regulations that affect the proposed planning application, including Provincial, County, and Municipal policy and regulations; and
- An assessment of the proposed planning application in respect to the relevant policy and regulatory framework, and a planning opinion and justification for the applications.

2. SITE CONTEXT

2.1 SITE DESCRIPTION

The subject lands are located near the intersection of 10th Street West and 6th Avenue West within a mixed-use, urbanized area. 6th Avenue West represents a transition between the predominantly residential neighbourhood to the east and the commercial area to the west. The subject lands front onto 6th Avenue West, which is primarily residential in character as the commercial uses in the surrounding area are generally oriented toward 10th Street West, being a primary arterial corridor through Owen Sound.

The subject lands are one block from Owen Sound District Secondary School.

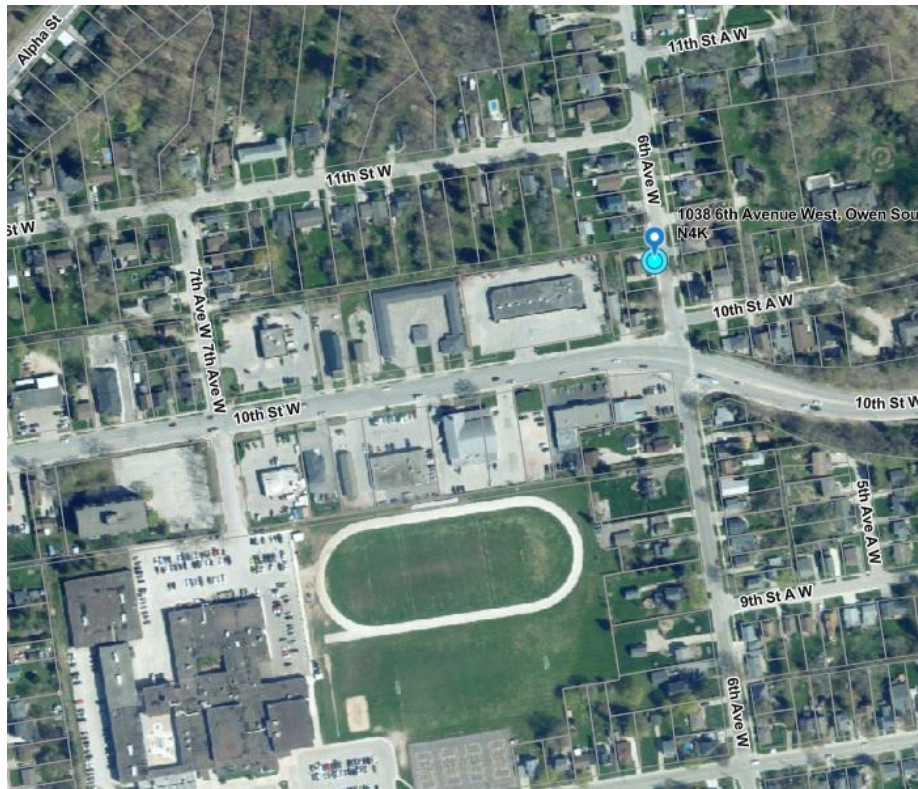


Figure 1: Aerial Photograph

2.2 SURROUNDING LAND USES

The subject lands are surrounded by a variety of uses including residential, commercial and institutional.

3. THE DEVELOPMENT CONCEPT

3.1 THE PROPOSED DEVELOPMENT

The development concept builds on previous planning approvals obtained for portions of the subject lands including:

Consent Application B01-2025: which created a new residential building lot labeled as Parcel 3 on the site plan. Conditions of the consent were fulfilled, and the deeds were stamped by the City's Secretary Treasurer on March 4, 2026.

Minor Variance Application A01-2025: gave relief from the minimum lot area, maximum lot coverage and minimum front and rear yard setback provisions. The Minor Variance was approved on January 28, 2025, and is in full force and effect.

The development concept includes a Zoning By-law Amendment and two Consent applications to facilitate the construction of a semi-detached dwelling. The Consent applications include creating a new lot labelled as Parcel 2 below and also propose a conveyance of a 0.88 m wide parcel from Parcel 3 to Parcel 2 to align the shared lot line with the interior common wall of the semi-detached dwelling.

The proposed Zoning Bylaw Amendment would re-zone the subject lands to permit a semi-detached dwelling as well as permit some site-specific reductions.

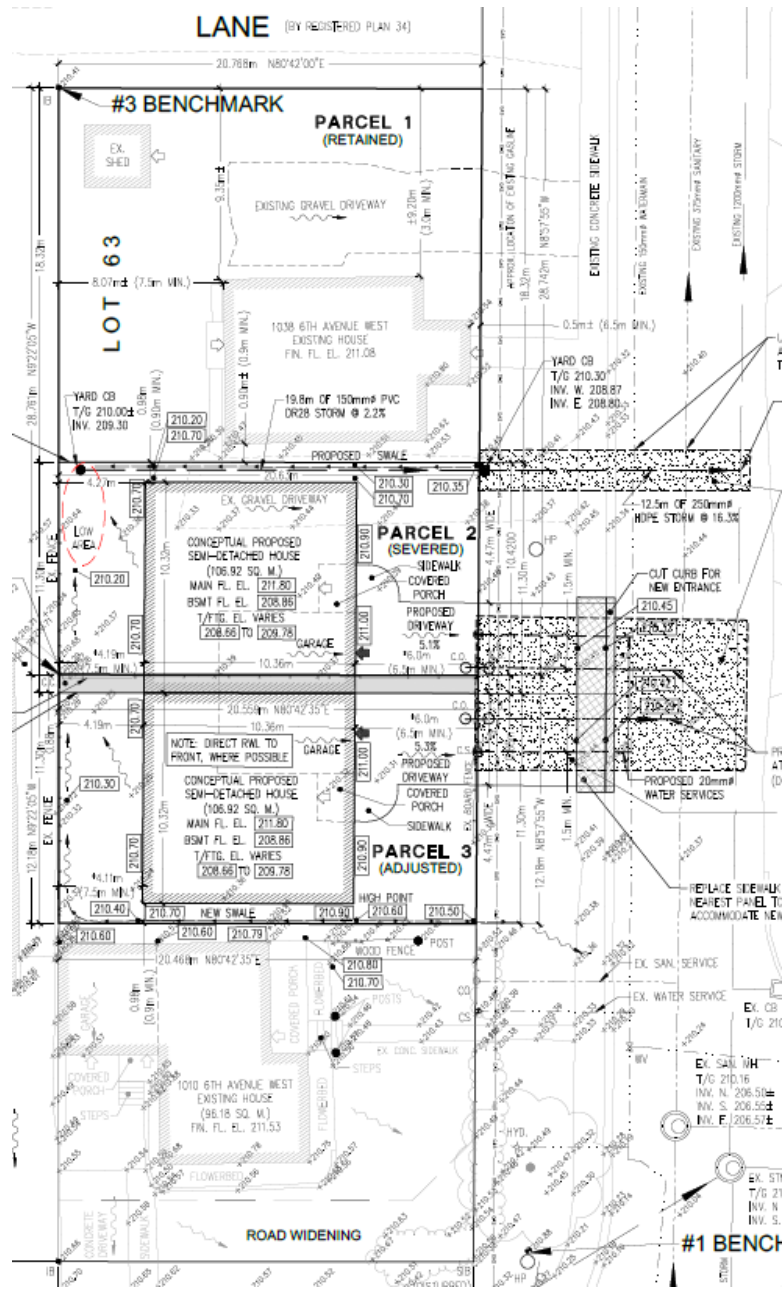


Figure 2: Excerpt of Site Plan

4. RATIONALE FOR APPLICATIONS

4.1 CURRENT PLANNING DESIGNATIONS AND ZONES

The subject lands are designated Primary Settlement Area in the Grey County Official Plan, designated City West Commercial in the City of Owen Sound Official Plan and

zoned Retail Commercial (C2) in the City of Owen Sound Comprehensive Zoning By-law.

4.2 REQUIRED APPLICATIONS

The Zoning By-law Amendment proposes to rezone the subject lands to permit a semi-detached dwelling, as well as include site specific provisions.

Two Consent applications have been filed. One to create Parcel 2, and one to convey a 0.88 m strip from Parcel 3 to Parcel 2, as identified on the site plan above.

5. PLANNING POLICY REVIEW

5.1 THE PROVINCIAL PLANNING STATEMENT

5.1.1 POLICIES

The subject lands are located in a fully serviced Settlement Area. The following Provincial Planning Statement (PPS) policies are applicable:

2.1.6 Planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;

2.2.1 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- b) permitting and facilitating:
 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional

- needs housing and needs arising from demographic changes and employment opportunities; and
2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
 - c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation

2.3.1.1 Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

2.3.1.3 Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

5.1.2 DISCUSSION

The development concept will facilitate residential intensification and infill within a fully serviced Settlement Area. The proposed semi-detached dwelling will introduce additional housing options while maintaining the low-rise residential character of the surrounding area. Therefore, the proposal contributes to housing choice and supply by introducing modest residential intensification and built form variety to an established mixed-use area.

The proposal represents efficient use of existing services and infrastructure, supports compact urban form and active transportation opportunities, and results in a net increase in residential units within the built-up area.

5.1.3 CONCLUSIONS

The development concept is consistent with the Provincial Planning Statement, 2024, as the applications will facilitate residential intensification, new housing options, and infill within a fully serviced Settlement Area.

5.2 THE GREY COUNTY OFFICIAL PLAN

The Grey County Official Plan was adopted by Grey County Council October 25, 2018, and approved by the Province June 6, 2019.

5.2.1 DESIGNATION

The subject lands are designated Primary Settlement Area.

5.2.2 POLICIES

3.3 The vitality of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change vary across the County. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect and conserve resources, promote green spaces, ensure the effective use of infrastructure and public service facilities, and minimize unnecessary public expenditures.

The majority of growth will be directed to settlement areas. Development within settlement areas will occur on full municipal services, where available. For the purposes of this Plan, the County Plan establishes five main land use types for areas of concentrated development:

1) Primary Settlement Areas – larger settlements with full municipal servicing, and a wide range of uses, services, and amenities which are intended to be the primary target for residential and non-residential growth

3.4.1 Owen Sound is assigned a minimum target for residential intensification of 15%.

3.5. Primary Settlement Areas are areas suitable for high intensification targets, public transit services, and have full municipal services. Municipalities with primary settlement areas will, in their official plans, identify and plan for intensification within these areas. The development of high quality urban form and open public spaces within these areas is also encouraged through site design, and urban design standards, to create attractive and vibrant places that support walking and cycling for everyday activities and are transit-supportive.

3) This Official Plan promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the County. Lands may be designated to accommodate the growth projected in

Tables 1, 2, and 3 of this Plan;

6) Intensification opportunities are strongly encouraged within Primary Settlement Areas. Municipalities must develop and adopt intensification strategies to ensure that the residential intensification targets identified in Section 3.4.1 of the Official Plan are met. Intensification strategies in Primary Settlement Areas shall enable:

- a) Brownfield redevelopment;
- b) 'As-of-right' permissions in official plans and zoning by-laws for additional residential units (see Section 4.2.5);
- c) The development of vacant and/or underutilized lots within previously developed areas;
- d) The expansion or conversion of existing buildings.

New construction through intensification should occur in a manner that takes into account the existing built and physical environment and is compatible with the surrounding land uses.

4.1 The County will aim to provide a variety of housing types to satisfy the present and future social, health, safety, and well-being requirements of residents. In doing so, we want to prioritize housing accessibility and affordability.

This Plan contains policies encouraging intensification mainly in Primary Settlement Areas.

- 1) Supporting increased densities in newly developing areas with a broad mix of housing types and integrated mixed-use developments, accessible housing and integrated services, and housing forms;
- 2) Facilitating intensification in all areas within settlement areas including adaptive re-use or redevelopment of sites that previously had development and underutilized lands;
- 3) Encouraging the addition of housing above commercial uses in and near the downtown, in residential transition areas, and in other main commercial areas;
- 4) Encouraging municipalities to pre-zone lands for intensification and densities that support the creation of new affordable rental or owned housing;
- 5) Encouraging intensification within Primary Settlement Areas along major roadways and arterial roads;

5.2.3 DISCUSSION

The proposed semi-detached dwelling represents an appropriate and desirable form of residential intensification within the City of Owen Sound and conforms to the growth management, housing, and settlement area objectives of the Grey County Official Plan.

The Grey County Official Plan directs the majority of future growth to Primary Settlement Areas, recognizing that these communities possess the infrastructure, services, amenities, and municipal servicing capacity necessary to accommodate higher intensity development. This proposal will help fulfill the minimum residential intensification target of 15 percent for Owen Sound through the modest development of two underutilized lots within a previously developed area. As a result, the proposal supports the County's objective of expanding housing choice, particularly in an area that appears to have minimal housing variety from single detached homes.

The proposed development also advances the County's objective of using land and infrastructure efficiently. By accommodating additional residential units within an existing serviced area, the proposal makes effective use of municipal roads, water, wastewater, and community services that are readily available to the site. As such, the development promotes efficient development patterns while minimizing the need for additional public investment in infrastructure.

The subject lands are located within a Residential Transition Area and the proposed semi-detached dwelling represents a low-scale form of intensification that maintains the residential character of the area while introducing a modest increase in density. The building will still be consistent with the established residential use of the immediate surrounding neighbourhood.

Overall, the proposed semi-detached dwelling constitutes an efficient, compatible, and appropriate form of residential infill development that supports the County's objectives for settlement area growth, residential intensification, housing diversification, and the efficient use of existing municipal infrastructure. The proposal conforms to the applicable policies of the Grey County Official Plan.

5.2.4 CONCLUSIONS

In conclusion, the development concept conforms to the Grey County Official Plan. The proposal represents an efficient and compatible form of residential intensification

within a Primary Settlement Area, supports housing choice and diversification, and makes effective use of existing municipal services and infrastructure.

5.3 CITY OF OWEN SOUND OFFICIAL PLAN

The Corporation of the City of Owen Sound Official Plan was adopted by the City of Owen Sound June 28, 2021 and approved by the County of Grey February 15, 2022.

5.3.1 DESIGNATION

The subject lands are designated West City Commercial.



Figure 3: Official Plan Map

5.3.2 POLICIES

3.6.1.1 c Permitted Uses: Non-commercial uses such as medium density forms of housing, congregate housing, churches and other institutional uses.

8.6.8.1 New residential development should be planned in neighbourhoods through Planning Areas, creating identifiable areas of the City with simple street patterns, a coherent built form, a well-connected and safe pedestrian system and accessible local

amenities such as a neighbourhood park, convenience shopping and institutional uses.

8.6.8.2 Buildings should be sited to provide relatively consistent streetscapes within an area, with similar setbacks, defining the visual width of the streets. Street trees should be planted in accordance with an appropriate plan.

9.3.2.4 Regard shall be had to the following criteria when considering an application for consent:

- a. The lands front onto an existing, assumed public road that is maintained on a year round basis.
- b. The consents shall have the effect of infilling in existing areas and not extending existing development.
- c. Creation of the lot does not compromise the long-term use of the remaining land or retained parcel.
- d. The size of the parcel of land created by consent should be appropriate for the use proposed.
- e. Soil and drainage conditions are suitable or can be made suitable to permit the proper siting of buildings.
- f. Impact on any adjacent built heritage or archaeological resource.

9.3.2.9 The City may recognize the existing use of land in the implementing Zoning By-law. The City, in co-operation with landowners, will attempt to reduce the number of nonconforming uses whenever and wherever possible according to the policies of this Plan.

5.3.3 DISCUSSION

The proposed use is consistent with the applicable designation, which permits medium-density residential development. Although the lands are designated West City Commercial and commercial uses exist in the surrounding area, the subject lands are oriented toward 6th Avenue West, where the prevailing character is residential. In contrast, most nearby commercial uses are oriented toward 10th Street West, which functions as the area's primary commercial corridor.

Accordingly, the proposed semi-detached dwelling would facilitate a modest increase in density that is compatible with the surrounding context and consistent with the residential character of 6th Avenue West. The development concept would facilitate the construction of a semi-detached dwelling between two existing single detached

dwellings orientated to 6th Avenue West, which will provide for a continuous residential streetscape on both sides of 6th Avenue West.

Regarding the proposed consent applications, the development concept includes two consents: one to create a new lot and another to convey a portion of a recently approved lot to that new parcel. The site is within a previously developed area with existing municipal servicing, roads, and related infrastructure. The proposal will not compromise the retained lands, which will continue to support residential uses. Although the Zoning Bylaw Amendment does request a reduced lot area for the three lots subject to the application, the lots sizes are still anticipated to be large enough to support the proposed use and required functions. A Lot Grade and Drainage Plan will be required prior to construction and built heritage resources have not been identified nearby.

5.3.4 CONCLUSIONS

In conclusion, the proposed semi-detached dwelling and related consent applications are consistent with the City of Owen Sound Official Plan. The development concept represents a compatible and modest form of residential infill that reinforces the existing residential character of 6th Avenue West, uses existing municipal services efficiently, and satisfies the relevant consent criteria.

5.4 CITY OF OWEN SOUND COMPREHENSIVE ZONING BY-LAW

The City of Owen Sound Comprehensive Zoning By-law (2010-078) being a by-law to regulate the use of land was approved in 2010.

5.4.1 CURRENT ZONING

The subject lands are zoned Retail Commercial (C2).

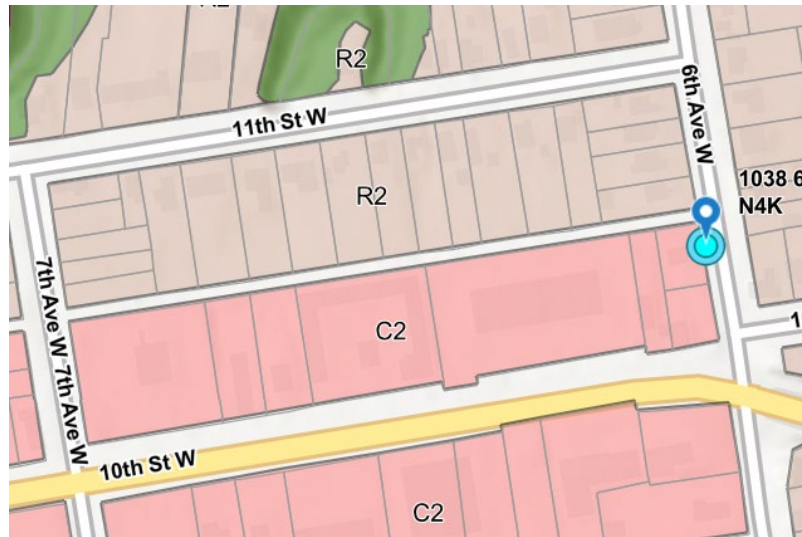


Figure 4: Zoning Map

5.4.2 PROPOSED ZONING

The subject lands are proposed to be re-zoned Retail Commercial Special (C2-x). A Draft Schedule and By-law are attached in Appendix B.

The Zoning By-law Amendment will permit the addition of a semi-detached dwelling, subject to the R5 provisions. The following zoning matrices detail the requested relief.

Table 1: Retained Lands- 1038 6th Ave. W. R5 Single-detached provisions applied.

Deficiencies identified in red.

Provision	Required	Provided
Minimum Lot Frontage	10 m	18.3 m
Minimum Lot Area	400 m ²	379 m ²
Maximum Lot Coverage	40 %	22%
Minimum Front Yard Setback	6.5 m	0.5 m*
Minimum Rear Yard Setback	7.5 m	8.1 m*
Minimum Interior Side Yard	1.2 m/ 0.9m	9.2 m/ 0.9 m
Exterior Side Yard	3 m	9.2 m*
Minimum Building Height	10 m	<10 m*

*denotes existing.

Table 2: Parcel 2 as per site plan. R5 Semi-Detached provisions applied. **Deficiencies identified in red.**

Provision	Required	Provided
Minimum Lot Frontage	10 m	11.3 m (after adjustment)
Minimum Lot Area	300 m ²	232 m ²
Maximum Lot Coverage	40%	47%
Minimum Front Yard Setback	6.5 m	6 m
Minimum Rear Yard Setback	7.5 m	4.0 m
Minimum Interior Side Yard- 0.9m on both sides where there is an attached garage or carport for each unit	0.9 m	0.96 m
Minimum Building Height	10 m	<10 m

Table 3: Parcel 3 as per site plan. R5 Semi-Detached provisions applied. **Deficiencies identified in red.**

Provision	Required	Provided	A01-2025 Approved Variances
Minimum Lot Frontage	10 m	11.3 m	
Minimum Lot Area	300 m ²	231 m ²	249 m ²
Maximum Lot Coverage	40 %	47%	45%
Minimum Front Yard Setback	6.5 m	6 m	6 m
Minimum Rear Yard Setback	7.5 m	4.0 m	4.0 m
Minimum Interior Side Yard- 0.9m on both sides where there is an attached garage or carport for each unit	0.9 m	0.9 m	
Minimum Building Height	10 m	<10 m	

5.4.3 REQUESTED AMENDMENTS

Parcel 3, shown on the site plan and forming part of the subject lands, received Minor Variance approval (File A01-2025) in January 2025 for relief from the lot area, lot coverage, and front and rear yard setback requirements. The relief requested through this Zoning By-law Amendment is similar in nature and would extend comparable provisions to the proposed Parcel 2 as shown on the site plan. These amendments,

along with the addition of the semi-detached residential built form permissions, would be formalized in the zoning by-law.

5.4.3.1 ADDITION OF A SEMI-DETACHED DWELLING

It is noted that the existing zoning permits the development of two single detached dwellings as-of-right. Although a semi-detached dwelling is not currently permitted, the proposal would still provide only two dwelling units on the lands. The semi-detached form represents an efficient and appropriate use of the property, with the shared wall reducing the overall building footprint and allowing for a more efficient setback configuration. As such, the proposed development maintains a scale and intensity that is compatible with the surrounding residential area.

Permitting a semi-detached dwelling on the subject lands would expand housing choice and improve market availability within an established neighbourhood that is predominantly characterized by single-detached homes. This will contribute positively to a more complete community.

5.4.3.2 LOT AREA

The application includes three lots: the retained parcel, Parcel 2, and Parcel 3, as identified on the concept plan in Appendix A and Figure 2. Relief from the minimum lot area requirement is requested for all three lots. The following table summarizes the requested relief:

Parcel	Required	Provided	Relief	Percentage
Retained	400 m ²	379 m ²	- 21 m ²	5%
Parcel 2	300 m ²	232 m ²	- 68 m ²	23%
Parcel 3	300 m ²	231 m ²	- 69 m ²	23%

It is noted that the previous Minor Variance approval for Parcel 3 permitted a lot size of 249 m², a 62% variance from the single-detached home requirement of 400 m².

The purpose of minimum lot area requirements is to ensure that lots are capable of accommodating the proposed use, including appropriate building setbacks, parking, landscaping, drainage, and private amenity space. The site and grading plan confirms the proposed lots are of sufficient size and configuration to accommodate the intended residential dwellings and required drainage. The proposed setbacks are similar in

nature to what was previously approved through Minor Variance A01, as discussed below.

5.4.3.3 MAXIMUM LOT COVERAGE

The application requests relief for Maximum Lot Coverage for Parcel 2 and 3. The following table summarizes the requested relief:

Parcel	Required	Provided	Relief	Percentage
Parcel 2	40%	47%	7%	18%
Parcel 3	40%	47%	7%	18%

It is noted the previous Minor Variance approval permitted a Lot Coverage Maximum of 45%

The requested relief is modest in scale and reflects the compact development pattern proposed for the subject lands. While the lot coverage exceeds the numerical standard, the overall built form remains appropriate for the site and surrounding area.

The increased lot coverage is also partially attributable to the reduced lot areas associated with Parcels 2 and 3. It is noted the to facilitate infill development, site specific standards are often sought to work with the available and existing lot configurations. The proposed lot sizes remain sufficient to accommodate the intended residential use and support an efficient use of land within the settlement area. The requested relief facilitates housing development while maintaining a built form that is compatible with the surrounding neighbourhood.

5.4.3.4 MINIMUM FRONT YARD SETBACK

The applications request a reduction for minimum front yard setback for all three parcels. It is noted that the retained lot's setback is existing and is likely considered under Section 5.6.1 of the Comprehensive Zoning Bylaw. It is also noted that the previous Minor Variance approval for Parcel 2 permitted a minimum front yard setback of 6 m.

Parcel	Required	Provided	Relief	Percentage
Retained	6.5 m	0.5 m*	6 m	92%
Parcel 2	6.5 m	6 m	0.5 m	8%
Parcel 3	6.5 m	6 m	0.5 m	8%

*denotes existing

The intent of the front yard setback provision is to establish an orderly streetscape, provide adequate separation between buildings and the public roadway, ensure visibility and safety for vehicles and pedestrians, and maintain sufficient space for landscaping, parking and utility servicing.

The proposed setback continues to achieve these objectives, as the dwelling will maintain an appropriate relationship with the street and adjacent properties. As well as provide sufficient room for parking in front of the house, should it be required.

5.4.3.5 MINIMUM REAR YARD SETBACK

Parcel 2 and 3 request a reduction in minimum rear yard setback from 7.5 m to 4.0 m. It is noted that Parcel 2 previously received approval for a rear yard setback of 4.0 m through Minor Variance A01-2025.

The purpose of a rear yard setback requirement is generally to provide adequate separation between buildings, maintain privacy, and provide sufficient amenity space. The proposal maintains this intent as the development concept remains compatible with surrounding land uses and preserves adequate rear yard area for drainage, landscaping, maintenance access, and private outdoor amenity space. The reduction is limited in scope and does not result in adverse impacts related to overlook, shadowing, massing, or neighbourhood character.

The requested relief responds to site-specific conditions associated with the infill nature of this proposal and supports the logical development of the lot.

5.4.4 CONCLUSIONS

In conclusion, the proposed Zoning By-law Amendment is appropriate and desirable for the subject lands. The requested site-specific relief for lot area, lot coverage, and yard setbacks is minor in nature, reflects approvals previously granted for Parcel 3, and maintains the general intent of the City of Owen Sound Comprehensive Zoning By-law. Together with the proposed permission for a semi-detached dwelling, the amendment facilitates a compatible form of residential infill that makes efficient use of existing services and supports the planned development of the site.

6. CONCLUSIONS & PLANNING OPINION

It is my professional opinion that this application represents good land use planning for the following reasons:

1. The development concept builds upon previously approvals obtained for the subject lands including Consent Application B01-2025 and Minor Variance Application A01-2025 to further facilitate an additional dwelling unit.
2. The proposed Zoning By-law Amendment and related consent applications are consistent with the Provincial Planning Statement and conform to the Grey County and City of Owen Sound Official Plans.
3. The requested site-specific relief for lot area, lot coverage, and setbacks are modest and appropriate for the subject lands given the infill nature of this proposal.
4. The development makes efficient use of existing municipal services and infrastructure, supports orderly infill, and contributes to a broader range of housing options in the neighbourhood.

Thank you for your consideration of the applications, please contact the undersigned with any questions pertaining to the contents of this report.

Sincerely,
Cobide Engineering Inc.



Dana Kieffer, M.Sc. (Planning), MCIP, RPP
Senior Development Planner,
Cobide Engineering Inc.

Appendix A

CONCEPT PLAN

PARCEL 1 PROPOSED RETAINED LOT (#1038 6th Avenue West) (C2) R5 ZONING			
	REQUIRED	PROPOSED	COMPLIES
MIN LOT FRONTAGE (6TH AVE. W.)	12.0 m	18.32 m	YES
MIN LOT AREA *	*400.00 ²	*379.25 m ²	NO
MAX LOT COVERAGE	40 %	22.71 %	YES
MIN FRONT YARD SETBACK (EXISTING)*	*6.5 m	*0.5 m	NO
MIN REAR YARD SETBACK (EXISTING)	7.5 m	8.1 m	YES
MIN INTERIOR SIDE YARD SETBACK	1.2 / 0.9 m	9.2 / 0.9 m	YES
MIN EXTERIOR SIDE YARD SETBACK	3.0 m	9.2 m	YES
MAX BUILDING HEIGHT	10.0 m	<10.0 m	YES

(*) POSSIBLE MINOR VARIANCE REQUIRED.

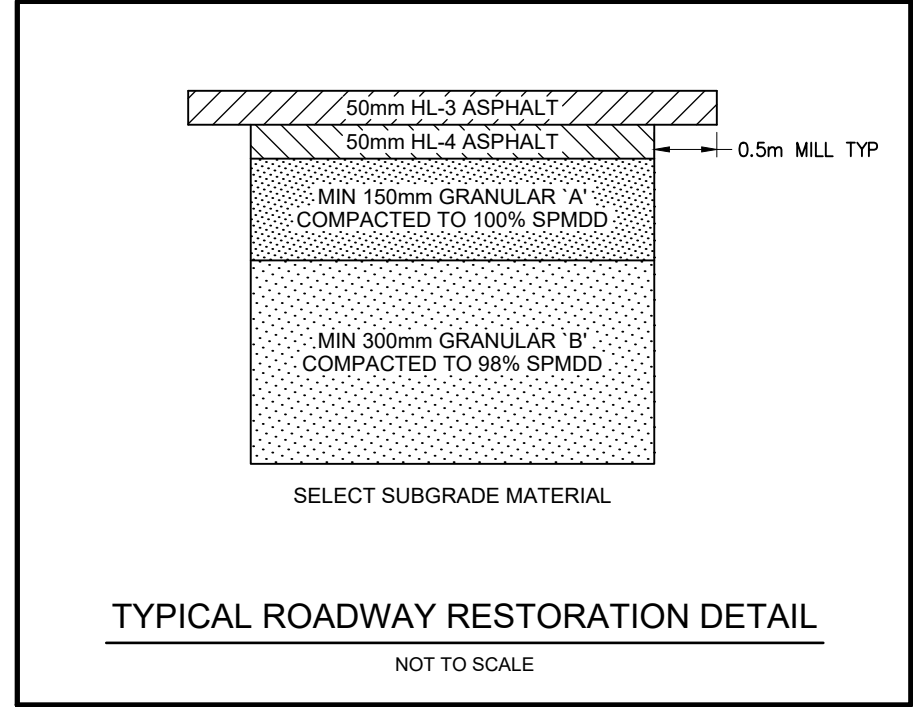
PARCEL 2 PROPOSED SEVERED LOT (North Semi-Detached Unit) (C2) R5 ZONING			
	REQUIRED	PROPOSED	COMPLIES
MIN LOT FRONTAGE (6TH AVE. W.)	10.0 m	11.30 m	YES
MIN LOT AREA *	*300 m ²	*232.70 m ²	NO
MAX LOT COVERAGE *	*40 %	*45.95 %	NO
MIN FRONT YARD SETBACK *	*6.5 m	*6.0 m	NO
MIN REAR YARD SETBACK *	*7.5 m	*4.19 m	NO
MIN INTERIOR SIDE YARD SETBACK	0.0 / 0.9 m	0.0 / 0.98 m	YES
MIN EXTERIOR SIDE YARD SETBACK	3.0 m	N/A	N/A
MAX BUILDING HEIGHT	10.0 m	<10.0 m	YES

(*) POSSIBLE MINOR VARIANCE REQUIRED.

PARCEL 3 PROPOSED SEVERED LOT (South Semi-Detached Unit) (C2) R5 ZONING				
	A01-2025 VARIANCE	REQUIRED	PROPOSED	COMPLIES
MIN LOT FRONTAGE (6TH AVE. W.)	10.0 m	10.0 m	11.30 m	YES
MIN LOT AREA *	*249.80 m ²	*300 m ²	*231.76 m ²	NO
MAX LOT COVERAGE *	*45 %	*40 %	*46.13 %	NO
MIN FRONT YARD SETBACK *	*6.0 m	*6.5 m	*6.0 m	YES
MIN REAR YARD SETBACK *	*4.0 m	*7.5 m	*4.11 m	YES
MIN INTERIOR SIDE YARD SETBACK	0.9 m	0 / 0.98 m	0.9 m	YES
MIN EXTERIOR SIDE YARD SETBACK	3.0 m	3.0 m	N/A	N/A
MAX BUILDING HEIGHT	10.0 m	10.0 m	<10.0 m	YES

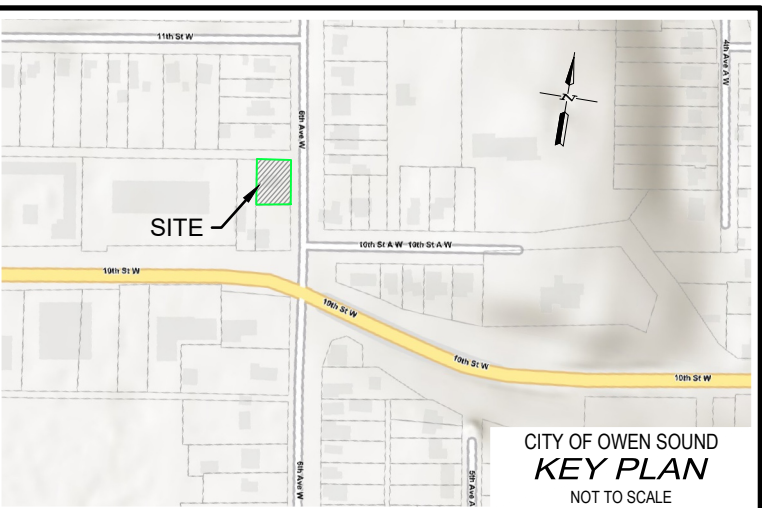
(*) PER COMMITTEE OF ADJUSTMENT NOTICE OF DECISION MINOR VARIANCE A01-2025 AND RELATED COMMITTEE OF ADJUSTMENT CONSENT APPLICATION B01-2025.

LOT COVERAGE CALCULATIONS GENERAL RESIDENTIAL - R5 ZONING	
PARCEL 1 (RETAINED) - EXISTING DWELLING	
OVERALL LOT AREA	379.25 m ²
AREA OF HOUSE FOOTPRINT	86.14 m ²
AREA OF PORCH	INCL.
AREA OF DECK	N/A
LOT COVERAGE IN PERCENTAGE	22.71 %
PARCEL 2 (SEVERED) - CONCEPTUAL PLANS (NORTH SEMI-DETACHED UNIT)	
OVERALL LOT AREA	232.70 m ²
AREA OF HOUSE FOOTPRINT	106.92 m ²
AREA OF PORCH	INCL.
AREA OF DECK (<0.75m ABOVE GRADE)	N/A
LOT COVERAGE IN PERCENTAGE	45.95 %
PARCEL 3 (ADJUSTED) - CONCEPTUAL PLANS (SOUTH SEMI-DETACHED UNIT)	
OVERALL LOT AREA	231.76 m ²
AREA OF HOUSE FOOTPRINT	106.92 m ²
AREA OF PORCH	INCL.
AREA OF DECK (<0.75m ABOVE GRADE)	N/A
LOT COVERAGE IN PERCENTAGE	46.13 %



NOTE: DISTURBED AREAS WITHIN BOULEVARDS TO BE RESTORED WITH 150mm TOPSOIL AND SOD.

- SPECIAL NOTES:**
- TOPOGRAPHICAL SURVEY PERFORMED BY GEI CONSULTANTS CANADA LTD. ON MARCH 10, 2025. THIS INFORMATION MAY NOT BE COMPLETE OR FINAL. IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY AND CONFIRM ALL DATA CONTAINED HEREIN.
 - COORDINATES ON THIS PLAN ARE ADJUSTED GROUND COORDINATES DERIVED FROM GRID COORDINATES OF THE UTM 17N NAD83 (CSRS-V7) COORDINATE SYSTEM AND ARE BASED ON OBSERVATIONS FROM A NETWORK OF PERMANENT GPS/GNSS REFERENCE STATIONS. ELEVATIONS ON THIS PLAN ARE REFERENCED TO CANADIAN GEODETIC VERTICAL DATUM OF 1928 (CGVD28) BY CONVERTING ELLIPSOIDAL HEIGHTS TO ORTHOMETRIC ELEVATIONS USING THE HYDROGRAPHIC MODEL PROVIDED BY NATURAL RESOURCES CANADA.
 - THIS IS NOT A LEGAL PLAN. THE LEGAL BOUNDARY INFORMATION FOR THE LOT WAS OBTAINED FROM REGISTERED PLAN 34, AND REGISTERED PLAN 16R-2586, PREPARED BY HEWITT AND MILNE LIMITED, O.S. DATED DECEMBER 11, 2025. LEGAL BOUNDARIES TO BE CONFIRMED BY OLS UPON THE SEVERANCE APPROVAL.
 - CONTRACTOR TO EXCAVATE TESTHOLE AND CONFIRM HIGH GROUND WATER ELEVATION PRIOR TO CONSTRUCTING FOOTINGS.
 - RAIN WATER LEADERS TO BE DIRECTED TO THE FRONT SWALES WHERE POSSIBLE.
 - CITY OF OWEN SOUND TO DETERMINE SUITABILITY OF EXISTING SANITARY AND WATER SERVICES FOR REUSE FOR ONE OF THE PARCELS.
 - SEPARATING DETAILS TO REFER TO THE CITY OF OWEN SOUND DETAILS OSS-408 AND OSS-410.
 - PROPOSED BUILDING ENVELOPE IS CONCEPTUAL ONLY AND FINAL DETAILS ARE TO BE CONFIRMED AND ADJUSTED FOR FINAL LOT GRADING PLAN.
 - HOUSE FOOTPRINTS ARE CONCEPTUAL ONLY FOR SEVERANCE APPLICATION SUBMISSION. PROPOSED GRADING AND DRAINAGE TO BE CONFIRMED UPON SUBMISSION OF FINAL HOUSE PLANS FOR BUILDING PERMIT.



OWNER: BARRY'S CONSTRUCTION	CONTRACTOR: BARRY'S CONSTRUCTION
THE ELEVATION AND LOCATION OF THE BUILDING TO BE ERECTED ON THE LOT AND THE GRADING OF THE LOT ARE IN GENERAL CONFORMITY WITH THE GRADING AND DRAINAGE PLAN APPROVED BY THE MUNICIPALITY.	
P. ENG.	
GEI CONSULTANTS CANADA LTD.	

LEGEND:

- EXISTING CONDITIONS ELEVATION (MAR. 19/25)
- AS BUILT ELEVATION
- PROPOSED ELEVATION BELOW DECK
- SWALE DRAINAGE
- SURFACE DRAINAGE
- PROPOSED BUILDING ACCESS

NOTE: ELEVATION IN METRES.

#1 BENCHMARK ELEV. - 210.884 m
TOP OF NAIL IN HYDRO POLE NEAR THE SOUTH-EAST CORNER OF SUBJECT PROPERTY (1010 6TH AVENUE WEST), AS SHOWN.

#2 BENCHMARK ELEV. - 210.674 m
CUT CROSS (B23) IN CONCRETE NEAR FENCE CORNER ON THE NORTH-WEST CORNER OF SUBJECT PROPERTY: 1010 6TH AVENUE WEST, AS SHOWN.

#3 BENCHMARK ELEV. - 210.413 m
TOP OF I.B. ON THE NORTH-WEST CORNER OF THE SUBJECT PROPERTY, BETWEEN LOT 62 (606 10TH STREET WEST) AND LOT 63 (1038 6TH AVENUE WEST), AS SHOWN.

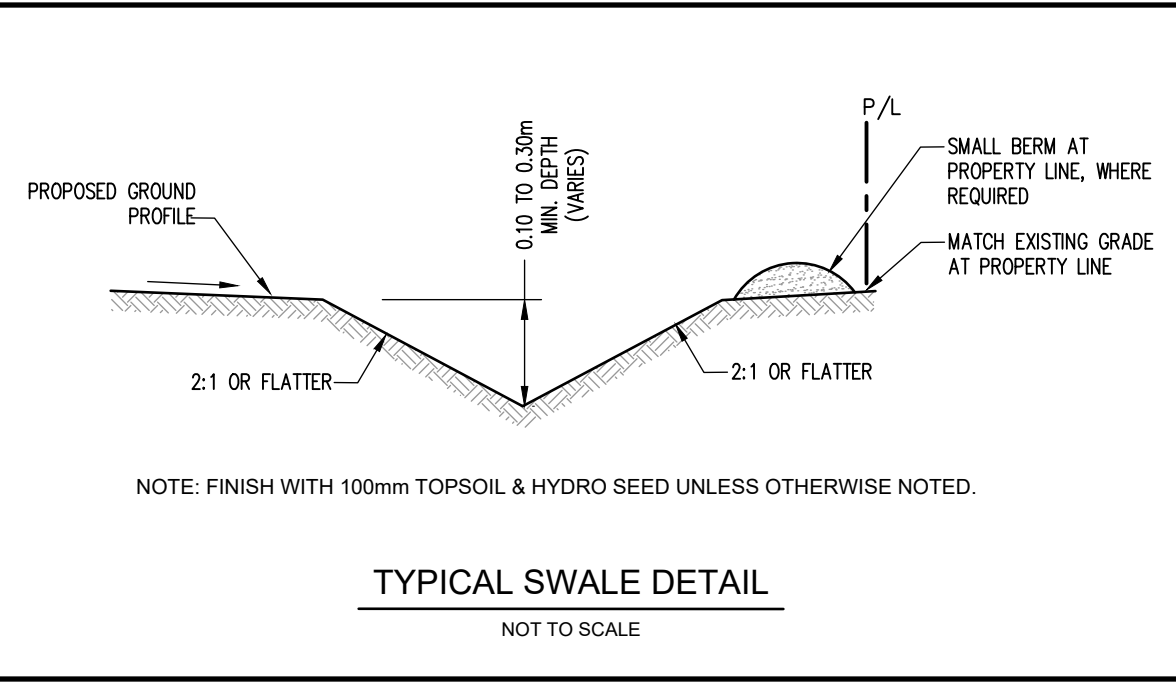
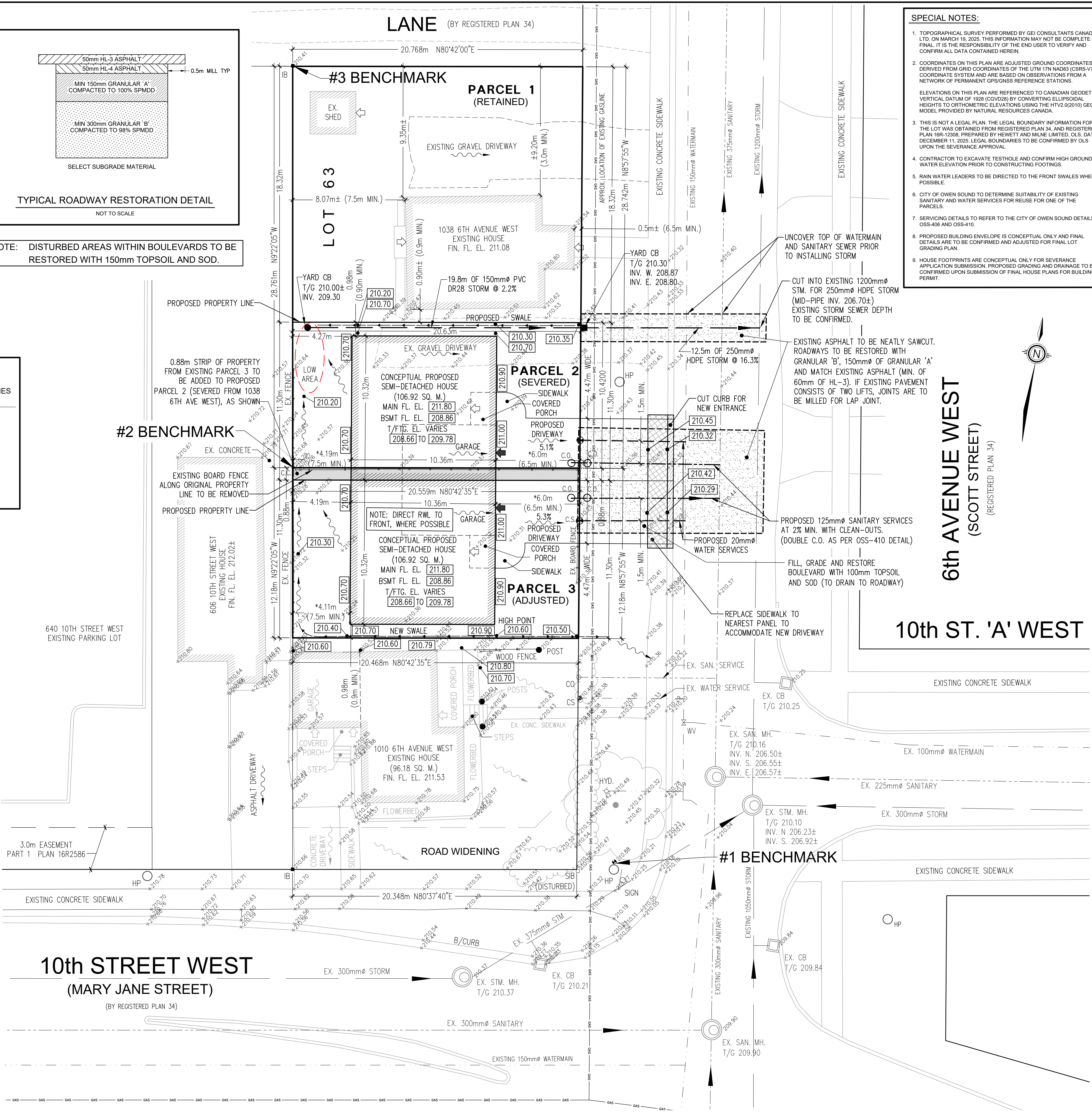
THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

NO.	DATE	REVISION DESCRIPTION	CHKD.

GEI CONSULTANTS CANADA LTD.
1260-2ND AVENUE EAST, UNIT 1
OWEN SOUND, ONTARIO N4K 2J3
(519)376-1805

2405285-10
Lot Severance Plan
North Part Lot 63, Plan 34
1038 6th Avenue West
City of Owen Sound

DRAWN BY: LVT	APPROVED BY: WED	PROJECT NO.: 2405285-10	DRAWING NO.: 1
DESIGNED BY: LVT	DATE: MARCH 3, 2026	SCALE: 1:150	



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Appendix B

DRAFT ZONING BY-LAW AMENDMENT AND SCHEDULE

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 6th 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 m²
 - 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 m²,
 - Notwithstanding any other provision of this By-law to the contrary, the existing buildings and structures on the lands municipally known as 1038 6th 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.

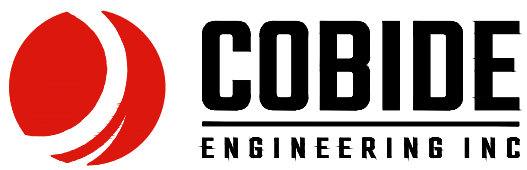
_____ Mayor

_____ Clerk

Read a third time this ____ day of _____, 2026.

_____ Mayor

_____ Clerk

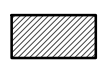


517 10th STREET, Hanover, Ontario N4N 1R4
Telephone: (519) 506-5959
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SCHEDULE A
CITY OF OWEN SOUND
COUNTY OF GREY
ZONING BY-LAW AMENDMENT
1010 & 1038 6th AVENUE WEST
JUNE 02, 2026



LANDS TO BE ZONED C2 (RETAIL COMMERCIAL)



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