

City of Owen Sound

Official Plan Review

Special Meeting
November 24, 2025



Project Timeline

PHASE 1



Kickoff & Visioning

PHASE 2



Research & Analysis

PHASE 3



Prepare Draft Official Plan

PHASE 4



Public Engagement & Consultation

PHASE 5



Finalize Implementing Official Plan Amendment
Late Summer 2025

Statutory Public Meeting
Fall 2025

Community Services Committee & Council
Early 2026

**WE ARE
HERE**

City of Owen Sound Official Plan Review

Purpose

Purpose of the Official Plan

The City’s Official Plan (OP) guides long-term decisions that relate to **land use planning and development**. The OP is an important tool that supports our City’s vision of a **vibrant and thriving community** that offers high-quality amenities surrounded by unique natural heritage features.

Purpose of the Official Plan Review

Under the Planning Act, Official Plans **must be updated every 5 years** after the last comprehensive amendment. Municipalities are also required to complete a Provincial Plan conformity exercise as provincial plans are updated.

The City’s Official Plan was reviewed and updated comprehensively in 2021, and the new Official Plan was approved in 2022.

This review fulfils the 5-year update and Provincial conformity requirements following updates to:

- The Planning Act
- The 2024 Provincial Planning Statement
- The Grey County Official Plan

The Official Plan Amendments affect all lands within the City of Owen Sound.

A copy of the proposed Official Plan Amendment to implement the Official Plan Review is available for review on the project’s OurCity page.

City of Owen Sound Official Plan Review

Proposed Updates

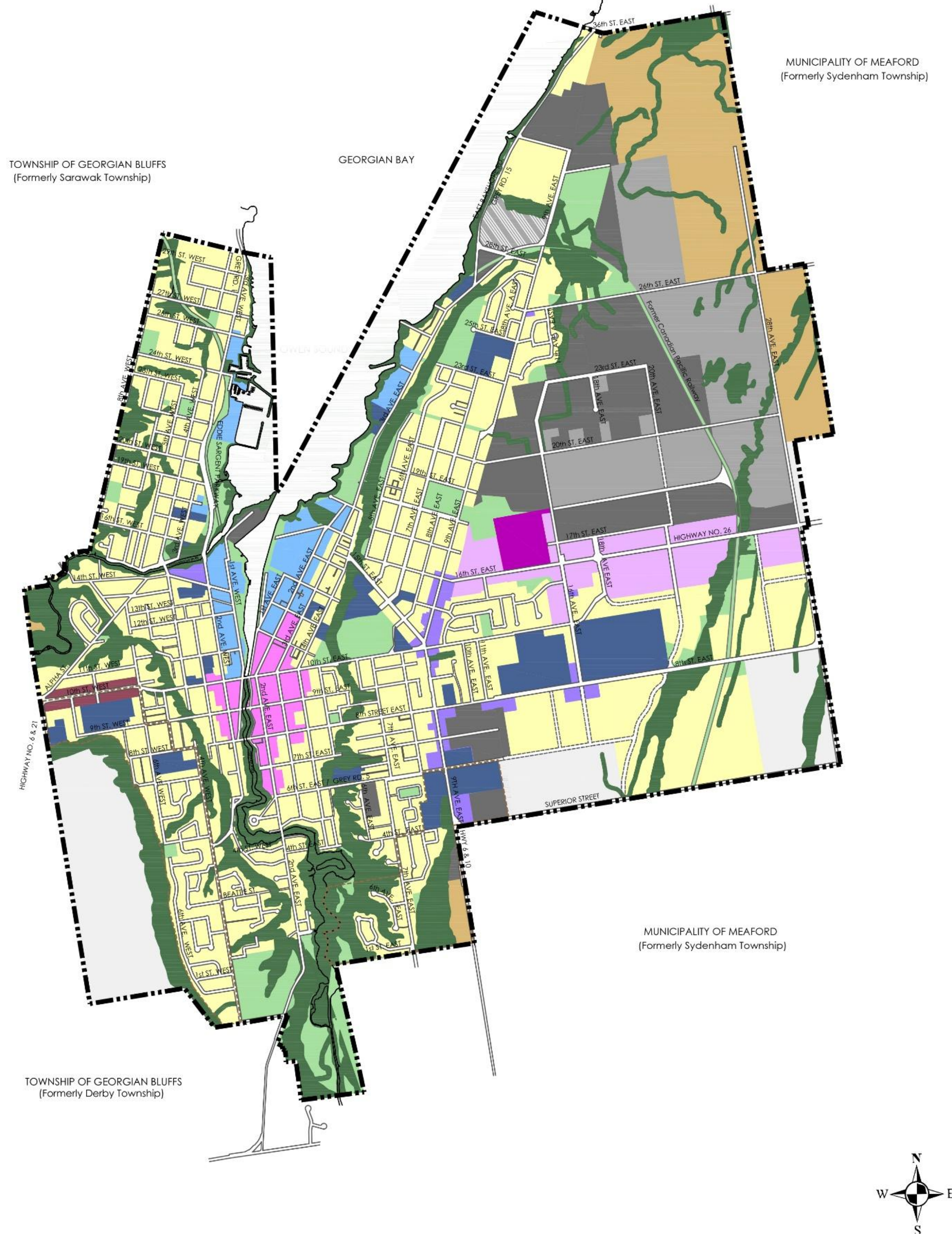
Official Plan policy updates include the following:

- ✓ Introduce a new Employment land use framework including the Employment 1 and Employment 2 designation.
- ✓ Update the Retail Market Study requirements in the East City Commercial designation
- ✓ Minor Policy Updates:
 - Update affordable housing policies in accordance with the Grey County Official Plan
 - Update the Environment Policies in accordance with the Grey County Official Plan
 - Update the servicing policies of the Sydenham Heights Planning Area
 - Allow schools and daycare centres in residential designations, revised pre-consultation requirements, revised site plan requirements, permit minor zoning by-laws, update cash-in-lieu of parkland requirements and references to the Provincial Planning Statement

City of Owen Sound Official Plan Review

Proposed Schedule A

Existing Schedule



- Legend**
- Residential
 - River District Commercial
 - Regional Shopping Centre
 - East City Commercial
 - West City Commercial
 - Arterial Commercial
 - Waterfront Mixed Use
 - Industrial Transitional
 - Employment 1
 - Employment 2
 - Institutional
 - Open Space
 - Rural
 - Hazard Lands
 - Niagara Escarpment Plan Area
 - Niagara Escarpment Plan Area - Urban
 - Planned Road

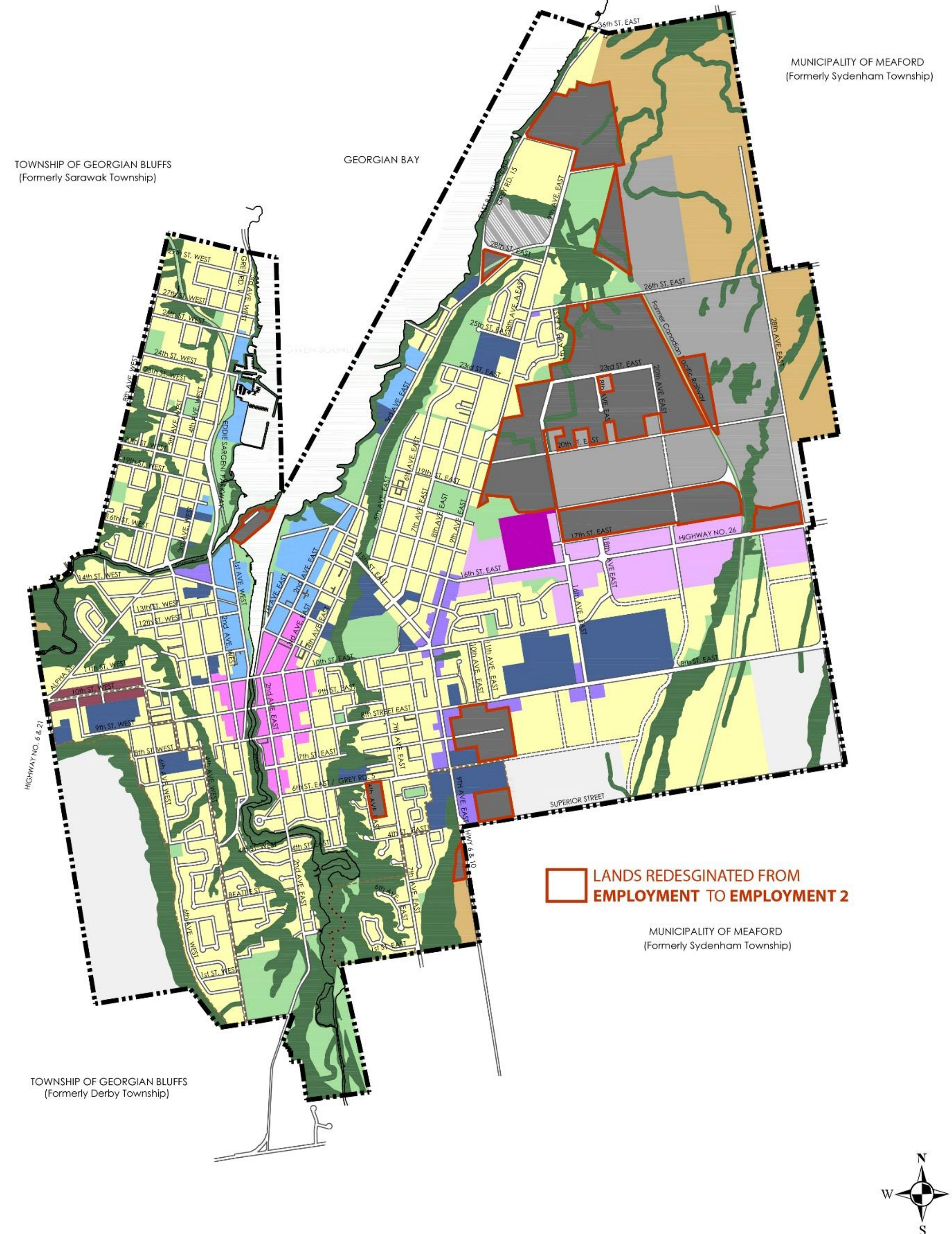
Schedule 'A'

Official Plan
City of Owen Sound
Land Use Plan



July 2025
1:28,000

Proposed Schedule



- Legend**
- Residential
 - River District Commercial
 - Regional Shopping Centre
 - East City Commercial
 - West City Commercial
 - Arterial Commercial
 - Waterfront Mixed Use
 - Industrial Transitional
 - Employment 1
 - Employment 2
 - Institutional
 - Open Space
 - Rural
 - Hazard Lands
 - Niagara Escarpment Plan Area
 - Niagara Escarpment Plan Area - Urban
 - Planned Road
- LANDS REDESIGNATED FROM EMPLOYMENT 1 TO EMPLOYMENT 2
→ EMPLOYMENT DESIGNATION CHANGED TO EMPLOYMENT 1
→ NEW DESIGNATION ADDED

Schedule 'A'

Official Plan
City of Owen Sound
Land Use Plan



July 2025
1:28,000

City of Owen Sound Official Plan Review

Proposed Schedule A1

Existing Schedule



- Legend**
- Planning Area Boundary
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Institutional
 - Arterial Commercial
 - Industrial
 - Open Space
 - Hazard Land

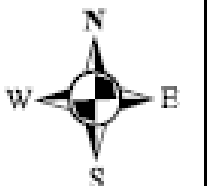
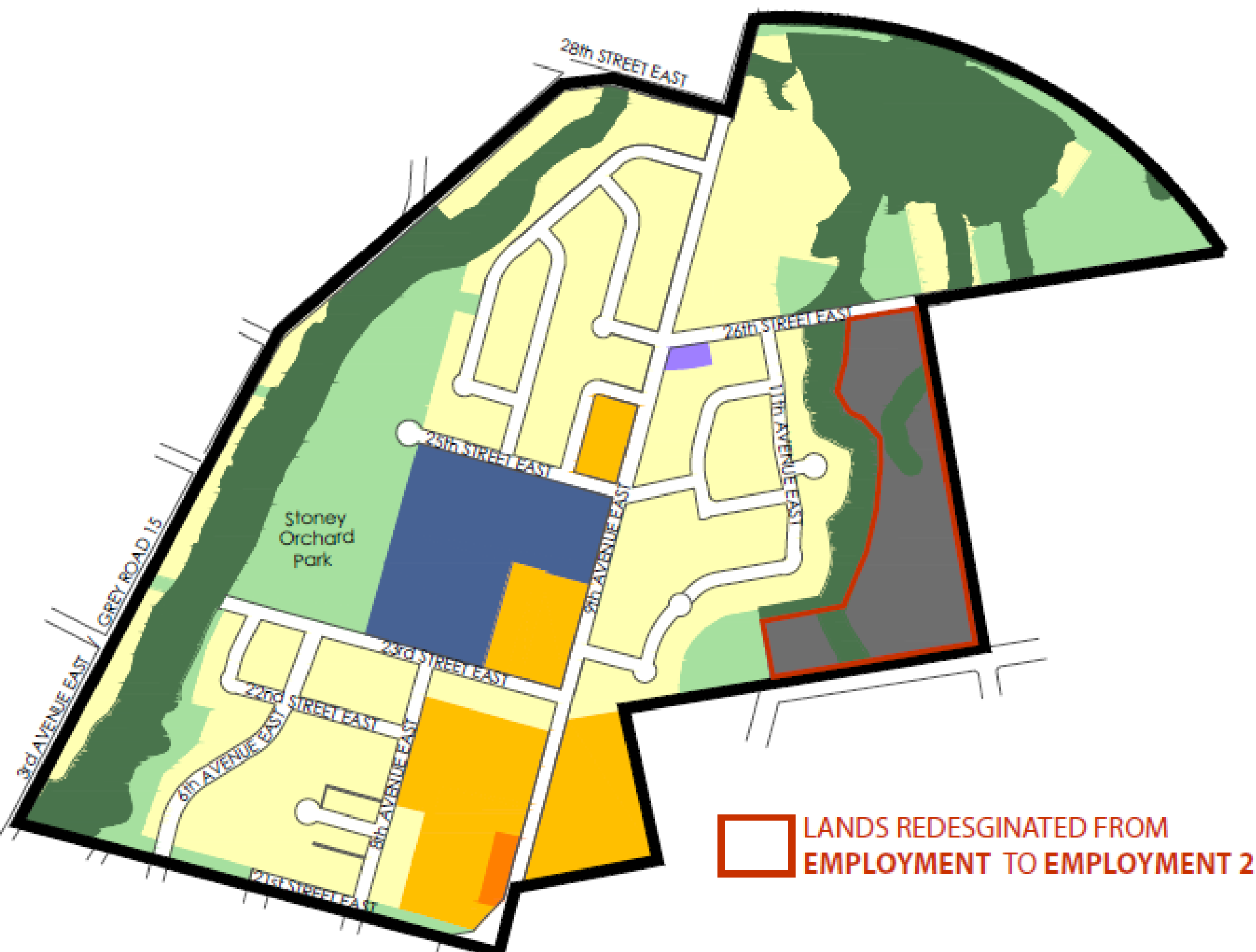
Schedule 'A1'

Official Plan
City of Owen Sound
East Bluffs Planning Area
Land Use Plan



May 2021
1:10,000

Proposed Schedule



- Legend**
- Planning Area Boundary
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Institutional
 - Arterial Commercial
 - Employment 2 → NEW DESIGNATION ADDED
 - Open Space
 - Hazard Land

Schedule 'A1'

Official Plan
City of Owen Sound
East Bluffs Planning Area
Land Use Plan

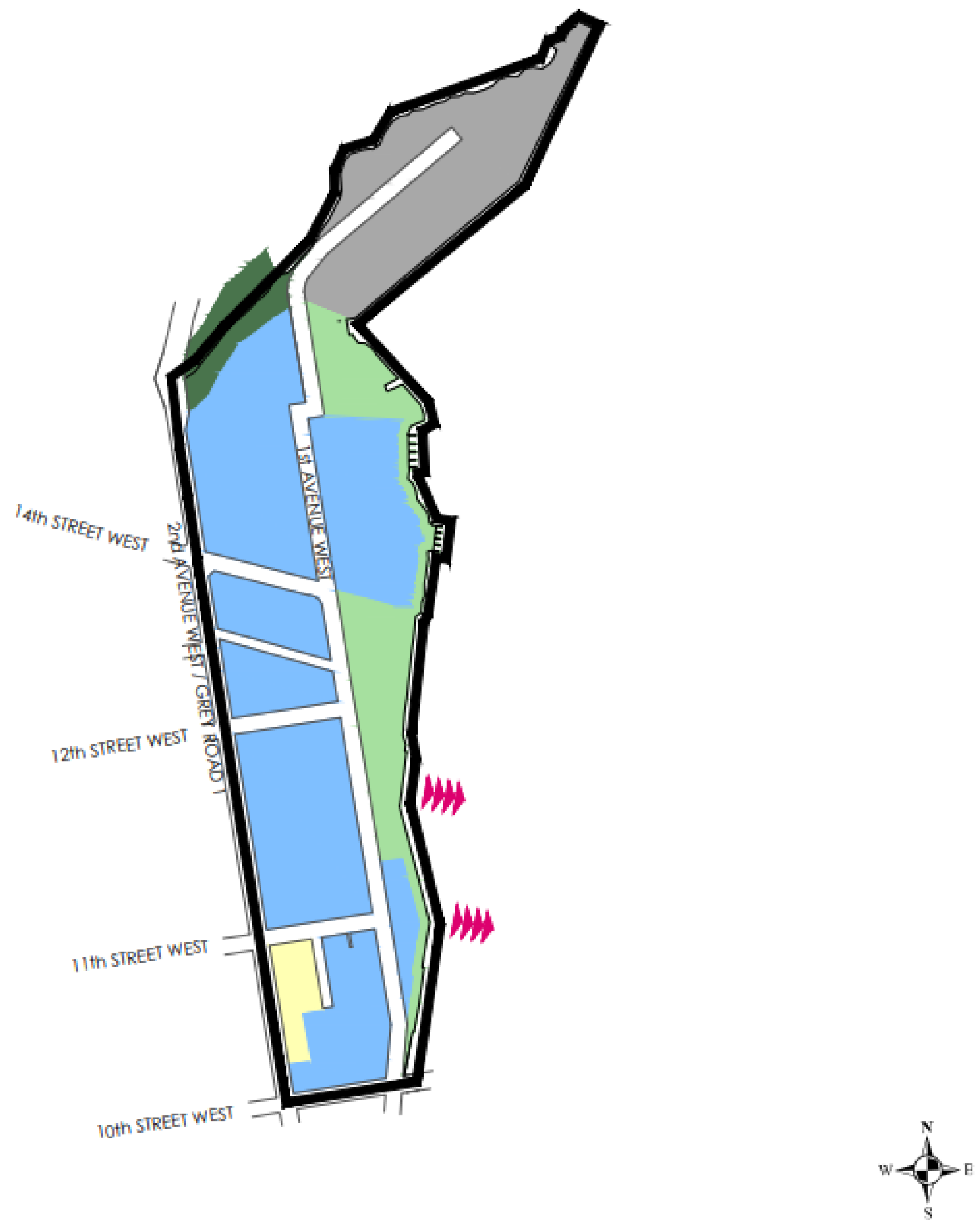


July 2025
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City of Owen Sound Official Plan Review

Proposed Schedule A3

Existing Schedule



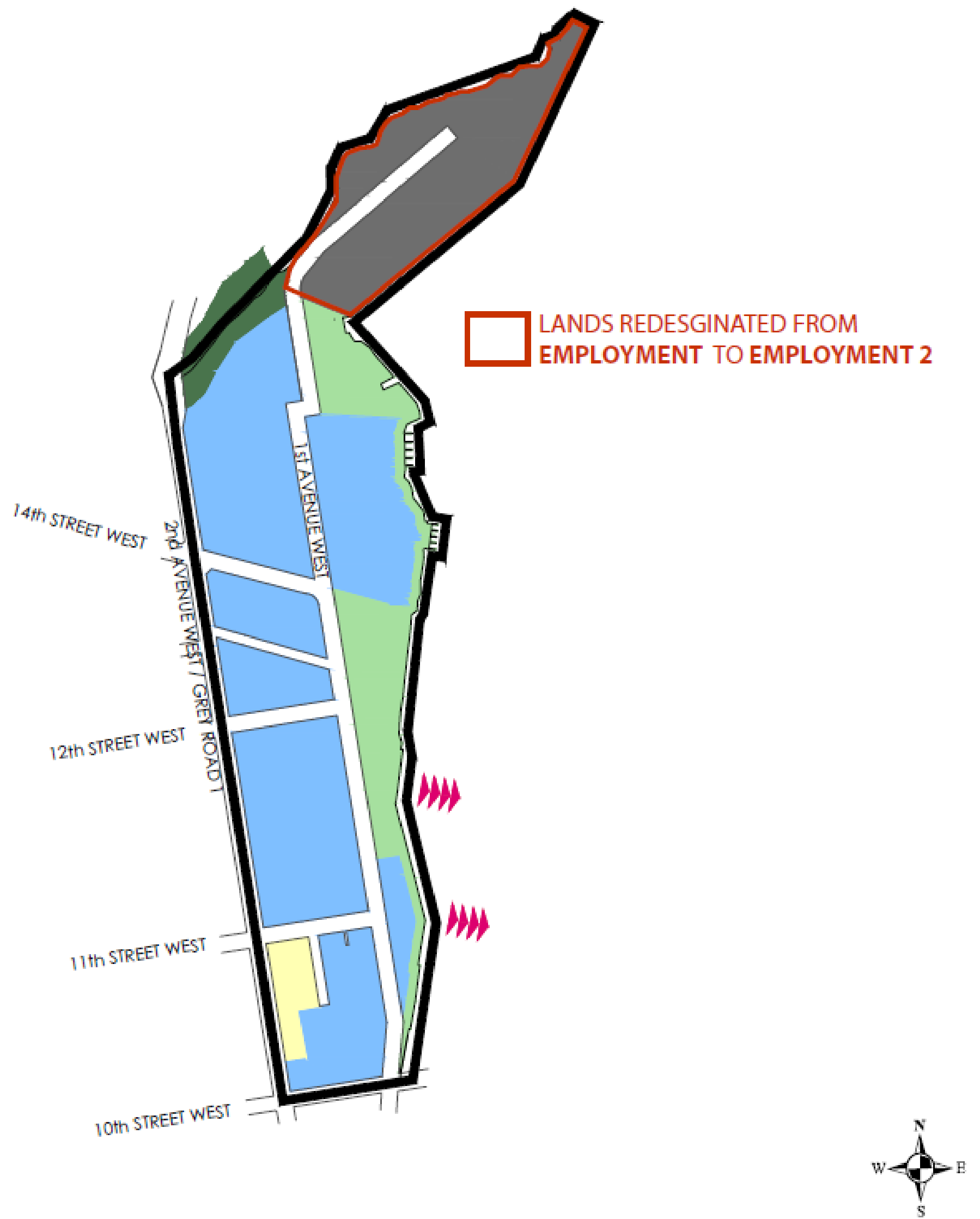
- Legend**
- Planning Area Boundary
 - Low Density Residential
 - Waterfront Mixed Use
 - Industrial
 - Open Space
 - Hazard Land
 - Future Bridge Alignment Options

Schedule 'A3'

Official Plan
City of Owen Sound
West Harbour Planning Area
Land Use Plan

May 2021
1:7,500

Proposed Schedule



- Legend**
- Planning Area Boundary
 - Low Density Residential
 - Waterfront Mixed Use
 - Employment 2 → NEW DESIGNATION ADDED
 - Open Space
 - Hazard Land
 - Future Bridge Alignment Options

Schedule 'A3'

Official Plan
City of Owen Sound
West Harbour Planning Area
Land Use Plan

July 2025
1:7,500

Overview of Public Engagement

Spring 2025



Launch of the project-specific OurCity page and online survey to collect feedback

July 2025



Open House presenting Draft Official Plan Amendment

November 2025



Statutory Public Meeting presenting updated Official Plan Amendment

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January 2026



Final documents and recommendation report presented to Community Services Committee and Council

Overview of Public Comments

Official Plan:

- NEC: Niagara Escarpment Plan conformity.
- Public Comment: Implementation of the City's Strategic Plan, Future Owen Sound Vision 2050 and Integration with Official Plan
- Social Finance & Housing Group: Support for the inclusion of affordable housing and employee housing policy. Provided recommendations for further refinement of affordable housing policy in the Official Plan. Recommendations were also provided related to updates and creation of other City plans, strategies and by-laws.

* Comments received as of
November 18, 2025

Community Input

The Official Plan **applies to all properties within the City** (excluding lands within the Niagara Escarpment Plan).



Written Comments can be submitted to bbloomfield@owensound.ca

All comments will be compiled and summarized in the final report to Council.

Please be advised that names, addresses and comments may be made public.

Thank you!
Any questions?