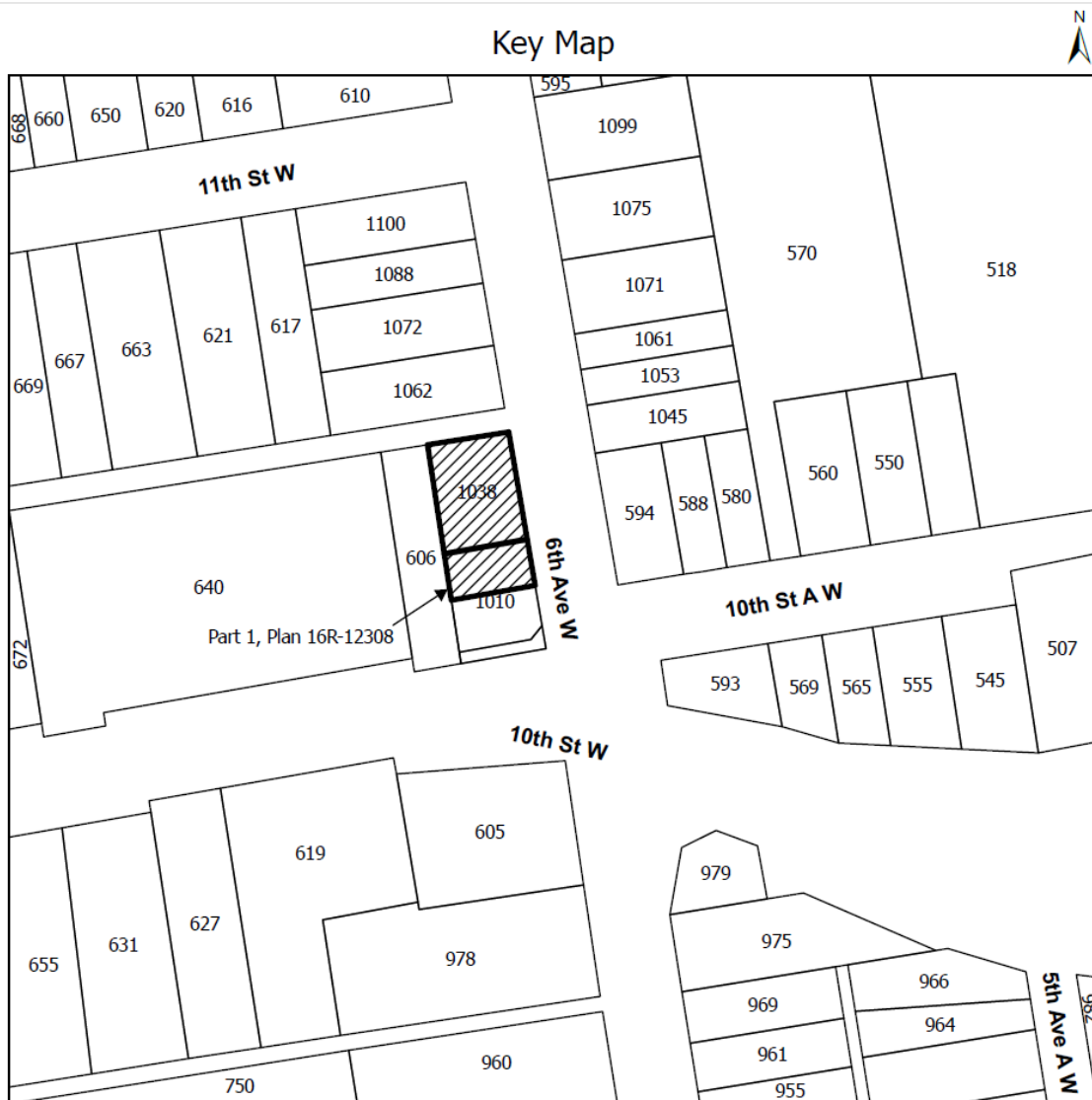




Part 1, Plan 16R-12308 &
1038 6th Avenue West
Zoning By-law Amendment No. 59

City Council
July 27, 2026

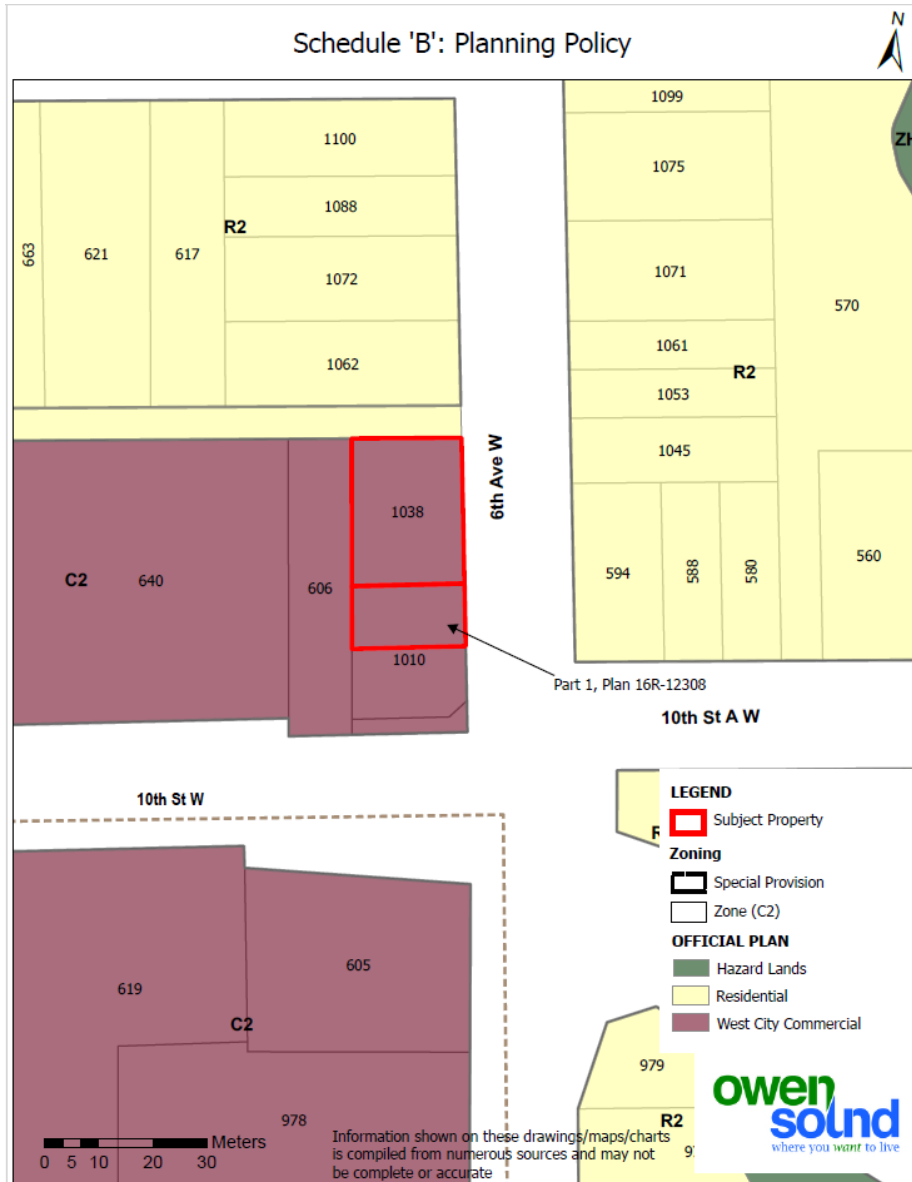
Subject Lands



- 1038 6th Avenue West
- Part 1, Plan 16R-12308

Subject Lands





City Policy Framework			
City of Owen Sound Official Plan	Official Plan (2021) <in effect>	Schedule A:	West City Commercial
	Official Plan Update (OPA 14) <not yet in force>	Schedule A:	West City Commercial
City of Owen Sound Zoning By-law	Zoning By-law 2010-078, as amended to ZBA 57 <in effect>	Schedule A, Map 3	Retail Commercial (C2)
	By-law 2026-030 Update <not yet in force and effect>	Schedule A, Map 3	Retail Commercial (C2)

- The purpose of this application is to facilitate the development of lands legally described as Part 1, Plan 16R-12308 (created by Consent in 2025), and lands proposed to be severed from 1038 6th Avenue West, for a semi-detached dwelling.
- The lands are zoned 'Retail Commercial' (C2), which does not permit this use.

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.

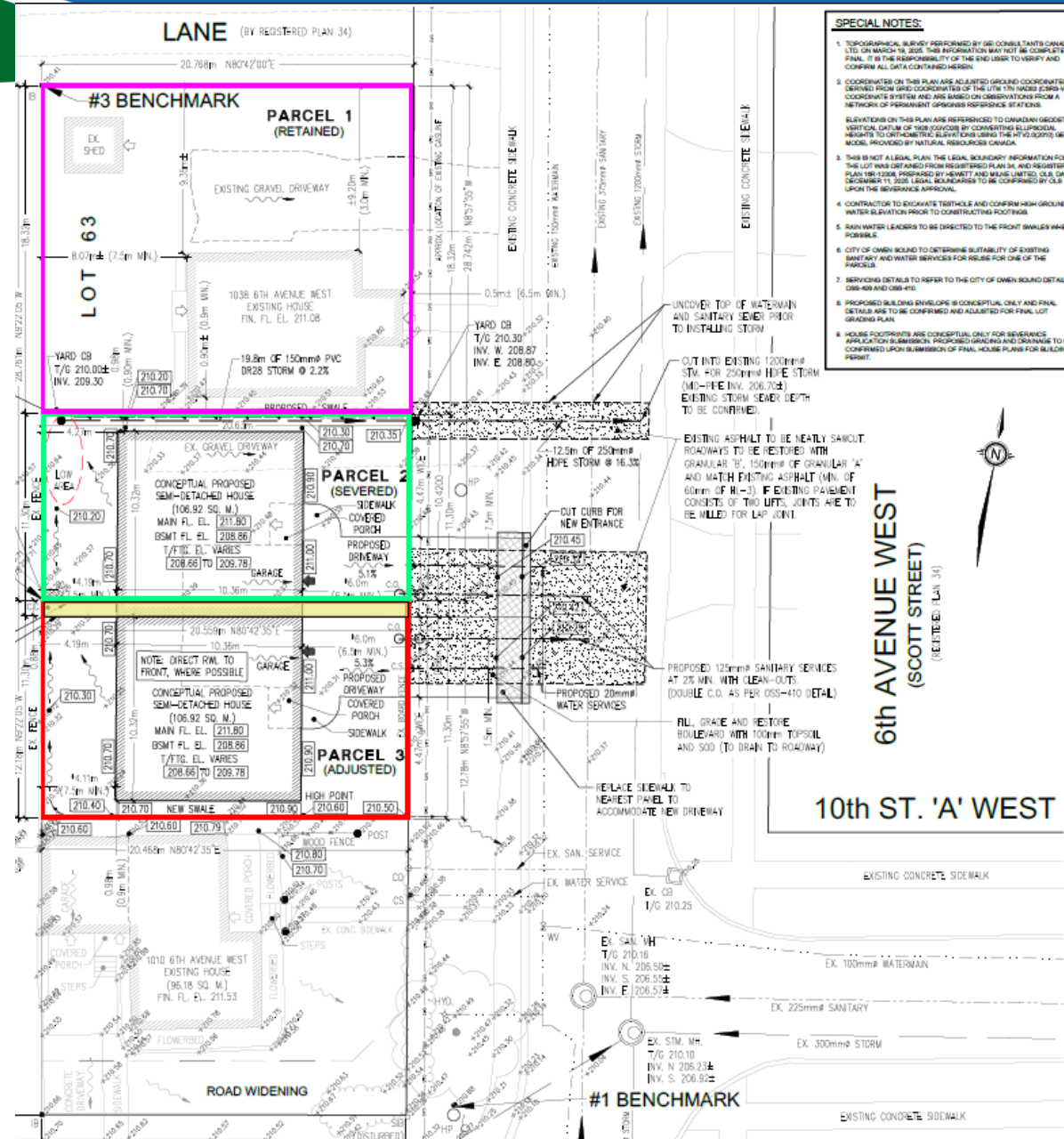
Proposed Zoning Provisions – Semi-Detached Dwelling

Zoning Provision	As required by General Residential (R5) – By-law 2010-078, up to and including ZBA No. 56 <i><in force and effect></i>	As required by Medium Density Residential (R2) – By-law 2010-078, up to and including ZBA No. 57 <i><not yet in force and effect></i>	Proposed
Minimum Lot Area	300 sq. m. / unit	300 sq. m. / unit	230 sq. m. / unit
Maximum Lot Coverage	40%	40%	47%
Minimum Front Yard Setback	6.5 m	6.5 m	6 m
Minimum Rear Yard Setback	7.5 m	7.5 m	4 m

Proposed Zoning Provisions – Single Detached Dwelling (Proposed Retained Lot)

Zoning Provision	As required by General Residential (R5) – By-law 2010-078, up to and including ZBA No. 56 <i><in force and effect></i>	As required by Medium Density Residential (R2) – By-law 2010-078, up to and including ZBA No. 57 <i><not yet in force and effect></i>	Proposed
Minimum Lot Area	400 sq. m.	400 sq. m.	379 sq. m.
Minimum Front Yard Setback	6.5 m	6.5 m	0.5 m (existing)

- Proposed Retained Parcel (1038 6th Ave W - Existing Single Detached Dwelling)
- Proposed Severed Parcel (Proposed Semi-Detached Dwelling)
- Part 1, Plan 16R12308, created by Consent B01-2025 (Proposed Semi-Detached Dwelling)
- Proposed Lot Addition, to be severed from Part 1, Plan 16R12308 and conveyed to proposed severed parcel (outlined in green)



Complete Application

The applicant has submitted a complete application, including:

- Cover Letter
- Planning Justification Report
- Draft Amending By-law

Due to the minor nature of the proposal, pre-consultation was not required.

The Process So Far

Date	Step	Days
June 10, 2026	Submission of initial application for ZBA and supporting studies.	0
June 12, 2026	Submission of application fees (complete application)	1
June 22, 2026	Letter regarding Notice of Complete Application to the applicant. Request for comments circulated to City staff and external agencies.	11
July 2, 2026	Notice of Complete Application & Public Meeting mailed to property owners within 120 m of subject lands and notice posted on property.	21
July 27, 2026	Public Meeting and Technical Report to Council	46

Final review and consideration of public comments to inform:

Anticipated Date	Step	Days
September 14, 2026	Recommendation Report to Council & Amending By-law	95

Comments or Questions?