

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 1201 15th 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. 58 on June 15, 2026 at 5:30 p.m., in the Council Chambers of the City of Owen Sound, in accordance with Section 34 of the Planning Act.

Purpose and Effect:

The purpose of the application is to facilitate the development of an 8-storey residential apartment building containing 128 dwelling units and to permit community lifestyle facilities as an additional use so that site amenities can be made available to the general public.

The lands are currently zoned "General Residential" (R5) by Zoning By-law 2010-078, as amended. Upon amending By-law No. 2026-030 coming into effect, the lands will be zoned "Medium Density Residential" (R2). In both by-laws, the permitted uses for the subject lands include apartment dwellings.

The effect of the application is to apply a site-specific zoning provision to the lands to:

- Permit a "Community Lifestyle Facility" as an additional permitted use;
- Permit a reduced number of parking spaces for a Community Lifestyle Facility;
- Permit a maximum building height of 8 storeys or 28 metres, whichever is greater;
- Require a 20 metre setback from the westerly side yard for any building greater than 6 storeys in height;
- Permit a maximum Floor Space Index of 1.4; and
- Permit accessory structures in the front yard provided they maintain a 10 metre setback from the front lot line.

Property Description:

The subject lands are legally described as PLAN 16M75 BLK 6. The lands are located at 1201 15th Avenue East and are shown more particularly on the Key Map below.

Public Meeting:

Date: Monday, June 15, 2026
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, June 15, 2026, 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 June 9, 2026 will appear on the Council Meeting agenda which will be available for review on June 10, 2026, 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, June 12, 2026, 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 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.

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.

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](#).

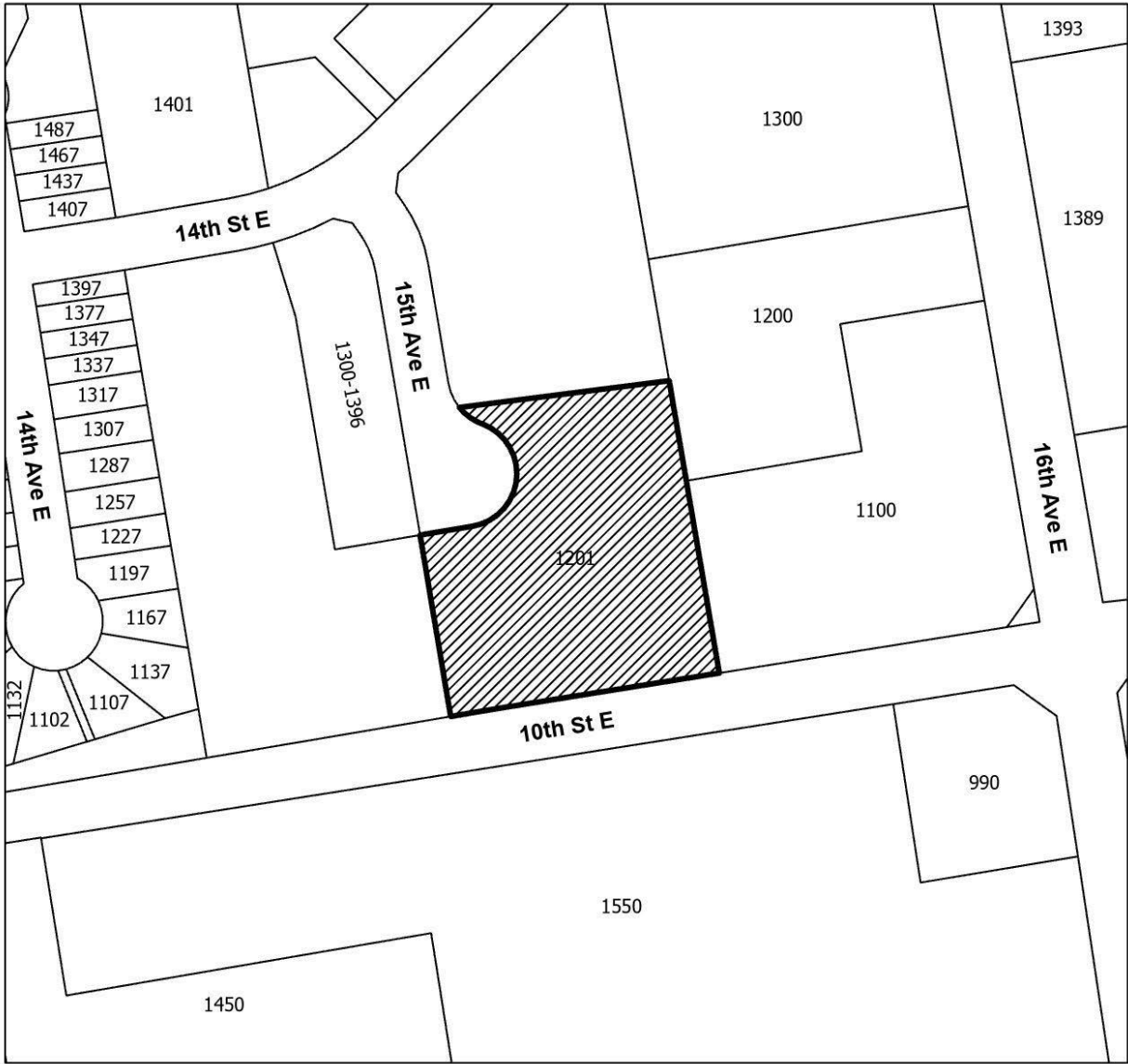
If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

Notice Date: May 22, 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
Email: notice@owensound.ca



Key Map



The Corporation of the City of Owen Sound
Zoning By-law Amendment No. ____

**Being a by-law to amend Zoning By-law 2010-078 of the City of Owen Sound
pertaining to Block 6, Registered Plan 16M75**

Whereas, the Council of the Corporation of the City of Owen Sound deems it in the public interest to pass a by-law to amend By-law 2010-078; and,

Whereas, pursuant to the provisions of Sections 34 and 36 of the *Planning Act R.S.O. 1990*, as amended, by-laws may be amended by Councils of Municipalities.

The Council of The Corporation of the City of Owen Sound enacts as follows:

By-law 2010-078 is hereby amended by re-zoning the lands shown on "Schedule A", affixed hereto, to the R5.____ Zone.

Section 14 of By-law 2010-078 is hereby amended by adding the following:

1. *Notwithstanding the provisions of the General Residential (R5) Zone, the following additional uses are permitted for lands shown on Schedule A, Zoning Map 20, in addition to all uses permitted in the R5 zone:*
 - i. *A "Community Lifestyle Facility"*
2. *Notwithstanding the General Provisions of the By-law and the provisions of the R5 Zone, the following regulations shall apply:*
 - i. *The maximum permitted building height is 8 storeys or 28 metres, whichever is greater.*
 - ii. *Off-Street Parking shall not be required for a permitted "Community Lifestyle Facility", provided the total gross floor area of said use does not exceed 200 square metres. The required off-street parking for a "Community Lifestyle Facility" shall be required for any gross floor over 200 square metres in size.*
 - iii. *The maximum Floor Space Index is 1.4.*
 - iv. *Where a building with a building height greater than six (6) storeys is proposed, a westerly side yard setback of 20.0 metres is required.*
 - v. *Accessory structures, limited to landscape structures and amenities, shall be permitted in the front yard, provided the structures have a minimum setback of 10.0 metres from the front lot line.*
3. Schedule "A" and all notations thereon, are hereby declared to form part of this By-law.
4. This by-law shall come into force and take effect upon being passed by Council, pursuant to the Planning Act, R.S.O. 1990, as amended.

Read a first, second and third time and finally passed this ____ day of _____, 20__.

Mayor

Clerk