

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 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. 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

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