

**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, June 2, 2026 at 3:00 p.m.** in the Council Chambers of City Hall, located at 808 2<sup>nd</sup> 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 June 2, 2026 and may be submitted to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Written comments received by May 27, 2026 at 4:30 p.m. will appear on the Committee Meeting agenda which will be available for review on May 29, 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., or on the City's website at [www.owensound.ca/development](https://www.owensound.ca/development).

**Notice Date: May 14, 2026**

Staci Landry  
Secretary-Treasurer of the Committee of Adjustment  
808 2<sup>nd</sup> Avenue East  
Owen Sound, ON N4K 2H4  
Telephone: 519-376-4440 ext. 1235  
Email: [notice@owensound.ca](mailto:notice@owensound.ca)

## Schedule 'A' to File No. A05-2026

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

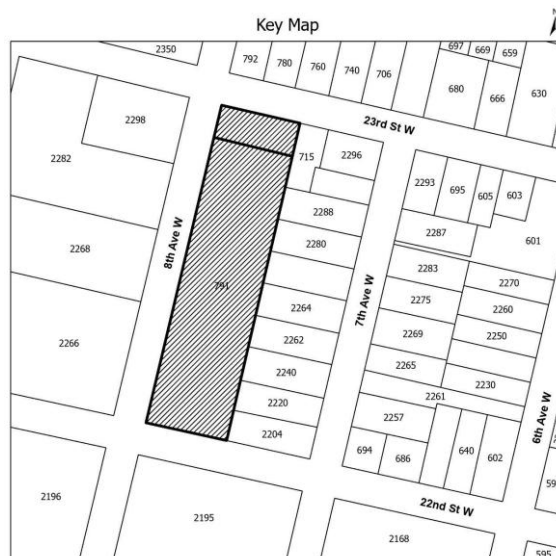
Type of Application: Minor Variance  
Applicant: Ron Davidson Land Use Planning  
Owner: 2235130 Ontario Ltd. (c/o Jody Brown)  
Official Plan: Residential, Hazard Lands  
Zoning Category: Low Density Residential (R3) & Hazard Lands (ZH)  
(Zoning By-law 2010-078)  
Low Density Residential (R1) & Hazard Lands (ZH)  
(ZBA No. 57)  
Legal Description: PLAN BROOKE LOTS 85, 87, 89, 91;93, 95, 97, 99, 101 AND  
103 E/S; ALBERT ST  
Municipal Address: 791 23<sup>rd</sup> Street West  
Assessment Roll: 425902000931400 and 425902000931410  
Related Applications: B05-2026, B06-2026, B07-2026, and B08-2026

### Brief Description of Application:

The lands are subject to Consent Applications B05-2026 to B08-2026, which request severing the subject property for the purposes of creating four (4) new residential building lots that are proposed to be developed for semi-detached dwellings.

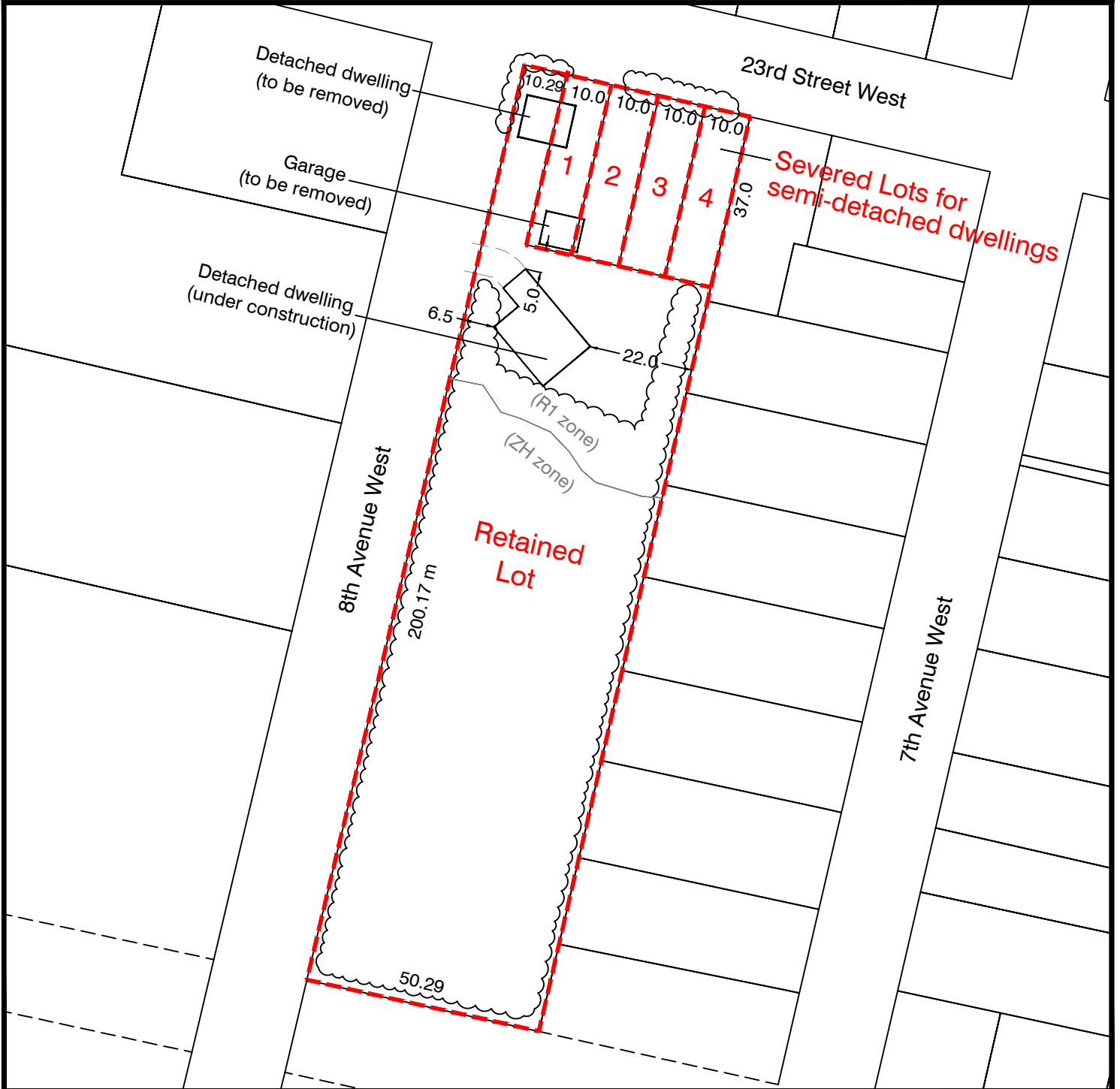
A single detached dwelling is currently under construction on the retained parcel. The proposed Consent will result in the retained parcel having 10 metres of frontage along 23<sup>rd</sup> Street West, whereas 12 metres is required for a single detached dwelling in the Low Density Residential Zone. A variance of 2.0 metres to the minimum lot frontage is being requested.

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



# Proposed Lot Creation

 Proposed Lots



791 23rd Street West  
Owen Sound