

Take notice that on July 13, 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. 2026-087** 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. 2026-088** 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 and oral submissions made at the public meeting held on June 15, 2026, the effect of which helped to make an informed recommendation and decision as summarized in Staff Report CS-26-060.

Purpose and Effect:

The purpose of the Zoning By-law Amendments 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 effect of the Zoning By-law Amendments is to apply a site-specific zoning provision to the lands to:

- Permit a "Community Lifestyle Facility" as an additional permitted use where in combination with a permitted Apartment Dwelling;
- Permit a reduced number of parking spaces for a Community Lifestyle Facility;
- Permit a maximum building height of 28 metres;
- 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;
- Permit accessory structures in the front yard provided they maintain a 10-metre setback from the front lot line; and
- Apply additional clarifying provisions to facilitate the above.

Property Description:

The Zoning By-law Amendment relates to lands located at 1201 15th Avenue East and legally described as PLAN 16M75 BLK 6 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 **August 5, 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

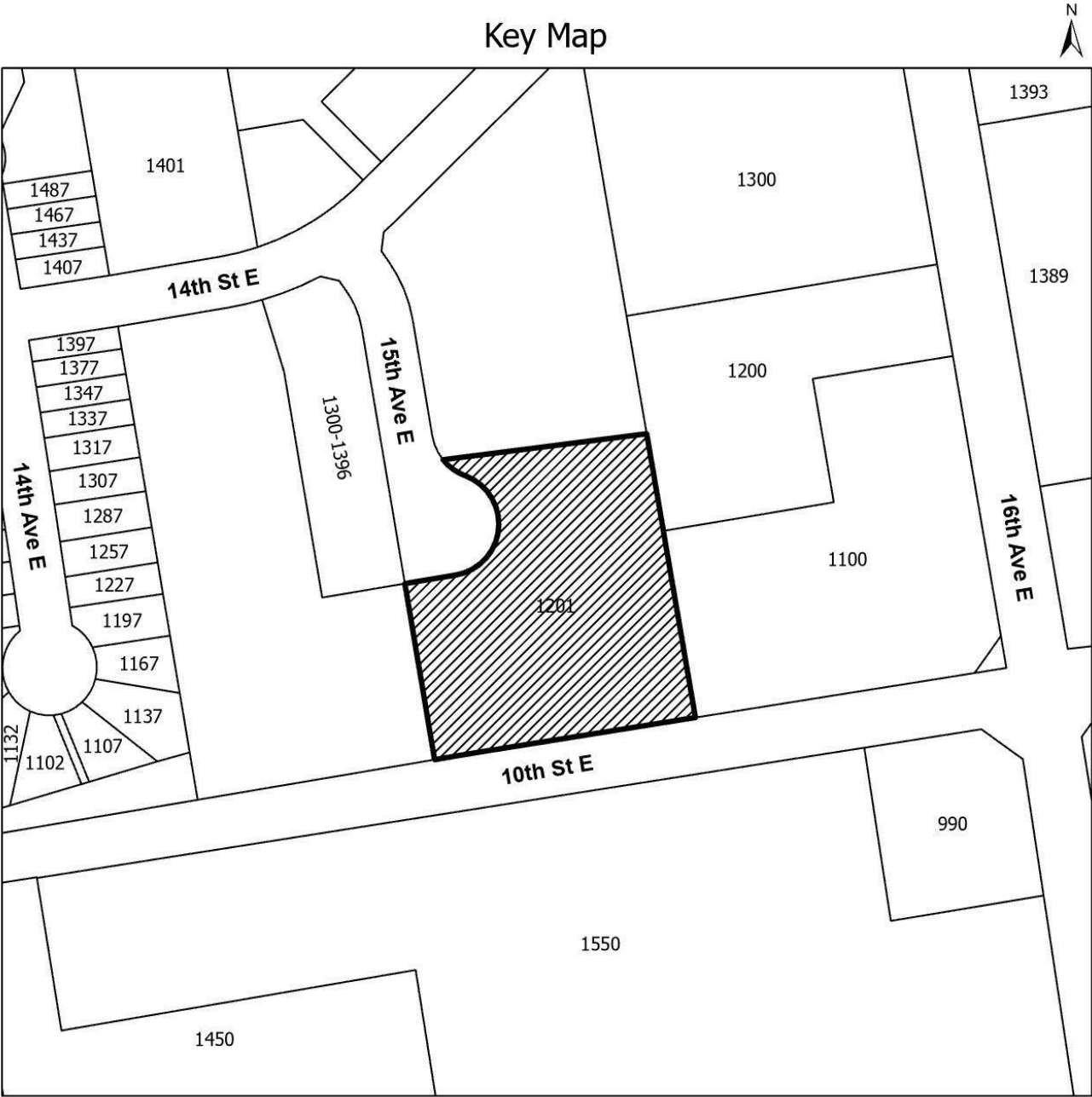
public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party. For more information on making an appeal, please visit: <https://olt.gov.on.ca/>.

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: July 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. 2026-087

A By-law to amend Zoning By-law No. 2010-078, respecting
lands located at 1201 15th Avenue East (ZBA No. 58)

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 1201 15th Avenue East (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 June 16, 2025, a public meeting was held under section 34 of the Planning Act to consider zoning for the subject lands; and

WHEREAS on July 13, 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-26-060;

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

1. That Schedule A, Zoning Map 13 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 37063-0543 (LT) described generally as PLAN 16M75 BLK 6 shown more specifically on Appendix 'A' attached to this by-law from 'General Residential' (R5) Zone to 'General Residential' (R5) with 'Special Provision 14.144' Zone;
2. That Special Provision 14.44 is hereby added as follows:

"Special Provision 14.144

1. That notwithstanding the provisions of the 'General Residential' (R5) Zone and for lands shown on Schedule A, Zoning May 13, the following provisions shall apply:
 - i) Notwithstanding the list of uses permitted in the R5 Zone, the following uses shall be permitted in addition to those permitted in the R5 Zone:
 - a) Community Lifestyle Facility only where in combination with a permitted Apartment Dwelling;

- ii) No person shall use any lot or erect, alter or use any building or structure for any Apartment Dwelling or Community Lifestyle Facility in combination with a permitted Apartment Dwelling, except in accordance with the provisions of the R5 Zone, save and except the following:
 - a) Building Height (max): 28 m.
 - b) Westerly Side Yard Setback (min): 20 m for any building that exceeds six (6) storeys in height.
 - c) Westerly Side Yard Setback (min): 4 m for any building six (6) storeys in height or less.
 - d) Maximum Density: 1.4 FSI
 - e) Any racquet court or bowling green shall be setback from any lot line a minimum of 7.5 m.

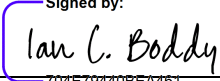
For all other uses permitted in the General Residential (R5) Zone, the R5 Zone regulations shall apply.

- iii) Notwithstanding the requirements of Table 5.9 regulating Accessory Buildings and Structures, for any Apartment Dwelling, accessory buildings and structures shall be permitted, subject to the following regulations:
 - a) Minimum Front Yard Setback: 10 metres
 - b) Minimum Rear Yard Setback: as required by the applicable zone for the main building
 - c) Minimum Interior Side Yard Setback: as required by the applicable zone for the main building
 - d) Minimum Exterior Side Yard Setback: as required by the applicable zone for the main building
 - e) All other requirements of Table 5.9 shall apply.
- iv) The provisions of Section 5.18.2 regulating Off Street Parking Requirements for all Zones shall apply, save and except that where a Community Lifestyle Facility is established in combination with a permitted Apartment Dwelling the following provisions shall apply:
 - a) Off-Street Parking shall be required for the Community Lifestyle Facility only where the Community Lifestyle Facility exceeds 200 square metres of gross floor area.
 - b) Off-Street Parking shall not be required for any Community Lifestyle Facility that is comprised of an outdoor racquet court or bowling green.”

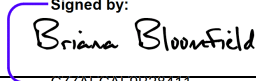
By-law continues on next page...

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 13th day of July 2026.

Signed by:

704E79440BEA461...

Mayor Ian C. Boddy

Signed by:

C77AFCAF9B28411...

Briana M. Bloomfield, City Clerk

By-Law 2026-087

Being a By-Law to adopt Amendment No. 58
to Zoning By-Law 2010-078
for the City of Owen Sound.

Appendix A

Amendment to Zoning By-Law 2010-078 Zoning Map 13

Passed on July 13th, 2026

Signed by:

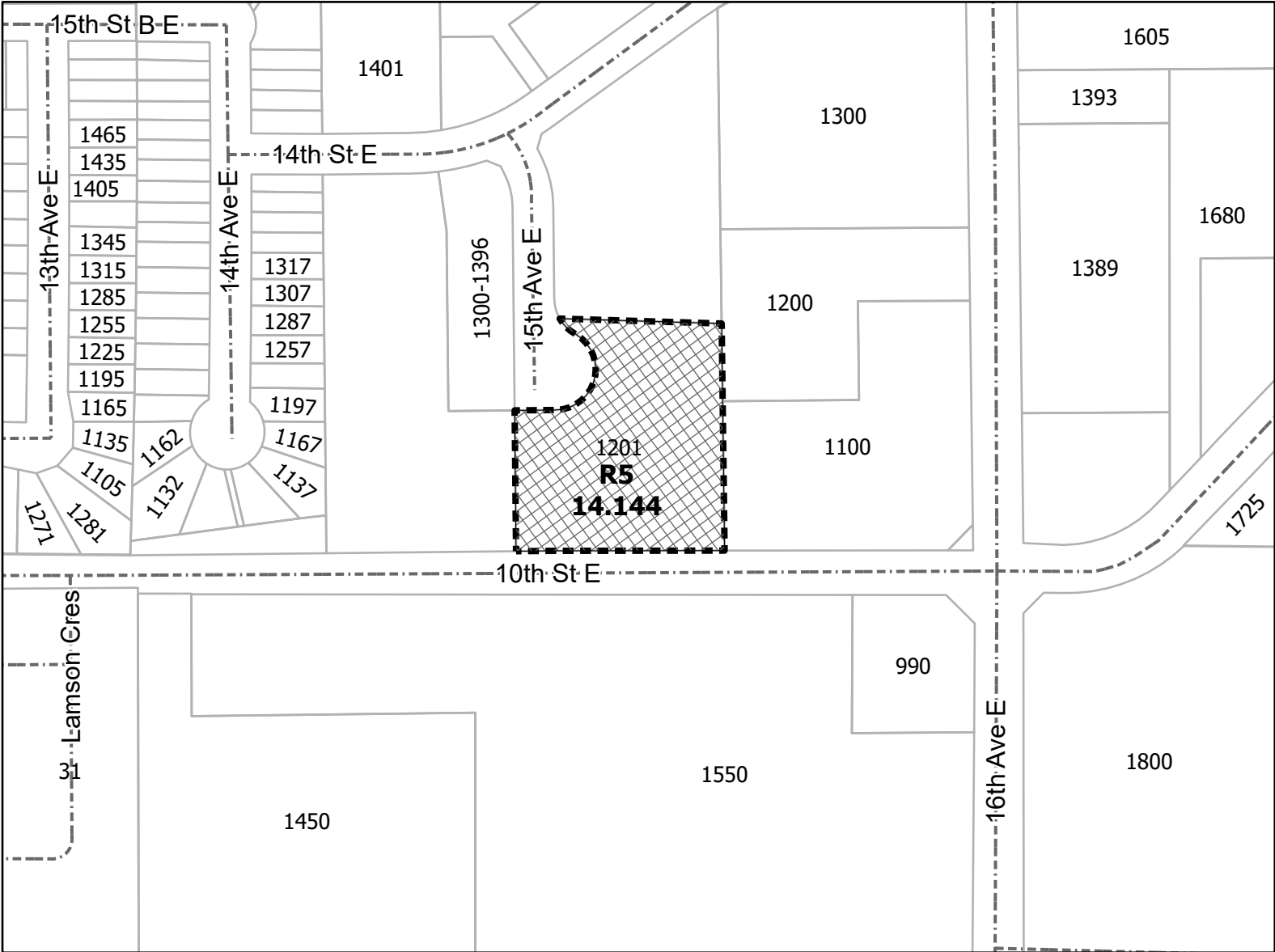
Ian C. Boddy

Mayor Ian C. Boddy

Signed by:

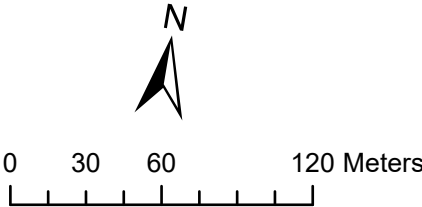
Briana Bloomfield

Briana M. Bloomfield, City Clerk



LEGEND

- Subject Property
- Lands to be rezoned from 'General Residential' (R5) to 'General Residential' (R5) with 'Special Provision 14.144'



The Corporation of the City of Owen Sound

By-law No. 2026-088

A By-law to amend Zoning By-law No. 2010-078, respecting lands located at 1201 15th Avenue East following the coming into force of City By-law No. 2026-030 (ZBA No. 58)

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, 2013, the Council of The Corporation of the City of Owen Sound (the "City") 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 1201 15th Avenue East (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 June 16, 2025, a public meeting was held under section 34 of the Planning Act to consider zoning for the subject lands; and

WHEREAS on July 13, 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-26-060;

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

1. That Schedule A, Zoning Map 13 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 37063-0543 (LT) described generally as PLAN 16M75 BLK 6 shown more specifically on Appendix 'A' attached to this by-law from 'Medium Density Residential' (R2) Zone to 'Medium Density Residential' (R2) with 'Special Provision 14.144' Zone;
2. That Special Provision 14.44 is hereby added as follows:

"Special Provision 14.144

1. That notwithstanding the provisions of the 'Medium Density Residential' (R2) Zone and for lands shown on Schedule A, Zoning May 13, the following provisions shall apply:
- i) Notwithstanding the list of uses permitted in the R2 Zone, the following uses shall be permitted in addition to those permitted in the R2 Zone:
 - a) Community Lifestyle Facility only where in combination with a permitted *Apartment Dwelling*;
 - ii) No person shall use any lot or erect, alter or use any building or structure for any *Apartment Dwelling* or Community Lifestyle Facility in combination with a permitted Apartment Dwelling, except in accordance with the provisions of the R2 Zone, save and except the following:
 - a) Building Height (max): 28 m.
 - b) Westerly Side Yard Setback (min): 20 m for any building that exceeds six (6) storeys in height.
 - c) Westerly Side Yard Setback (min): 4 m for any building six (6) storeys in height or less.
 - d) Maximum Density: 1.4 FSI
 - e) Any racquet court or bowling green shall be setback from any lot line a minimum of 7.5 m.

For all other uses permitted in the Medium Density Residential (R2) Zone, the R2 Zone regulations shall apply.
 - iii) Notwithstanding the requirements of Table 5.9 regulating Accessory Buildings and Structures, for any Apartment Dwelling accessory buildings and structures shall be permitted, subject to the following regulations:
 - a) Minimum Front Yard Setback: 10 metres
 - b) Minimum Rear Yard Setback: as required by the applicable zone for the main building
 - c) Minimum Interior Side Yard Setback: as required by the applicable zone for the main building
 - d) Minimum Exterior Side Yard Setback: as required by the applicable zone for the main building
 - e) All other requirements of Table 5.9 shall apply.
 - iv) The provisions of Section 5.18.2, regulating Off Street Parking Requirements for all Zones shall apply, save and except that where a Community Lifestyle Facility is established in combination with a permitted Apartment Dwelling the following provisions shall apply:
 - a) Off-Street Parking shall be required for the Community Lifestyle Facility only where the Community Lifestyle Facility exceeds 200 square metres of gross floor area.
 - b) Off-Street Parking shall not be required for any Community Lifestyle Facility that is comprised of an outdoor racquet court or bowling green."

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 AND ENACTED this 13th day of July 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

By-Law 2026-088

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to Zoning By-Law 2010-078
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Amendment to Zoning By-Law 2010-078 Zoning Map 13

Passed on July 13th, 2026

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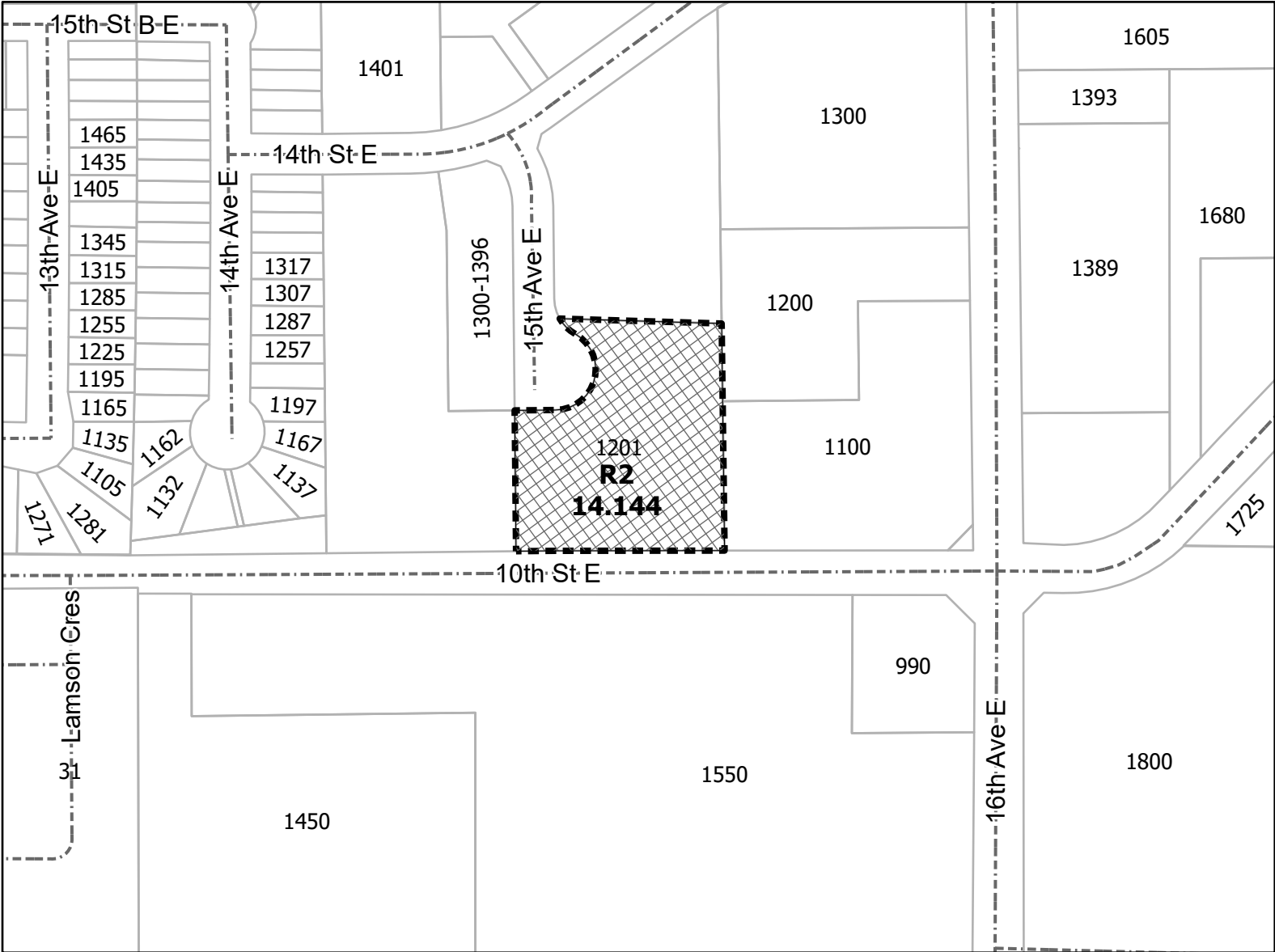
Mayor Ian C. Boddy

Signed by:

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Briana Bloomfield

Briana M. Bloomfield, City Clerk



LEGEND

- Subject Property
- Lands to be rezoned from ‘Medium Density Residential’ (R2) to ‘Medium Density Residential’ (R2) with ‘Special Provision 14.144’

