

Take notice that the Owen Sound Committee of Adjustment has received an application for a minor variance pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "Planning Act") and will hold a public hearing to consider the application on **Tuesday, March 3, 2026 at 3:00 p.m.** in the Council Chambers of City Hall, located at 808 2nd Avenue East, Owen Sound.

Any person may watch the public hearing at [owensound.ca/meetings](https://www.owensound.ca/meetings) or in-person and participate by submitting written comments and/or speaking to the application. Written comments will be accepted until 12:00 p.m. on March 3, 2026 and may be submitted to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Written comments received by February 25, 2026 at 4:30 p.m. will appear on the Committee Meeting agenda which will be available for review on February 27, 2026 on the Council and Committees webpage at [owensound.ca/meetings](https://www.owensound.ca/meetings). Written comments received by the deadline will be read at the hearing and will be included in the agenda when it is republished after the meeting.

Your comments, including any personal information you provide, will become part of the decision-making process of the application and will be posted on the City's website. Personal information is collected under the authority of the *Planning Act* and will become part of the public record. Questions about this collection should be addressed to the Secretary-Treasurer of the Committee of Adjustment.

If you wish to be notified of the decision of the Owen Sound Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer using the contact information listed below.

The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Ontario Land Tribunal against the decision of the Owen Sound Committee of Adjustment by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal setting out the objection to the decision.

If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

Additional information relating to this application is available for inspection at the City of Owen Sound's Planning Division office, Monday to Friday, between the hours of 8:30 a.m. and 4:30 p.m.

Notice Date: February 11, 2026

Staci Landry
Secretary-Treasurer of the Committee of Adjustment
808 2nd Avenue East
Owen Sound, ON N4K 2H4
Telephone: 519-376-4440 ext. 1235
Email: notice@owensound.ca

Schedule 'A' to File No. A01-2026

The following is a brief description of the application that is before the Committee of Adjustment for their consideration.

Type of Application: Minor Variance
 Applicant: Ron Davidson Land Use Planning
 Owner: Bluestone Realty Corp.
 Official Plan: Residential
 Zoning Category: General Residential (R5)
 Legal Description: S PT LOT 3 STAVELY E/S; N PT LOT 3 STAVELY E/S;
 S PT LOT 4 STAVELY E/S
 Municipal Address: 1637, 1641, and 1655 9th Avenue East
 Assessment Roll: 425901000738100, 425901000738200, and 425901000738300
 Related Applications: N/A

Brief Description of Application:

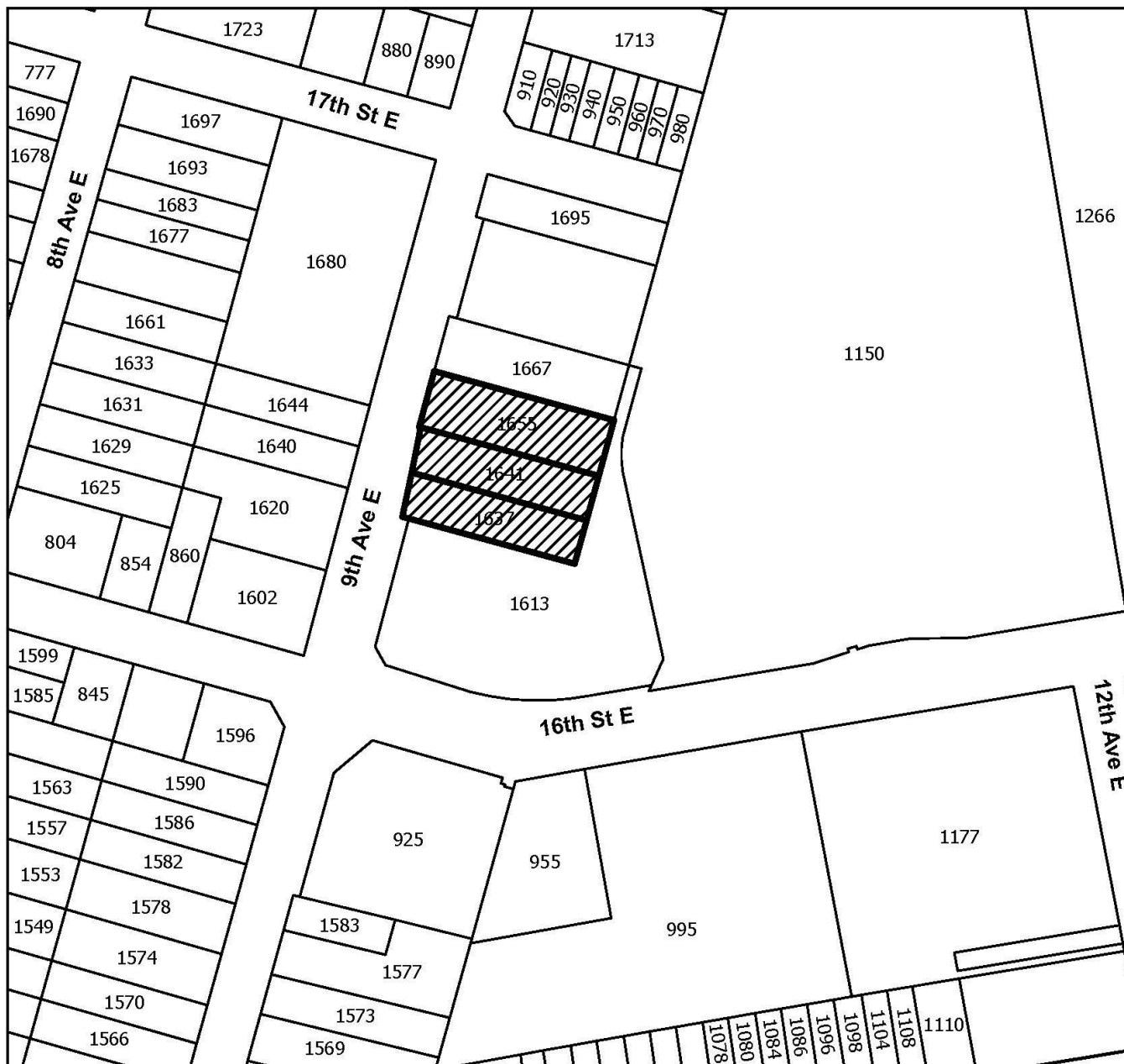
The applicant is proposing to demolish the existing single detached dwellings on the subject lands to facilitate the construction of a four-storey, 2,847 sq. m. medical clinic.

A minor variance is requested to provide the following relief from Zoning By-law 2010-078, as amended:

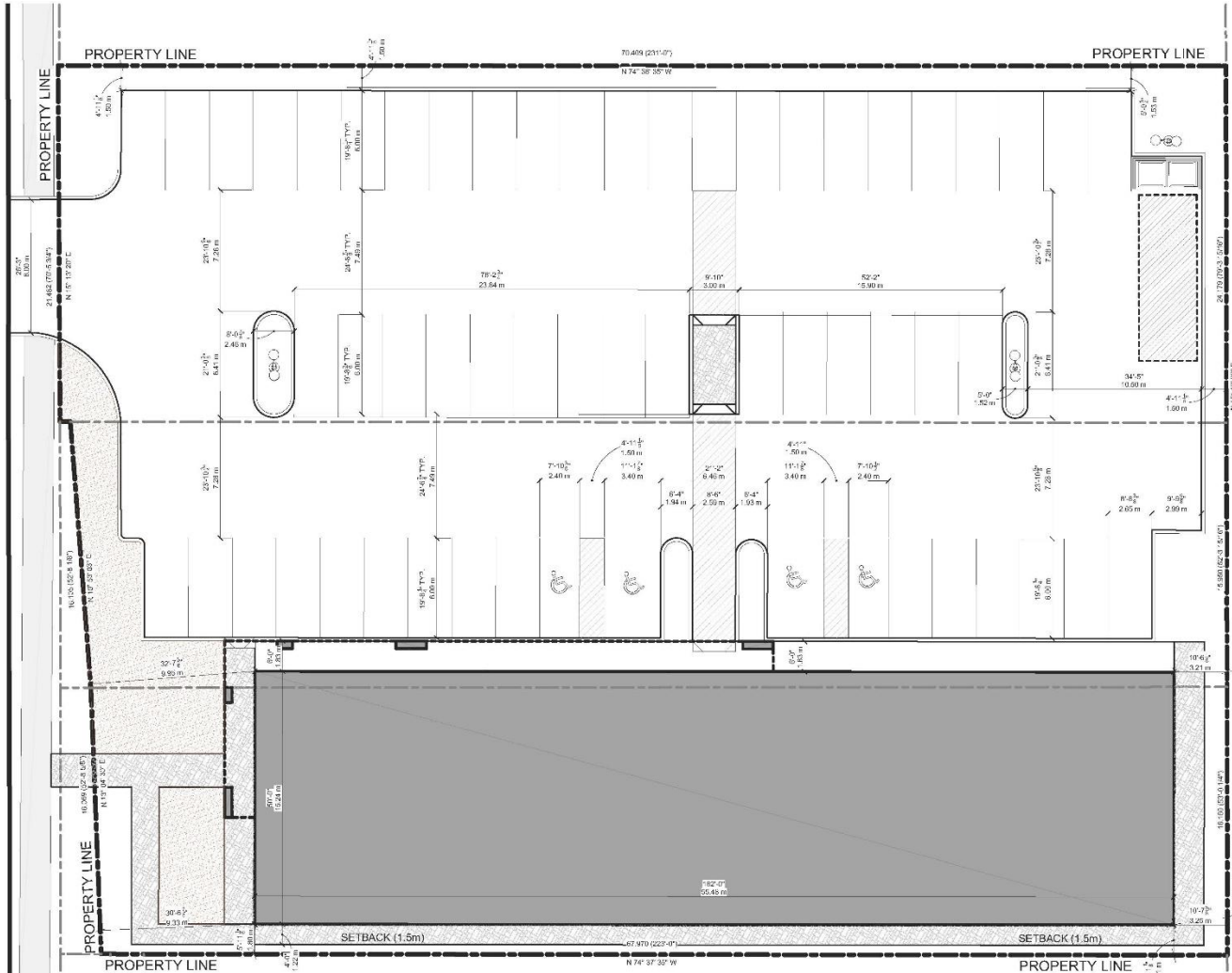
Regulation (By-law Section)	Required	Proposed	Variance
Rear Yard Setback (Sec. 6.6. R5 – Uses, Commercial)	7 m	3.2 m	3.8 m
Building Height (Sec. 6.6. R5 – Uses, Commercial)	10 m	14.1 m	4.1 m
Off-Street Parking (Sec. 5.18)	102 spaces	57 spaces	45 spaces
Accessible Parking (Sec. 5.19)	5 spaces	4 spaces	1 space
Rear Yard Setback for an Outdoor Waste Receptacle/Storage Area (Sec. 5.24)	7 m (as required by R5 – Uses, Commercial)	1.5 m	5.5 m

The proposed minor variance is outlined on the sketch plan attached to this Notice of Public Hearing.

Key Map



9TH AVENUE EAST



PROPOSED PLOT PLAN

PARKING CALCULATION

GROSS FLOOR AREA: (OWEN SOUND 2023 ZONING BYLAW SECTION 4)

MAIN FLOOR = 7,495 sq ft (1,986.97 sq m)
 SECOND FLOOR = 7,714.99 sq ft (1,816.75 sq m)
 THIRD FLOOR = 7,749.99 sq ft (1,817.75 sq m)
 FOURTH FLOOR = 7,774.99 sq ft (1,821.75 sq m)

TOTAL GFA = 30,844.96 sq ft (2,845.60 sq m)

OWEN SOUND ZONING BYLAW 2023
 SECTION 5.16.2 GENERAL PARKING REGULATIONS:
 - COMMERCIAL USES CATEGORY: OTHER: 1 SPACE PER 400 SF (430.56 sq ft)

REQUIRED PARKING SPACES:

±2485.6049
 = 11 (rounded up to next whole number)
 = 72 SPACES REQUIRED

57 SPACES HAVE BEEN PROVIDED TO SUIT THE USE OF THE BUILDING ITSELF WITH THE LIMITED USE OF THE OFFICES AND THE OFFICES BEING LIMITED TO STAFF AND APPOINTMENT USE (1 OUT OF 4 WEEK DAYS) ONLY PARKING WILL NOT NEED TO MEET THE TOTAL 72 SPACES.

OWEN SOUND ZONING BYLAW 2023
 SECTION 5.18 - NUMBER OF REQUIRED ACCESSIBLE PARKING STALLS

REQUIRED ACCESSIBLE PARKING:

- WHEN 13 TO 100 PARKING SPACES ARE REQUIRED: 4% OF THE TOTAL REQ. TOTAL SPACES NEED TO BE ACCESSIBLE.

= 57 PROVIDED TOTAL SPACES x 4%
 = 2.28
 = 3 ACCESSIBLE SPACES REQUIRED

OWEN SOUND ZONING BYLAW 2023
 SECTION 5.20 - BICYCLE SPACE REQUIREMENTS

BICYCLE PARKING REQUIREMENTS

1. OFFICE USES REQUIRE A MINIMUM OF 4% OF THE TOTAL REQUIRED PARKING SPACES OR 4 SPACES WHICHEVER IS GREATER

= 57 TOTAL SPACES x 6%
 = 2.82 (rounded up to next whole number)
 = 3 (rounded up to minimum requirement)
 = 4 BICYCLE SPACES MINIMUM

OWEN SOUND ZONING BYLAW 2023
 SECTION 5.22 - LOADING SPACE REQUIREMENTS

- ALL USES INVOLVING SHIPPING AND/OR RECEIVING REQUIRE ONE SPACE FOR EVERY 1000 sq ft GROSS FLOOR AREA

REQUIRED LOADING SPACES:

TOTAL GFA = 30,844.96 sq ft
 = 1 LOADING SPACE REQUIRED

TRUE NORTH	CONST. NORTH
------------	--------------

Ontario
 MUNICIPAL AFFAIRS
 AND HOUSING

FOR INFORMATION AND RECORD: THIS PLAN AND THE INFORMATION CONTAINED THEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A WARRANTY OF ANY KIND. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN.

DATE: 2025-01-28
 BY: STEVE HAMELIN

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED IN METERS AND MILLIMETERS OR FEET AND INCHES TO THE NEAREST MILLIMETER OR SIXTEENTH OF AN INCH.

2. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN.

3. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

4. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

5. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

6. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

7. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

8. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

9. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

10. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

11. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

12. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

13. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

14. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

15. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

16. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

17. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

18. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

19. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

20. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

ARCH DRAWING INDEX

A-0.1	COVER PAGE
A-0.2	EXIST'Y PROPERTY SURVEY
A-0.3	PROPOSED PLOT PLAN
A-1.1	PROPOSED FOUNDATION PLANS
CPT 1	PROPOSED - MAIN FLOOR PLAN CPT 1
A-1.1	PROPOSED - SECOND FLOOR CPT 1
A-1.2	PROPOSED - THIRD FLOOR CPT 1
A-1.3	PROPOSED - FOURTH FLOOR CPT 1
A-1.4	PROPOSED - ROOF PLAN CPT 1
A-2.1	PROPOSED - ELEVATIONS CPT 1
A-2.2	PROPOSED - ELEVATIONS CPT 2

DRAWING ISSUES/REVISIONS

#	DATE	ISSUES/REVISIONS	BY

ENGINEER SEAL:

DATE: 2025-01-28

BY: STEVE HAMELIN



COSTA - PROFESSIONAL OFFICE BLDG.

1037, 1041 & 1055
 9TH AVE. EAST
 OWEN SOUND, ON. N1K 3G5

PROPOSED PLOT PLAN

STEVE HAMELIN DESIGN STUDIO
 1037, 1041 & 1055
 9TH AVE. EAST
 OWEN SOUND, ON. N1K 3G5

DATE: 2025-01-28

BY: STEVE HAMELIN

PROJECT: COSTA - PROFESSIONAL OFFICE BLDG.

SCALE: AS SHOWN

DATE: 2025-01-28

BY: STEVE HAMELIN

A-0.3