

Take notice that the Owen Sound Committee of Adjustment has received an application for consent pursuant to Section 53 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 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 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 consent, you must make a written request to the Secretary-Treasurer using the contact information listed below.

If a person or public body that files an appeal of a decision of the Owen Sound Committee of Adjustment in respect of the proposed consent does not make written submissions to the Owen Sound Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal. No one other than the applicant, the Minister or a specified person or public body will be allowed to appeal the decision of the Owen Sound Committee of Adjustment.

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.

Notice Date: May 14, 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. B05-2026 to B08-2026

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

Type of Application: Consent
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 23rd Street West
Assessment Roll: 425902000931400 and 425902000931410
Related Applications: A05-2026

Brief Description of Application:

The applicant is proposing to sever the subject property for the purposes of creating four (4) new residential building lots, each having approximately 10 metres of lot frontage on 23rd Street West, 37 metres of lot depth, and 370 square metres of lot area. The severed parcels are proposed to be developed for semi-detached dwellings.

The lands currently contain an existing single detached dwelling at the corner of 23rd Street West and 8th Avenue West and detached garage, which are proposed to be demolished as part of the application.

The retained parcel is proposed to have approximately 10 metres of lot frontage on 23rd Street West, 200 metres of lot depth, and 8,520 square metres of lot area. A single detached dwelling is currently under construction on the retained parcel.

The lands are also subject to Minor Variance Application A05-2026, which requests relief from the minimum lot frontage for the single detached dwelling on the retained parcel.

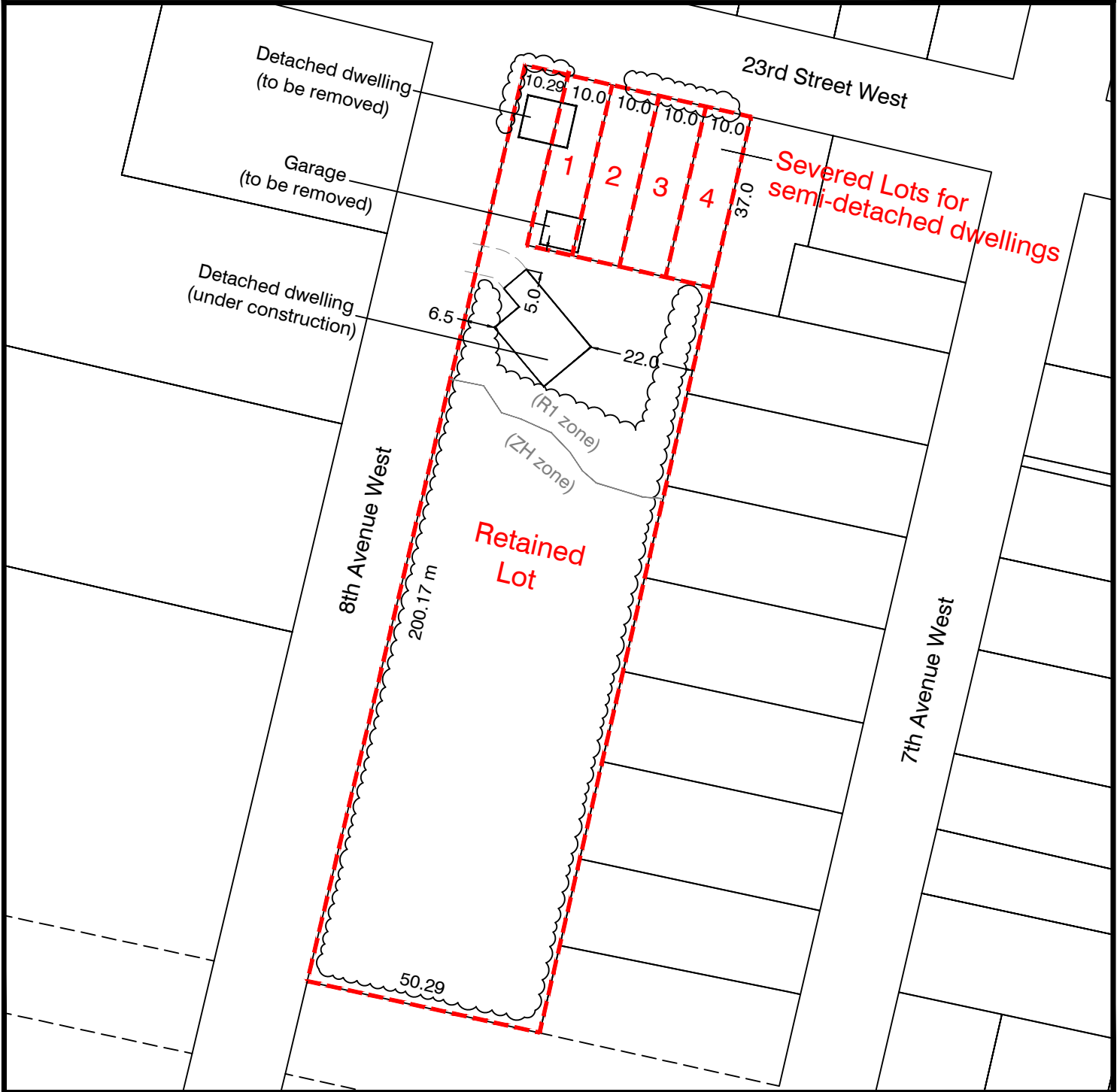
The proposed consent is outlined on the sketch plan attached to this Notice of Public Hearing.

Key Map



Proposed Lot Creation

 Proposed Lots



791 23rd Street West
Owen Sound