

SCHEDULE F

STAFF & AGENCY COMMENTS

Canada Post – June 22, 2026

County of Grey – June 24, 2026

Ministry of Transportation (MTO) – June 22, 2026

Bell Canada – June 30, 2026

Fire Prevention Division – July 7, 2026

Hydro One – July 29, 2026

City of Owen Sound Engineering & Public Works Department – July 31, 2026

Jacklyn Iezzi

From: STEVENS, Darren <Darren.Stevens@canadapost.postescanada.ca>
Sent: June 22, 2026 2:04 PM
To: OS Planning
Subject: Re: Request for Comment - Zoning By-law Amendment (ZBA No. 59) - Part 1, Plan 16R12308 and 1038 6th Avenue West

External sender <darren.stevens@canadapost.postescanada.ca>

Make sure you trust this sender before taking any actions.

Good afternoon,

Canada Post does not have any comments for this application.

Kind regards,

DARREN STEVENS | DELIVERY PLANNING | CANADA POST | 955 Highbury Ave N, London ON N5Y 1A3 | 519-281-3428

From: Jacklyn Iezzi <jiezzi@owensound.ca>

Sent: Monday, June 22, 2026 13:36

To: Planning Act Prescribed Persons/Bodies <planningnotices@owensound.ca>

Subject: RE: Request for Comment - Zoning By-law Amendment (ZBA No. 59) - Part 1, Plan 16R12308 and 1038 6th Avenue West

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Report Suspicious

Good Afternoon,

Please note that the Property Details (Schedule 'C') attached to the below noted request were circulated in error. The correct Property Details have been included in the attached version, and can also be obtained via the link below:

<https://www.dropbox.com/scl/fo/kz79rz68zsvgr4pgkegcq/AKtd8wnvzQLMTnbGMHxqvks?rlkey=hvjlbmg62fhefsj6zv0wr5ewi&st=t4v9hmx3&dl=0>

If there are any further questions, please do not hesitate to contact me.

Sincerely,

Jacklyn Iezzi, BES.
Senior Planner

City of Owen Sound
808 2nd Ave. E., Owen Sound, ON N4K 2H4
519-376-4440 ext. 1261
jiezzi@owensound.ca
www.owensound.ca



From: Jacklyn Iezzi
Sent: June 22, 2026 11:58 AM
To: Planning Act Prescribed Persons/Bodies <planningnotices@owensound.ca>
Subject: Request for Comment - Zoning By-law Amendment (ZBA No. 59) - Part 1, Plan 16R12308 and 1038 6th Avenue West

Good Afternoon,

Attached please find a request for comment on a Zoning By-law Amendment application (ZBA No. 59) submitted by Barry's Construction and Insulation Ltd.

The purpose of the application is to permit development of the lands created through Consent B01-2025, legally described as Part 1, Plan 16R12308 and lands proposed to be severed from 1038 6th Avenue East, for a semi-detached dwelling. 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.

Please provide comments on or before **Monday, July 6, 2026**, to planning@owensound.ca.

For ease of access, the support plans/studies submitted with the application can be accessed via the link below:

<https://www.dropbox.com/scl/fo/kz79rz68zsvgr4pgkegcq/AKtd8wnvzQLMTnbGMHxqvks?rlkey=hvjlbmg62fhfsj6zv0wr5ewi&st=t4v9hmx3&dl=0>

If you have any questions or difficulties accessing the link provided, please do not hesitate to contact me.

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My working day may not be your working day. Please don't feel obligated to reply to this email outside of your working hours.

Please consider the environment before printing.

Jacklyn Iezzi

From: Nembhard, O'Neil (MTO) <O'neil.Nembhard@ontario.ca>
Sent: June 22, 2026 2:54 PM
To: Jacklyn Iezzi; Planning Act Prescribed Persons/Bodies
Subject: RE: Request for Comment - Zoning By-law Amendment (ZBA No. 59) - Part 1, Plan 16R12308 and 1038 6th Avenue West
Attachments: My Ontario Municipality Awareness Email_Sent 2026.03.11.pdf

External sender <o'neil.nembhard@ontario.ca>

Make sure you trust this sender before taking any actions.

Good day,
MTO has no requirements for the proposed ZBA, the subject property is located beyond MTO's Permit Control Area.

Please note that MTO no longer accepts Planning/Land Development review requests via email and now requires all new planning and development applications, inquires, or Pre-Consultations, be submitted through this system: <https://www.hcms.mto.gov.on.ca>

Please do not hesitate to contact me if you have any questions.

Thank you,
O'Neil Nembhard
Corridor Management Planner | Operation West | Operations Division
Ministry of Transportation Ontario | Ontario Public Service
548-388-2571 | o'neil.nembhard@ontario.ca



Taking pride in strengthening Ontario, its places and its people

Please note the Ministry no longer accepts Land Development review requests through its email system. All Land Development Review requests to the Ministry must be submitted to the Ministry of Transportation through the Highway Corridor Management Online portal at: <https://www.hcms.mto.gov.on.ca/landdev/en/land-development>

The Land Development Review module is designed to better serve stakeholders through streamlining all land development planning approvals by the Ministry.

From: Jacklyn Iezzi <jiezzi@owensound.ca>
Sent: Monday, June 22, 2026 1:36 PM
To: Planning Act Prescribed Persons/Bodies <planningnotices@owensound.ca>
Subject: RE: Request for Comment - Zoning By-law Amendment (ZBA No. 59) - Part 1, Plan 16R12308 and 1038 6th Avenue West

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From: planning@grey.ca
Sent: June 24, 2026 1:34 PM
To: Briana Bloomfield; OS Planning; Staci Landry; Tim Simmonds; Pam Coulter; Engineering
Subject: County comments for ZBA 59 Barry's Construction

External sender <planning@grey.ca>

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County comments for ZBA 59 Barry's Construction



Hello Owen Sound,

Please note that Grey County is taking steps to streamline development review by limiting planning policy comments on some development applications. Unless otherwise requested by municipal staff, County planning comments will be limited for the following applications:

- All minor variance and site plan applications; and
- zoning by-law amendments and consents within settlement areas.

County planning staff may continue to provide comments where the above applications are connected to a County application.

Grey County Ecology staff will continue to review all applications with regards to natural heritage matters. Other County departments will continue to be circulated through our 'one-window' approach and will provide comments as needed.

Given the above, a formal planning policy review of the subject application has not been undertaken. Please be advised that all planning decisions shall conform with the County's Official Plan. County planning staff can assist with specific questions in this respect.

Grey County Planning Ecology staff have reviewed the application and have no concerns.

County staff have no further comments at this time. Please let us know if you have any questions.

Best regards,

Derek McMurdie

Jacklyn Iezzi

From: Cholewa, Matthew <matthew.cholewa@bell.ca>
Sent: June 30, 2026 2:57 PM
To: Jacklyn Iezzi
Subject: RE: Request for Comment - Zoning By-law Amendment (ZBA No. 59) - Part 1, Plan 16R12308 and 1038 6th Avenue West

External sender <matthew.cholewa@bell.ca>

Make sure you trust this sender before taking any actions.

Hello,

No concerns from Bell.

Thanks,



Matthew Cholewa
Access Network Implementation Manager
M : 226 750-5210

From: Jacklyn Iezzi <jiezzi@owensound.ca>
Sent: June-22-26 11:58 AM
To: Planning Act Prescribed Persons/Bodies <planningnotices@owensound.ca>
Subject: [EXT]Request for Comment - Zoning By-law Amendment (ZBA No. 59) - Part 1, Plan 16R12308 and 1038 6th Avenue West

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External Email: Please use caution when opening links and attachments / **Courriel externe:** Soyez prudent avec les liens et documents joints

Staff Report

Fire Prevention



DATE: July 7, 2026

TO: Jacklyn Iezzi, Senior Planner

FROM: Matt Given, Fire Prevention Officer

SUBJECT: Zoning By-law Amendment – Part 1, Plan 16R12308 and 1038 6th Avenue West

PLANNING FILE: ZBA 59

MUNICIPAL ADDRESS: 1010 6th Avenue West

APPLICANT: Barry's Construction

BACKGROUND:

A complete application for Zoning By-law Amendment (ZBA 59) has been submitted by Barry's Construction and Insulation Ltd. for lands at the southwest corner of the intersection of 6th Avenue West and 10th Street 'A' West.

Lands municipally known as 1010 6th Avenue West were subject to Consent application 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 16R12308.

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 requested Zoning By-law Amendment 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.

ASSUMPTIONS:

The recommendations below are based on the following assumptions:

- The comments are from the site drawings included in the email dated June 22nd, 2026.

DETAILED REVIEW:

Documents reviewed in conjunction with this application are:

- Ontario Fire Code (OFC)
- Ontario Building Code (OBC)
- City of Owen Sound Fire Route By-Law 2009-086

REQUIREMENTS:

The Following will be required in order to achieve compliance with the Ontario Building Code and other referenced documents:

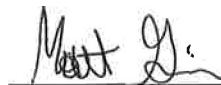
- None

RECOMMENDATIONS:

The following should be considered by the proponent as they finalize their plans to enhance the fire prevention on site:

- None

SUBMITTED BY: Matt Given, Fire Prevention Officer



From: [LANDUSEPLANNING](#)
To: [Staci Landry](#)
Subject: Owen Sound - 1038 6th Avenue West - ZBA-59
Date: Wednesday, July 29, 2026 12:03:03 PM

External sender <landuseplanning@hydroone.com>
Make sure you trust this sender before taking any actions.

Hello,

This email serves to confirm receipt of your application for ZBA, ZBA-59.

Please be advised that Hydro One does not provide comments for the following application types: Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), Minor Variance, Temporary Use By-law, and Holding By-law Removal (H-Removal).

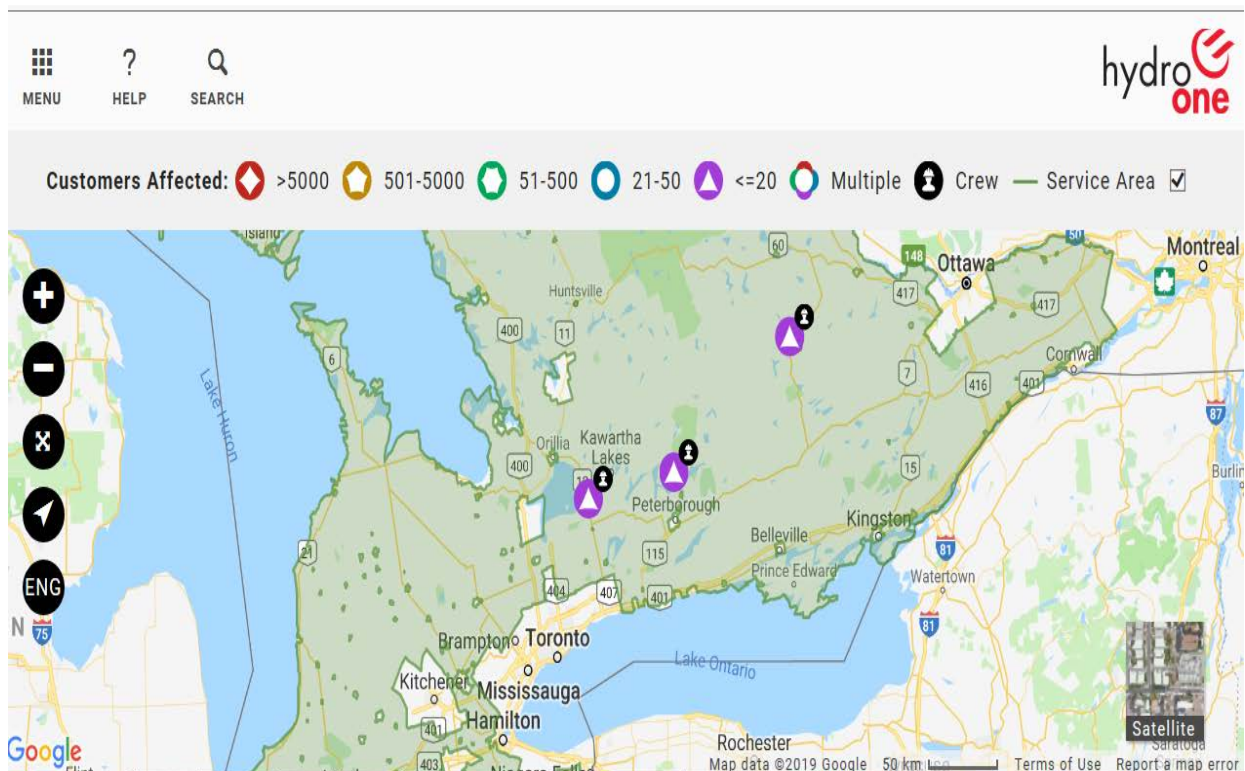
Hydro One will undertake a review at subsequent stages of the planning process, including Site Plan(control, preliminary, minor), Draft plan of condominium, Draft plan of subdivision, Consent to sever, Communication/Monopole/Microwave tower proposal, Aggregate proposal (pit and quarry), and Niagara Escarpment Commission applications.

Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact Land Use Planning.

Thank you,

Land Use Planning Department
Hydro One Networks Inc.
Email: LandUsePlanning@HydroOne.com

Staff Report

Engineering Services Division

Date: July 31, 2026 **Eng. File:** 1010-1038 6th Avenue Wes

Roll No. TBD

To: Jacklyn Iezzi, Senior Planner
Sabine Robart, Manager of Planning & Heritage
Pam Coulter, Director of Community Services
Lara Widdifield, Director of Public Works & Engineering

From: Matthew Pierog, Engineering Technologist

Subject: **Zoning By-law Amendment Engineering Review**

Applicant: Barry's Construction and Insulation Ltd.

Planning File: ZBA No. 59

Legal Description: PART 1, PLAN 16R12308 (Consent B01-2025) & PLAN
34 N PT LOT 63 (1038 6th Avenue West)

Municipal Address: 1010 6th Avenue West & 1038 6th Avenue West

Recommendations:

Further to our review of the above-noted application, the Public Works & Engineering Department has no objection to this Zoning By-law Amendment application, however, comments and recommendations are included below, which are to be addressed at the time of the Consent Application, unless otherwise noted.

Background:

Refer to the description provided by the City's Planning Division, circulated as a part of request for comment.

Analysis:

This document incorporates comments from all Public Works & Engineering Department divisions. The Comments provided herein were based on the City's most recent Engineering Standards and the records available at the time of preparation of this report. The comments provided to not preclude the applicant's responsibility for meeting all applicable laws, regulations and standards, or provide any assurances.

The following comments reflect the results of this review:

Detailed Review: Documents reviewed in conjunction with this application are:

- *City of Owen Sound Site Development Engineering Standards, 1st Edition* https://www.owensound.ca/media/pw0gywsg/site-plan-eng-standards_full-2021-03-24-rev.pdf
- *City of Owen Sound Official Plan, as amended* <https://www.owensound.ca/media/sqkldpco/final-approved-official-plan-feb-15-2022.pdf>
- *Stormwater Management Planning and Design Manual, March 2003; Province of Ontario Ministry of the Environment – published by: Queen’s Printer for Ontario* <https://www.ontario.ca/document/stormwater-management-planning-and-design-manual-0>
- *Accessibility for Ontarians with Disabilities Act (AODA), 2005, S.O. 2005 c.11* <https://www.ontario.ca/laws/statute/05a11>
- *Reference Drawing submitted as part of the application, and former documents associated with previous Planning Applications (i.e. B01-2025):*
 - *GEI Consultants Canada, Ltd., drawing No. 1, dated March 3, 2026.*
 - *GEI Consultants Canada, LTD., Report titled 'East Court Residence Apartments 1111 15th Avenue East, Owen Sound', dated April 8, 2026.*

Stormwater Management (SWM):

A Stormwater Management Report is not required for this ZBA application.

Grading & Drainage:

A Grading and Drainage Plan (GEI, 2026) was submitted for review as a part of the ZBA application.

The yard CB proposed at the swale outlet at the road allowance is to be relocated onto private property.

Side yard mutual swales that outlet to the City’s road allowance may be permitted on the lot line for the properties subject to the application and owned by the Owner – grading on adjacent lots is not permitted.

Based on the proposed southern lot relying on the northern lot for a SWM outlet, an easement/legal agreement must be prepared to support the

drainage plan – any use of easements is to be private (the City will not be a party). It is recommended that this be shown on the plan, appropriately sized for the intended use as recommended by the Owner (i.e. minimum widths which may affect building setbacks).

The site grading and drainage is required to conform to Section 2.2.2 of the City's Property Standards By-law 1999-030.

Site Servicing:

A preliminary Servicing Plan (GEI, 2026) has been submitted for review as a part of the ZBA application.

The City is in the process of updating OSS-410 to include one wastewater cleanout on the property line for City access, in lieu of two cleanouts – one cleanout is to be installed for each wastewater lateral proposed.

Domestic servicing for water/wastewater typically would require a Special Services Application, however, the City is agreeable to use a Minor Servicing Agreement as the mechanism to capture all off-site works (i.e. storm, water, wastewater, surface infrastructure, etc.). The MSA requires a cost estimate for the off-site works and a stamped drawing.

Servicing Feasibility Study (SFS):

A Servicing Feasibility Study is not required for this ZBA application.

Site Access:

Access to each property is proposed from a separate driveway connected to 6th Avenue West. The driveway for the southern lot is proposed at the northern portion of the property – maintaining a buffer from the intersections to the south.

PW/ESD has no concerns with the proposed width/length of the driveway proposed for each lot; there appears to be sufficient parking for the proposed residential units.

Fees and Charges:

The Engineering Review Fee will be \$407.00 for a Zoning By-law Amendment Application.

Prepared By: Matthew Pierog, P.Eng.



Reviewed By: Mason Bellamy, C. Tech.

Reviewed via email.