

City of Owen Sound

Official Plan Review & Zoning By-law Review

Council Working Session
November 24, 2025

Project Timeline

PHASE 1



Kickoff & Visioning

PHASE 2



Research & Analysis

PHASE 3



Prepare Draft Official Plan & Zoning By-law

PHASE 4



Public Engagement & Consultation

PHASE 5



Finalize Implementing Official Plan Amendment & Zoning By-law Amendment
Late Summer 2025

Statutory Public Meeting
Fall 2025

Community Services Committee & Council
Early 2026

**WE ARE
HERE**

Approach to Working Session



Overview of Major Policy Changes



Comments



Q & A

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

Employment Policy

- ✓ Introduce a new Employment land use framework including the Employment 1 and Employment 2 designation.

Employment 1 Permitted Uses :

- Manufacturing;
- Research and development in connection with manufacturing;
- Warehousing ;
- Goods Movement; and
- Ancillary uses associated with the primary uses listed above, including:
 - Retail; and
 - Office

City of Owen Sound Official Plan Review

Employment Policy

Employment 2 Permitted Uses :

- Employment and business uses including but not limited to manufacturing, fabricating, packaging, and warehousing.
- Controlled outdoor storage, including contractor yards.
- Commercial self-storage facilities.
- Food and Beverage Production and Cannabis Production Facilities.
- Retail sales accessory to a manufacturing use.
- Utilities, technology and industrial innovation centres.
- Vehicle service stations, vehicle repair, auto body paint and repair, car washes, transportation depots.
- Commercial schools.
- Sports, health and fitness recreational centres.
- Adult entertainment and body rub parlours.
- An accessory sleeping quarters for a custodian or maintenance person.
- Open space.

City of Owen Sound Official Plan Review

East City Commercial Policy

✓ Update the Retail Market Study requirements in the East City Commercial designation

3.5.2.5 For any application in the East City Commercial designation for the **retail and commercial** uses listed in Section 3.5.1.1 a) and b) that are less than 465 square metres and greater than 1,400 square metres, the City shall require the following information and studies acceptable to the City:

Note:

- 3.5.1.1 The following uses may be permitted within lands designated East City Commercial:
- a. Large format retail and service commercial uses such as garden centres, warehouse stores, vehicle services, furniture, hotel, and home-furnishing uses having significant needs for on-site storage and parking.

City of Owen Sound Official Plan Review

East City Commercial Policy

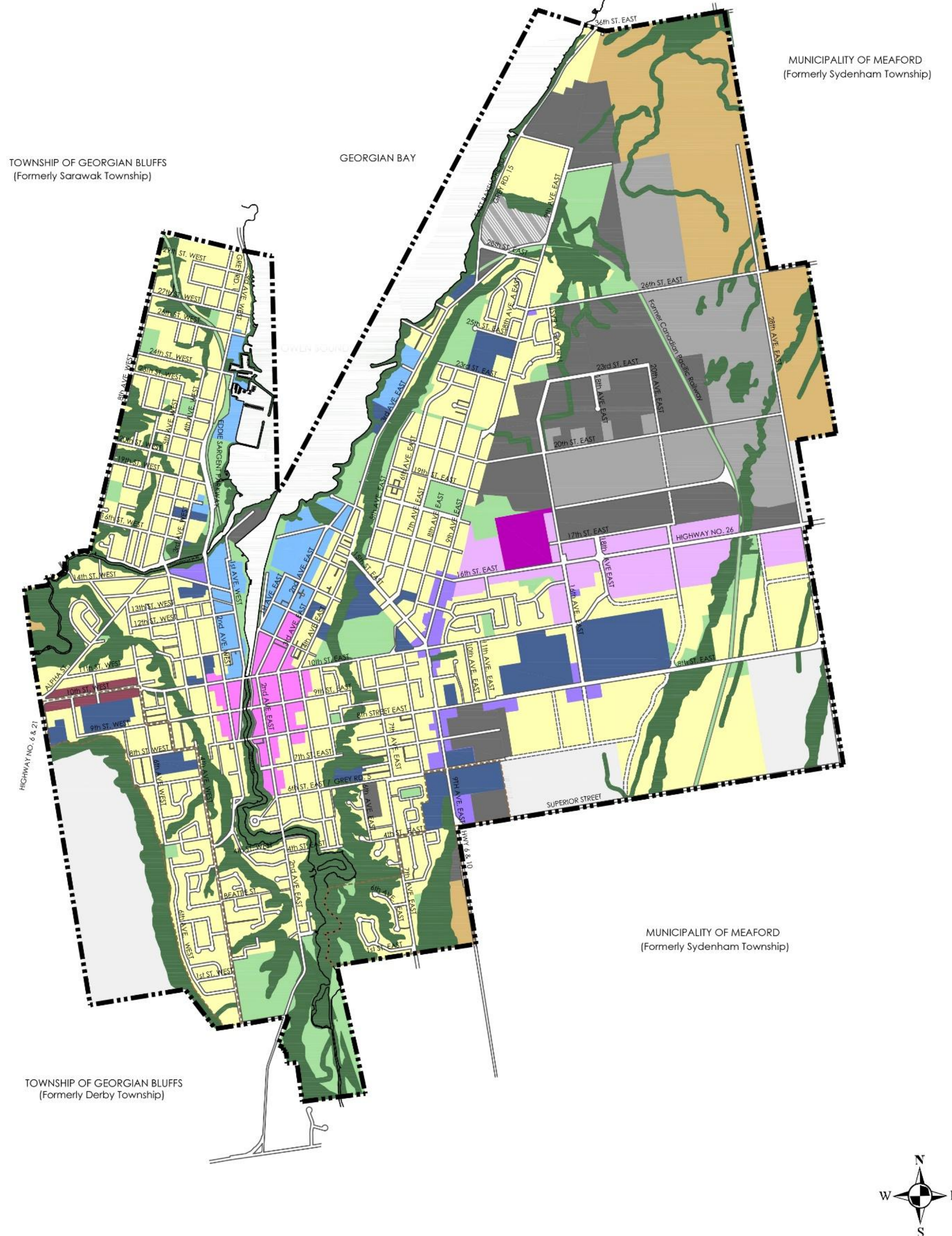
✓ Update the Retail Market Study requirements in the East City Commercial designation

- 3.5.2.5 For any application in the East City Commercial designation for the **retail and commercial** uses listed in Section 3.5.1.1 a) and b) that are less than 465 square metres and greater than 1,400 square metres, the City shall require the following information and studies acceptable to the City:
- a. A retail market analysis of the need for the proposed development and the impact of the proposed use on the commercial structure of the City and the County. Such a study shall confirm that:
 - i. Designated commercial property, suitable for the intended scale and type of development is not available within the River District Commercial area.
 - ii. Available commercial property in the River District Commercial area is not economically viable for the intended scale and type of development.
 - iii. The proposed increase in commercial floor space will not be premature by increasing the amount of commercial floor space in the City beyond the 5 year market demand.
 - iv. The proposed development will not undermine the economic viability or planned function of a significant commercial component of the River District Commercial area or impair the function of a designated commercial district as identified in this Plan.
 - b. An assessment of the traffic, land use, ecological and servicing impacts of the proposed use, including recommended infrastructure improvements necessary to accommodate the proposed use.
 - c. Site development information to ensure high quality urban design, safe access for pedestrians and vehicles, on-site environmental controls, store size and function, and similar information necessary to assess the impact of the use on the area.
 - d. The City may scope the study or waive the requirement for the above noted studies.**

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

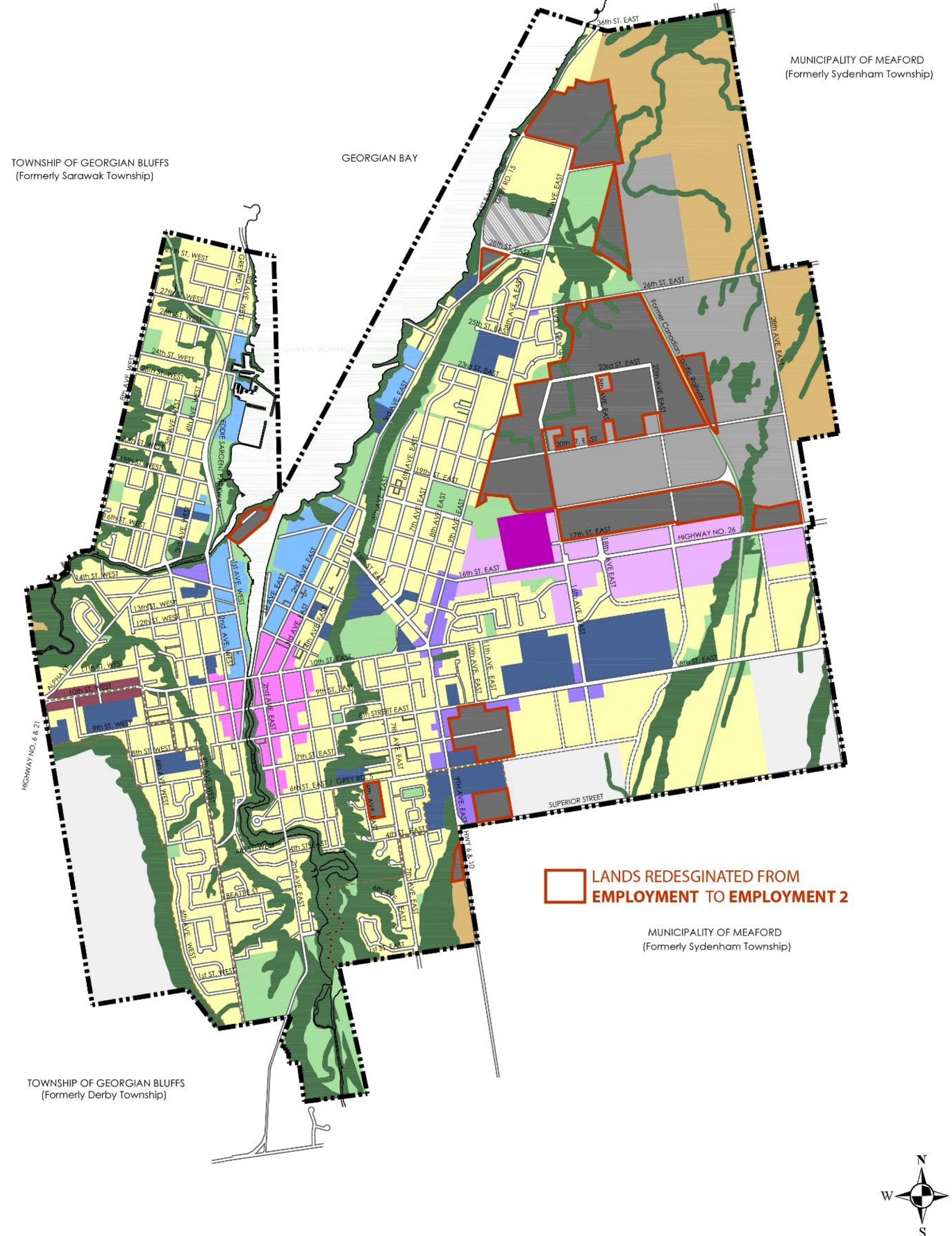
Schedule 'A'

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

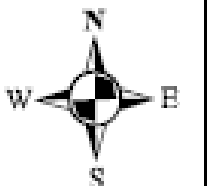
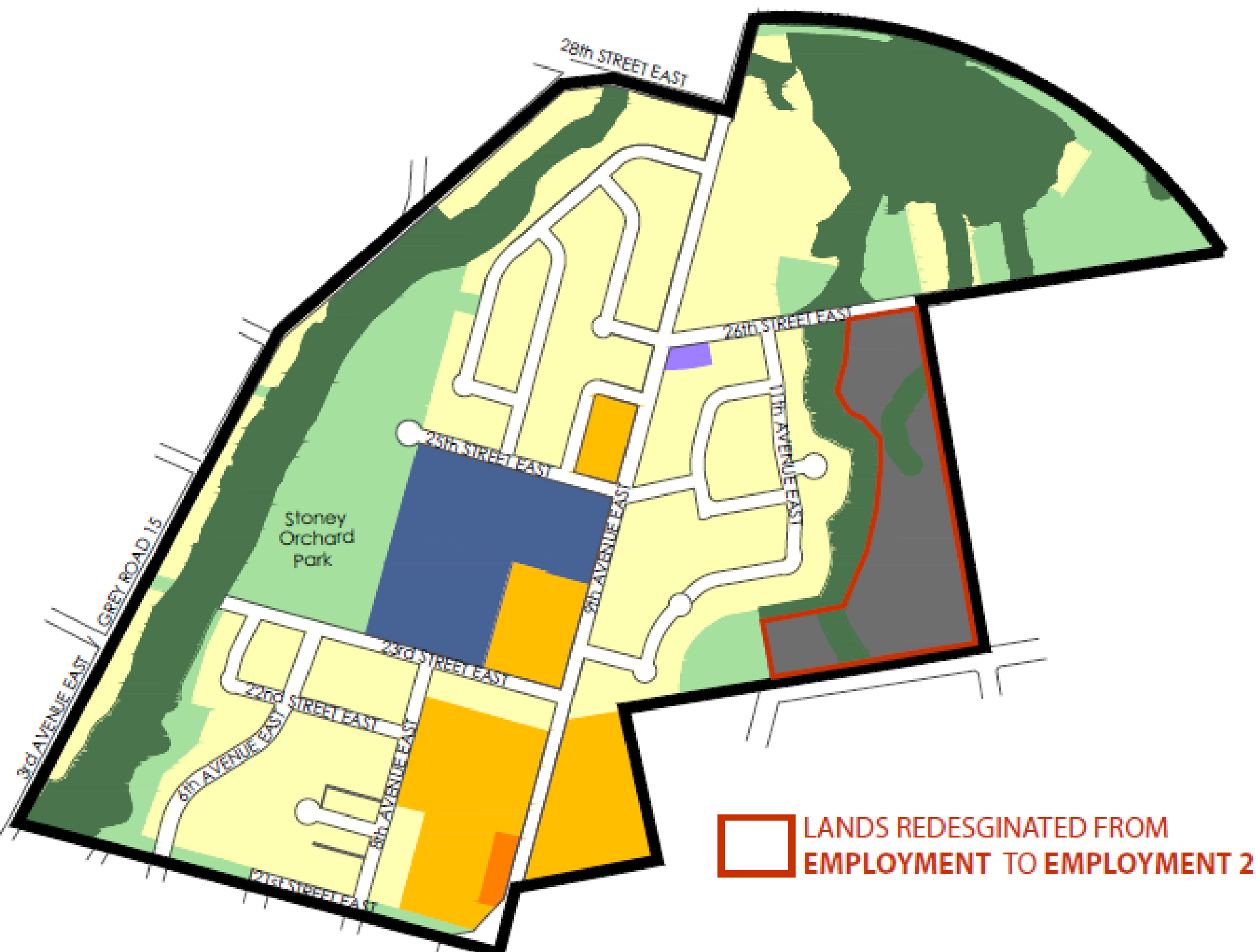
Schedule 'A1'

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

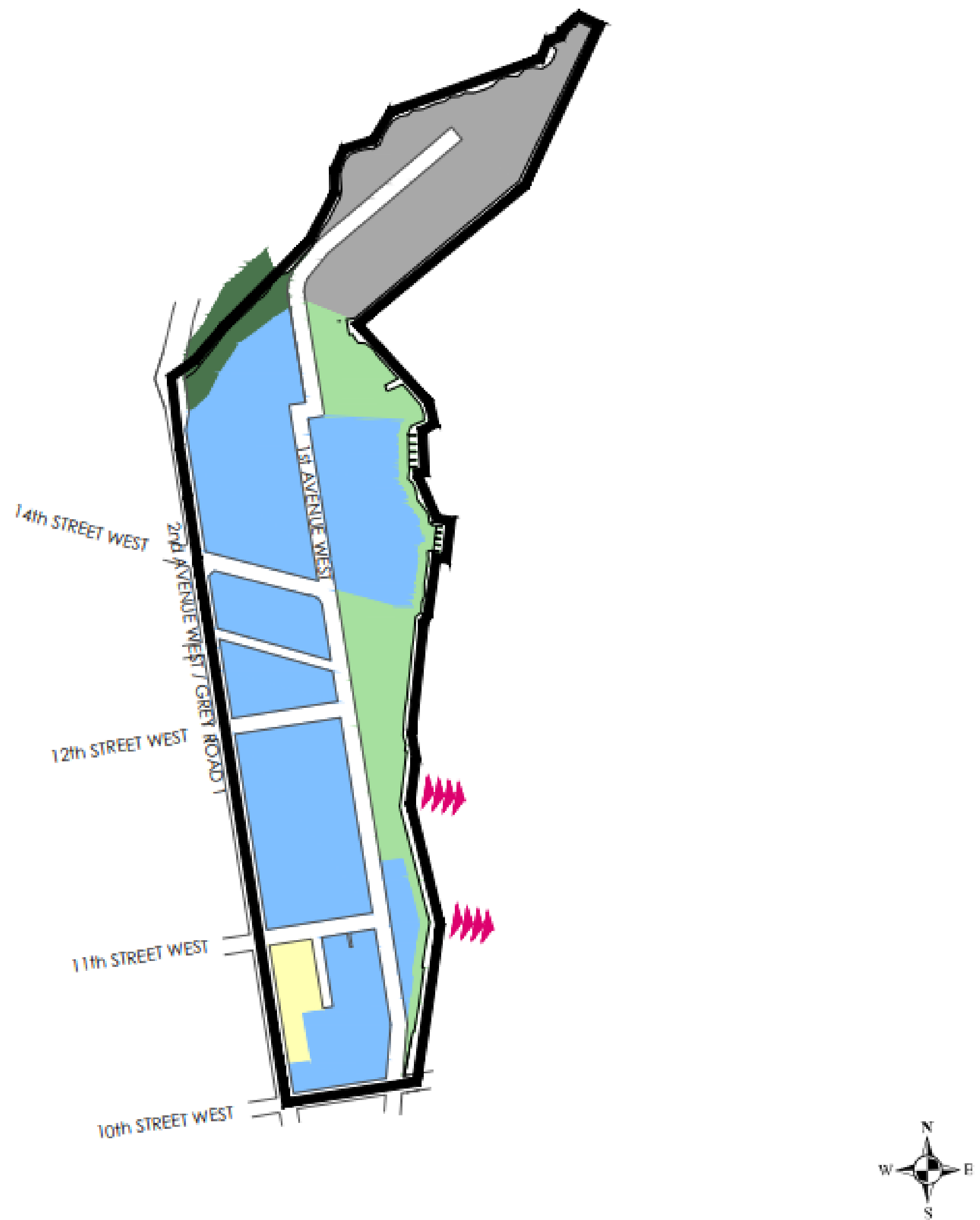


July 2025
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City of Owen Sound Official Plan Review

Proposed Schedule A3

Existing Schedule



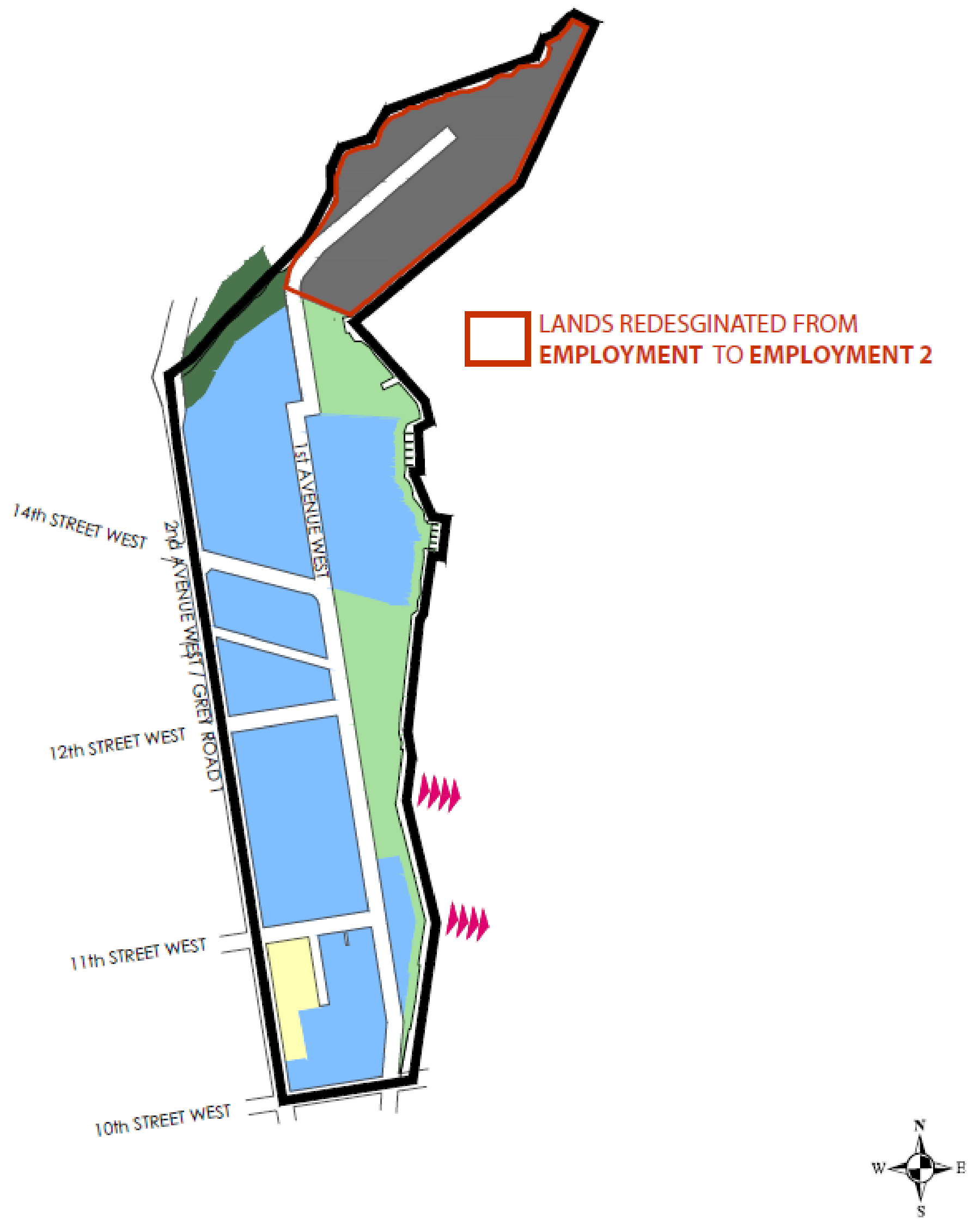
- Legend**
- Planning Area Boundary
 - Low Density Residential
 - Waterfront Mixed Use
 - Industrial
 - Open Space
 - Hazard Land
 - Future Bridge Alignment Options

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

City of Owen Sound Official Plan Review

Strategic Plan Alignment

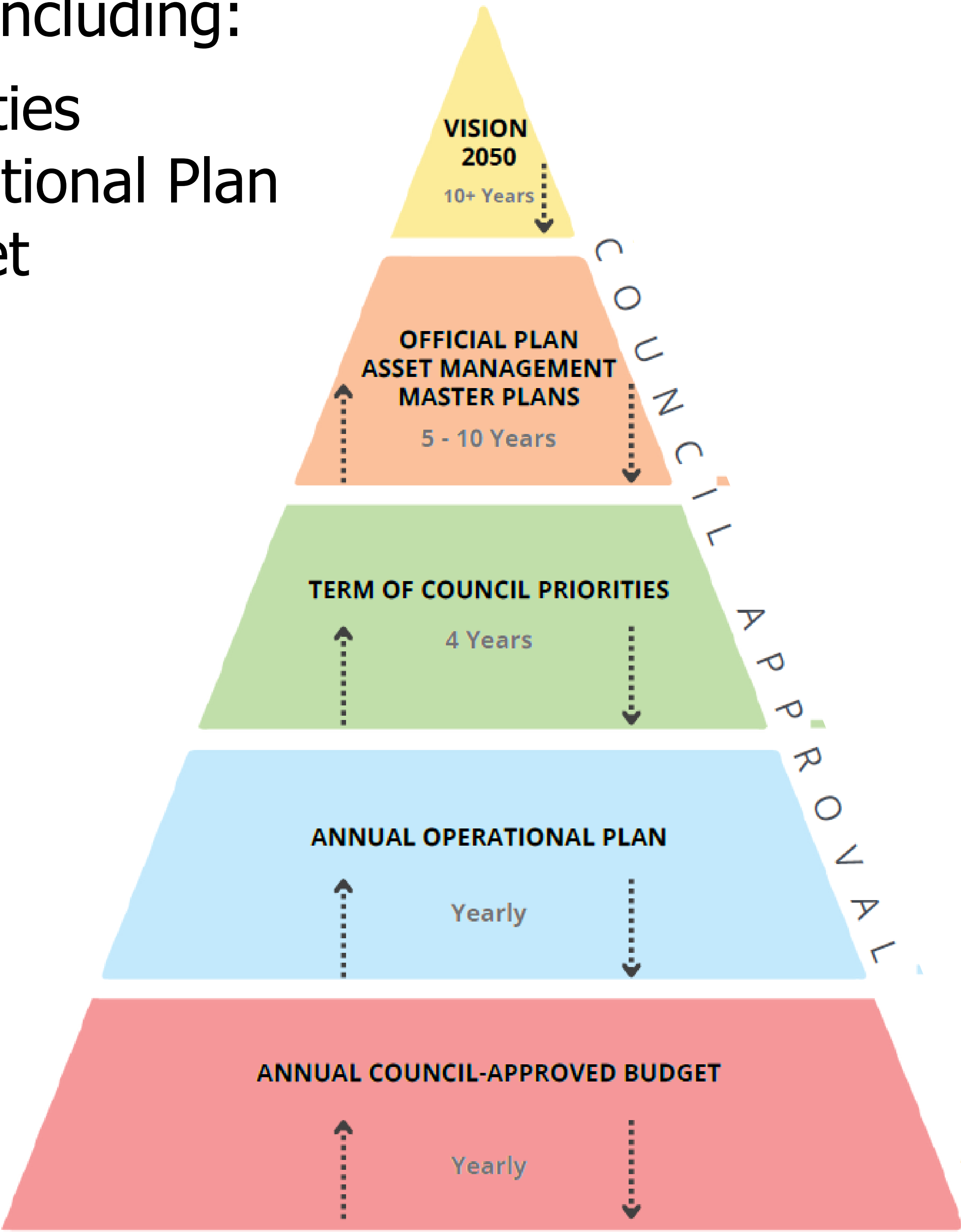
Purpose of Future Owen Sound Vision 2050

Future Owen Sound Vision 2050 is the City's Strategic Plan. The Strategic Plan guides decision-making and sets the City's priorities. The Strategic Plan helps inform various City documents and processes including:

- Official Plan
- Asset Management Plan
- Master Plans
- Council Priorities
- Annual Operational Plan
- Annual Budget

Relationship between the Strategic Plan and the Official Plan

The Strategic Plan identifies the City's priorities and vision, but it is not a legally binding document. The City's Official Plan is a legally binding document, and the Planning Act requires that Official Plans are consistent with the Provincial Planning Statement and must conform to Provincial Plans and upper tier Official Plans. Although the City's Strategic Plan informs the City's Official Plan policy, the Official Plan is not required to conform to the Strategic Plan.



City of Owen Sound Official Plan Review

Strategic Plan Alignment

The Strategic Plan includes seven (7) themes. All of these themes are reflected in the policies of the Official Plan. The Official Plan Review process does not propose any changes to the Strategic Plan.

How the Strategic Plan Informs the Official Plan



City of Owen Sound Official Plan Review

Strategic Plan Alignment

How the Strategic Plan Informs the Official Plan

1. Prosperous City

- The Official Plan includes policies to protect employment lands by restricting conversion to other land uses.
- The Official Plan includes policies to support new businesses in the River District by allowing a variety of uses, permitting intensification and limiting commercial development outside of the River District.

2. Green & Resilient City

- The Official Plan requires protection of the Natural Heritage System.
- The Official Plan requires Electric Vehicle Parking in new developments.
- The Official Plan requires protection and replacement of mature trees.

City of Owen Sound Official Plan Review

Strategic Plan Alignment

How the Strategic Plan Informs the Official Plan

3. Celebrating & Embracing Culture

- The Official Plan includes policies which protect cultural heritage resources.
- The Official Plan includes policies which support cultural events.

4. City Building

- The Official Plan includes policies which encourage cultural and recreational facilities throughout the community.
- The Official Plan includes policies which encourage recreational opportunities, attractive public spaces and high-quality built form in the River District (Downtown).

5. A City that Moves

- The Official Plan includes policies which support pedestrian walkability, active transportation and transit.
- The Official Plan includes policies which seek to facilitate a well-designed street network for various functions.
- The Official Plan includes policies to require appropriate parking in new development, including provisions for screening and off-street parking.

City of Owen Sound Official Plan Review

Strategic Plan Alignment

How the Strategic Plan Informs the Official Plan

6. Safe City

- The Official Plan includes policies which encourage accessible and age-friendly design in new developments.
- The Official Plan includes policies which seek to facilitate a safe and accessible pedestrian environment.
- The Official Plan requires the provision of an accessible transit system and encourages accessible parks and public service facilities.

7. Fostering Beneficial & Respectful Relationships

- The Official Plan encourages the involvement of residents and other stakeholders in the planning process and sets out minimum public notice requirements for planning applications.
- The Official Plan requires Indigenous consultation where development applications impact treaty rights or aboriginal interests.

City of Owen Sound Zoning By-law Review

Purpose

Purpose of the Zoning By-law

The Zoning By-law provides the **detailed land use framework and regulations** for the City. The Zoning By-law implements the policies of the Official Plan at a detailed level and regulates development in the City.

Purpose of the Zoning By-law Review

The City's Zoning By-law was approved April 2010, and last updated in December 2022. **Updates are required to implement the City's 2022 Official Plan and to address housekeeping items.**

The Zoning By-law review includes the following assessments:

- Conformity with the City's Official Plan
- Conformity with the County of Grey Official Plan
- Consistency with Provincial Policy and legislative changes
- Review of historic approvals, minor variance trends and discussion with City staff

The Zoning By-law updates affect all lands within the City of Owen Sound

A redlined copy of the City's Zoning By-law is available for review on the project's OurCity page.

City of Owen Sound Zoning By-law Review

Proposed Updates

Zoning By-law updates include the following:

- ✓ Consolidate existing Residential Zones
- ✓ Introduction of the new M3 Zone
- ✓ Minor Policy Updates:
 - Allow schools and daycare centres in residential zones
 - Introduce regulations for Minor Zoning By-law Amendments
 - Introduce new definitions
 - Introduce electric vehicle parking provisions
 - Amend minimum parking rates and Queue space/Drive-thru provisions
 - Introduce general provisions for Derby Camping, Cluster Development and Height projections
 - Introduce new C2 zone provisions to implement the Official Plan
 - Permit Additional Residential Units in the Rural and Agricultural zones

City of Owen Sound Zoning By-law Review

Residential Zones



Consolidate existing Residential Zones

Notes:

* As existing on the date of this By-law coming into effect

** Located in a School

*** Located on the ground floor of a residential building with a minimum of 25 residential units. The maximum combined GFA of all commercial uses shall be 150m²

Uses	Uses Permitted in Zone		
	R1	R2	MR
RESIDENTIAL			
Dwelling, Single Detached	●	●	●
Dwelling, Semi Detached	●	●	●
Dwelling, Duplex	●	●	●
Dwelling, Townhouse	●*	●	●
Dwelling, Converted (See Section 6.1.ii)	●*	●	●
Dwelling, Apartment		●	●
Dwelling Units in Combination with a Permitted Non-Residential Use			●
Group Home	●	●	●
Boarding or Lodging House		●	●
Additional residential Unit (See Section 5.27)	●	●	●
COMMERCIAL			
Clinics		●	●
Convenience Store		●***	●***
Personal Service Uses		●	●
Restaurants		●***	●***
INSTITUTIONAL			
Assisted Living Facility		●	●
Community Lifestyle Facility			●
Day Nursery	●**	●	●
Long Term Care Facility		●	●
Place of Worship	●	●	●
Public Parks (see Section 5.16.1)	●	●	●
Schools	●	●	●

City of Owen Sound Zoning By-law Review

Industrial Zones



Introduction of the M3 Zone

Uses	Permitted Uses			
	M1	M2	M3	MU
Animal Shelter	•	•		•
Automotive Rental Establishment	•			
Automotive Body/Repair Shop	•	•		•
Automotive Washing Establishment	•	•		
Cannabis Production Facility (See Sec. 5.16.4)	•	•	•	
Catering Services	•	•		•
Clinic				•
Commercial School	•			
Community Lifestyle Facilities	•			•
Contractors Yard		•		
Day Nursery	•			
Dwelling Unit (1) accessory to a permitted use for a custodian or maintenance employee	•	•		•
Financial Institution	•	•		•
Food/Beverage Production Facility (See Section 5.16.5)	•	•	•	•
Garden Centre, Accessory (See Section 5.7)	•	•		•
Hotel				•
Industrial Mall	•	•	•	
Kennels (see Section 5.16.2)		•		
Laboratory	•			
Marina				•
Monument Sales	•	•		

Uses	Permitted Uses			
	M1	M2	M3	MU
Museums/Galleries	•	•		•
Office	•	•	•*	•
Printing and Publishing Establishment	•	•	•	
Public Park (See Section 5.16.1)	•	•		•
Railway Marshalling Yard	•	•	•	•
Public Use	•	•		•
Rental Store, General	•	•		
Repair Store	•	•		•
Retail Store Accessory to a Permitted Use	•	•	•	•
Restaurant				•
Self Serve Use	•			
Service Use	•	•		•
Storage, Indoor	•	•	•*	•
Storage, Outdoor		•	•*	
Storage of Inflammable, explosive and other Liquids and Gases		•	•*	
Studio	•	•		•
Transportation Depot	•	•	•	•
Uses, Industrial		•	•	•
Uses, Light Industrial	•		•	•
Utility Service and Buildings	•	•		
Veterinarian Clinic	•	•		•
Warehouse	•	•	•	
Warehouse (within enclosed building)	•	•	•	
Wholesale Establishment	•	•		•

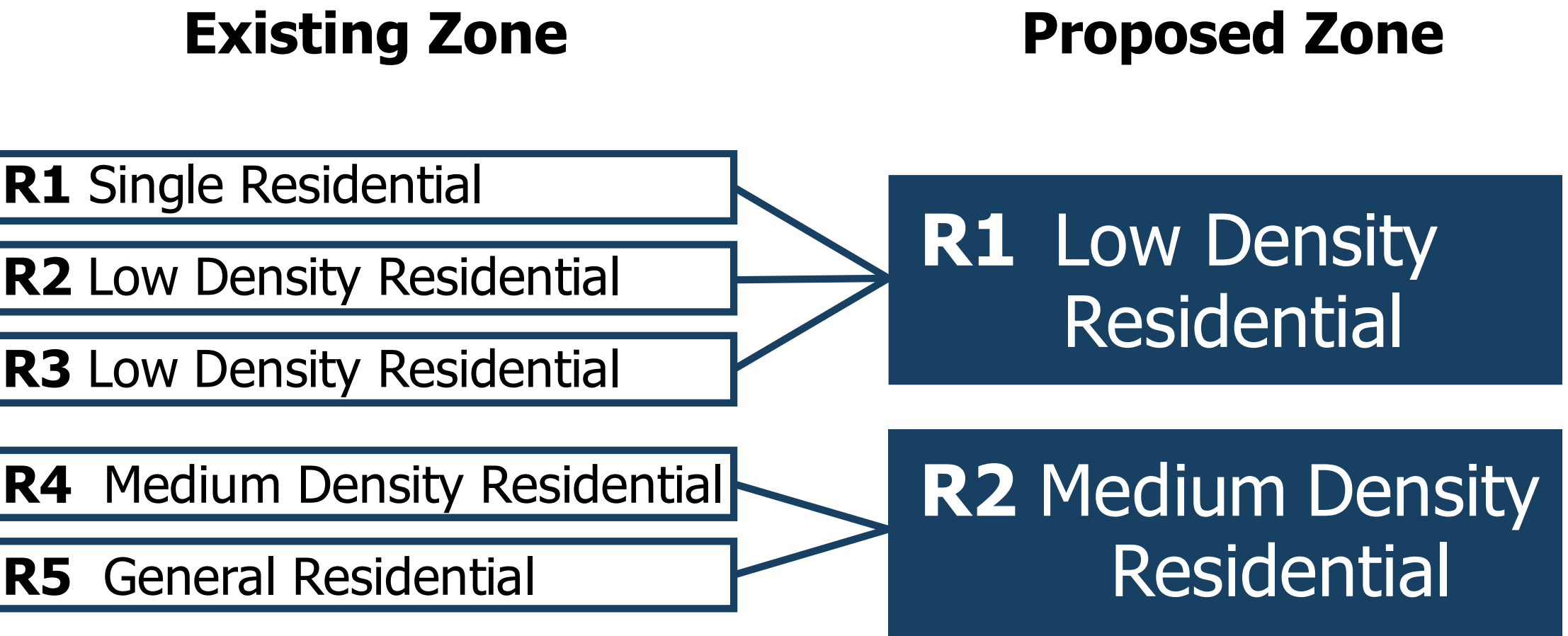
Notes:

* Accessory to a permitted use.

City of Owen Sound Zoning By-law Review

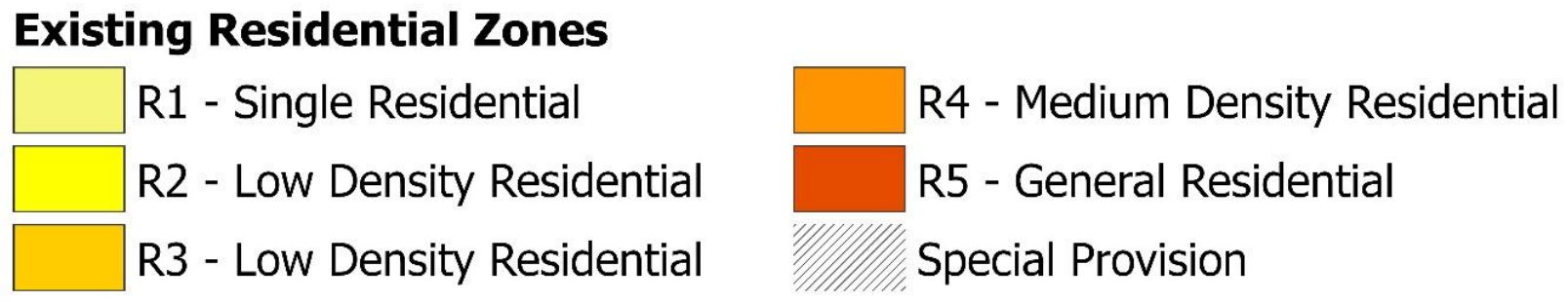
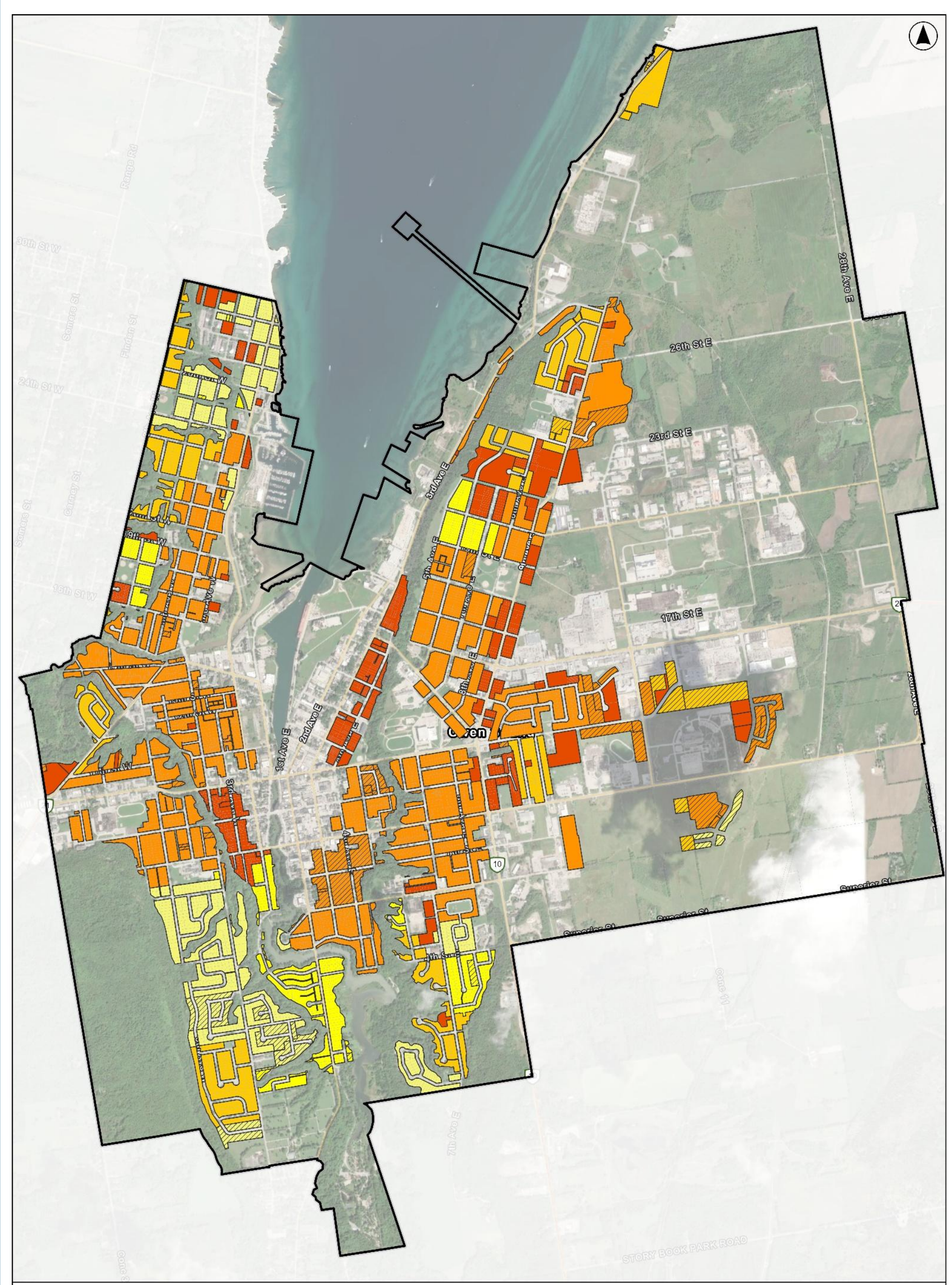
Proposed Updates

The existing Residential Zones are proposed to be consolidated from five zones to **two zones**:

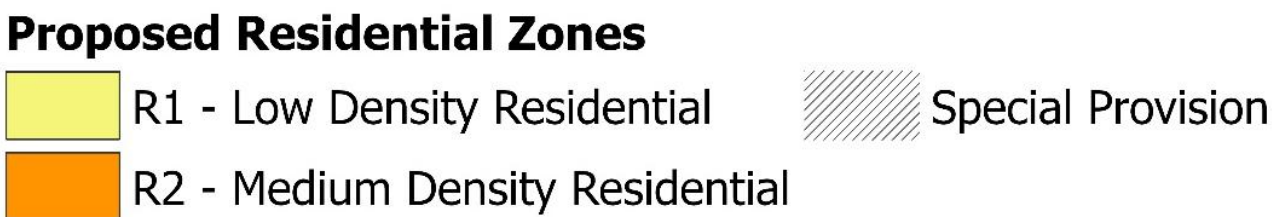
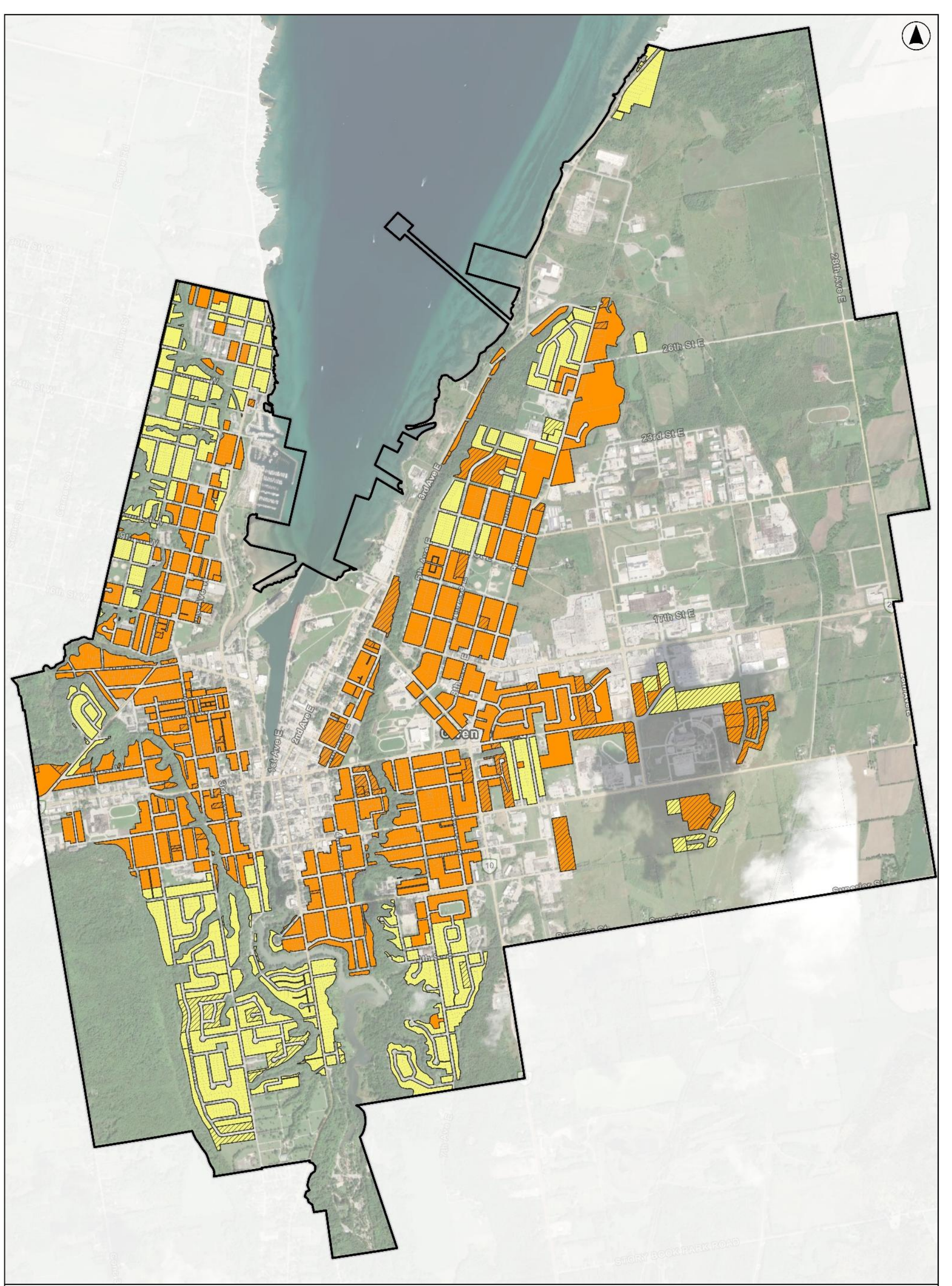


Special provisions have been reviewed and removed where the proposed zoning addresses the same intent.

Existing Zoning



Proposed Zoning



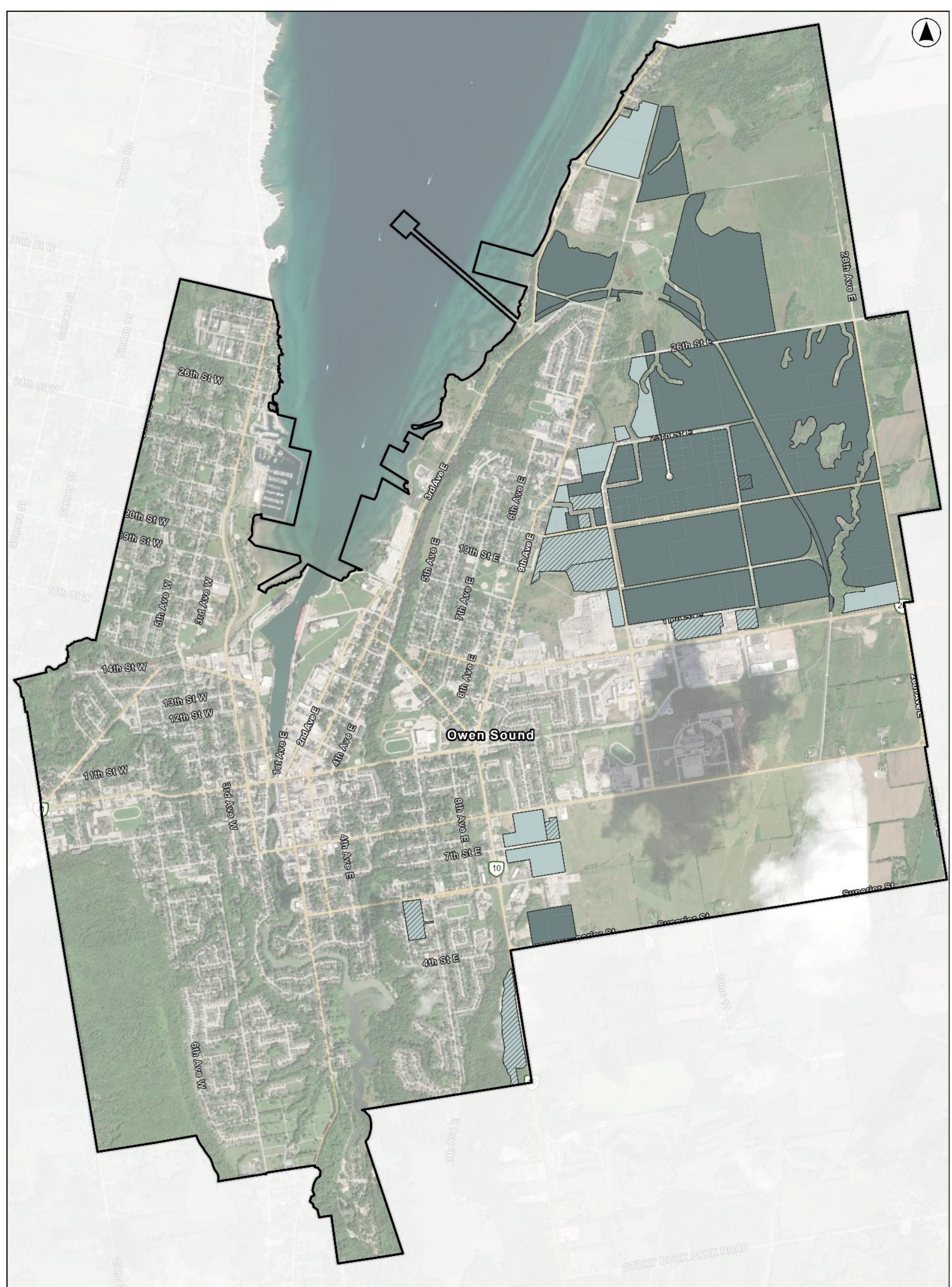
City of Owen Sound Zoning By-law Review

Proposed Updates

A new Industrial Zone, **M3 Employment Area** is proposed to reflect the new Employment 1 designation proposed through the Official Plan Review process.

To determine whether a change in zoning was appropriate, a review of the active uses on the employment lands was completed.

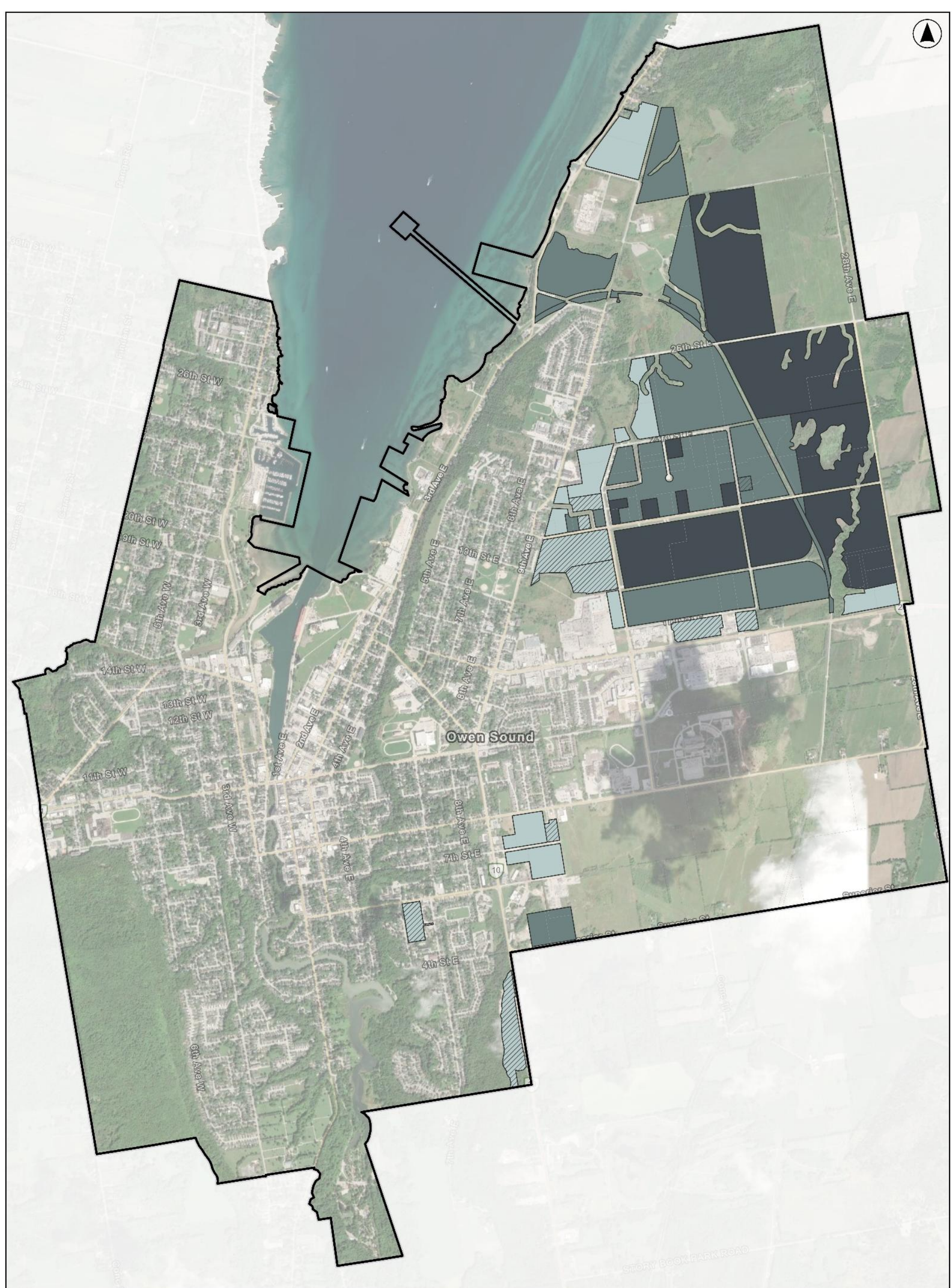
Existing Zoning



Existing Industrial/Employment Zones

- M1 - General Industrial
- M2 - Heavy Industrial
- Special Provision

Proposed Zoning



Proposed Industrial/Employment Zones

- M1 - General Industrial
- M2 - Heavy Industrial
- M3 - Employment Area
- Special Provision

Questions



Q & A

Thank you!

Additional Comments can be submitted to
bbloomfield@owensound.ca