

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 the southwest corner of the intersection of 6th Avenue West and 10th Street 'A' West. 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. 59 on Monday, July 27, 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:

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 subject lands are legally described as Part 1, Plan 16R-12308 and PLAN 34 N PT LOT 63, municipally known as 1038 6th Avenue West. The lands are located at the southwest corner of the intersection of 6th Avenue West and 10th Street 'A' West and are shown more particularly on the Key Map below.

Public Meeting:

Date: Monday, July 27, 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, July 27, 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 July 21, 2026 will appear on the Council Meeting agenda which will be available for review on July 22, 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, July 24, 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: July 2, 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



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.

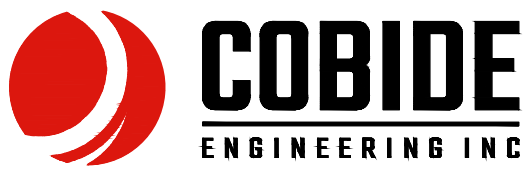
_____ Mayor

_____ Clerk

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

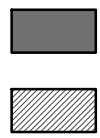
_____ Mayor

_____ Clerk



517 10th STREET, Hanover, Ontario N4N 1R4
 Telephone: (519) 506-5959
 www.cobideeng.com

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)