

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, May 5, 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 May 5, 2026 and may be submitted to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Written comments received by April 29, 2026 at 4:30 p.m. will appear on the Committee Meeting agenda which will be available for review on May 1, 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: April 20, 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. B03-2026

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

Type of Application:	Consent
Applicant:	Barry's Construction and Insulation Ltd.
Owner:	David Moyer
Official Plan:	Residential, Waterfront Mixed Use, West Waterfront Study Area
Zoning Category:	Single Residential (R1), Neighbourhood Commercial (C3)
Legal Description:	Dominant Parcel: TOWN PLOT BROOKE LOT 45; RAGLAN E/S Servient Parcel: Part 3, Plan 16R-12242
Municipal Address:	Dominant Parcel: 2625 3 rd Avenue West Servient Parcel: TBD
Assessment Roll:	Dominant Parcel: 425902000813900 Servient Parcel: TBD
Related Applications:	B05-2025 and A06-2025

Brief Description of Application:

The lands were subject to Consent application B05-2025, which had the effect of severing the rear (east) portion of 2605 3rd Avenue West for the purposes of a new residential building lot having approximately 17 metres of frontage on 26th Street West, 20 metres of lot depth, and 344 square metres of lot area. The lands were also subject to Minor Variance application A06-2025, in order to provide relief from the provisions of the City's Zoning By-law (2010-078, as amended) to facilitate the proposed lot creation and the construction of a single detached dwelling on the severed parcel.

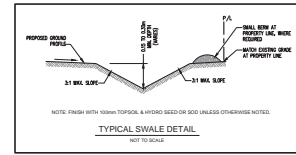
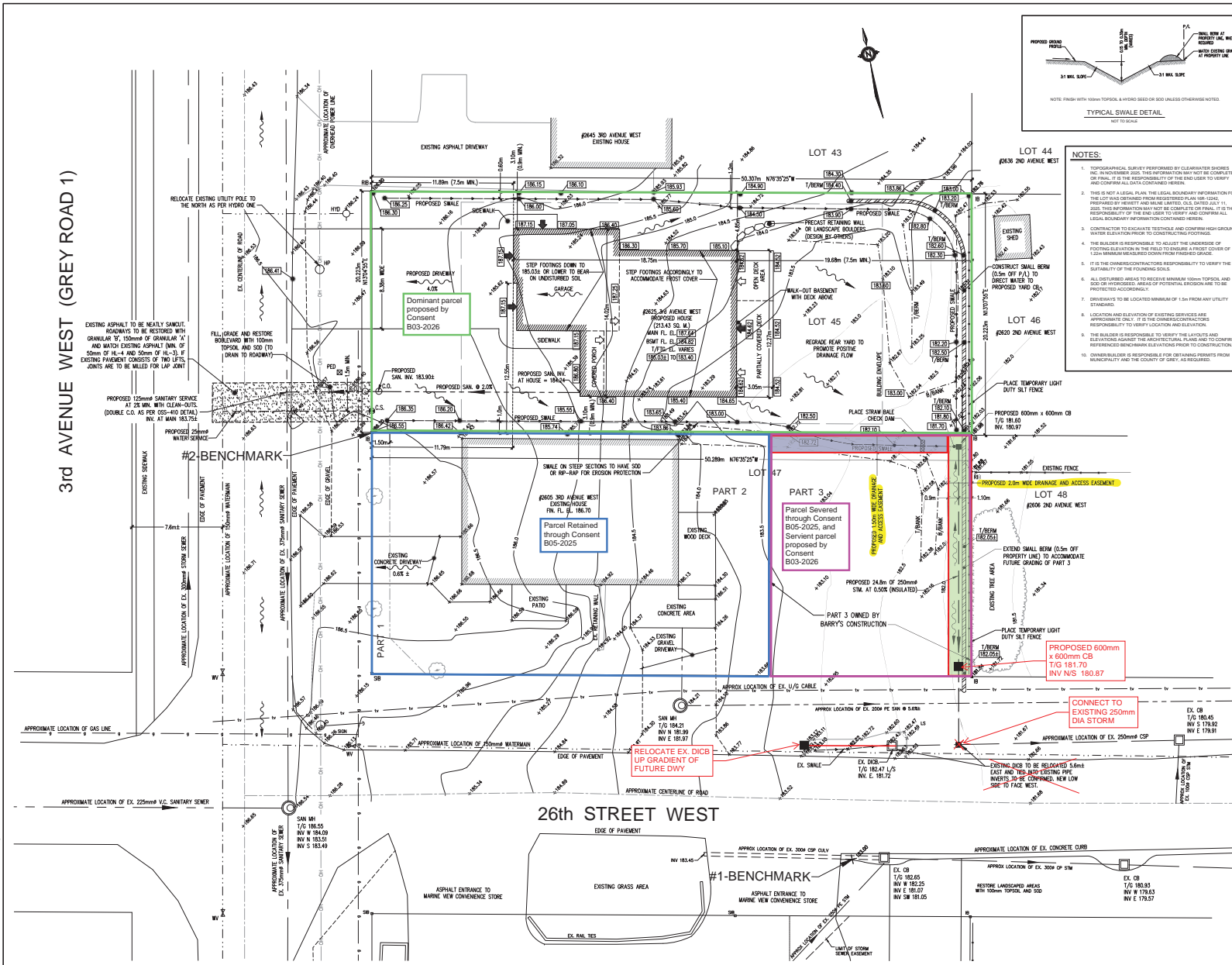
The subject Consent application is proposing to establish drainage and access easements to the north (rear) and east side of the severed parcel to allow surface drainage from the adjacent property to the north (2625 3rd Avenue West) to discharge to an existing storm sewer on 26th Street West.

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

Key Map



3rd AVENUE WEST (GREY ROAD 1)



- NOTES:**
- TOPOGRAPHICAL SURVEY PERFORMED BY CLEARWATER SHORES INC. IN NOVEMBER 2022. THIS INFORMATION MAY NOT BE COMPLETE OR FINAL. THE RESPONSIBILITY OF THE END USER TO VERIFY THE ACCURACY OF ALL DATA COLLECTED HEREON IS SOLELY THEIRS.
 - THIS IS NOT A LEGAL PLAN. THE LEGAL BOUNDARY INFORMATION FOR THE LOT WAS OBTAINED FROM REGISTERED PLAN 16R-12242 PREPARED BY BERRY AND BLAKE LIMITED, DATED JULY 11, 2022. THE END USER MAY WANT TO CONSULT A PROFESSIONAL TO VERIFY THE RESPONSIBILITY OF THE END USER TO VERIFY AND CONFIRM ALL LEGAL BOUNDARY INFORMATION CONTAINED HEREIN.
 - CONTRACTOR TO EXCAVATE TESTHOLES AND CONFIRM HIGH GROUND WATER ELEVATION PRIOR TO CONSTRUCTING FOOTINGS.
 - THE BUILDER IS RESPONSIBLE TO ADJUST THE UNDERSIDE OF FOOTING ELEVATION IN THE FIELD TO ENSURE A PROTECTIVE COVER OF 1.5m MINIMUM MEASURED DOWN FROM FINISHED GRADE.
 - IF IT IS THE OWNER'S CONTRACTORS RESPONSIBILITY TO VERIFY THE SATISFACTORY OF THE FOUNDING SOILS.
 - ALL DISTURBED AREAS TO RECEIVE MINIMUM 100mm TOPSOIL AND SOIL OR HYDROSEED. AREAS OF POTENTIAL EROSION ARE TO BE PROTECTED ACCORDINGLY.
 - DRIVEWAYS TO BE LOCATED MINIMUM 1.5m FROM ANY UTILITY STANDARDS.
 - LOCATION AND ELEVATION OF EXISTING SERVICES ARE APPROXIMATE ONLY. IF THE OWNERS CONTRACTORS RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION.
 - THE BUILDER IS RESPONSIBLE TO VERIFY THE LAYOUTS AND DIMENSIONS AGAINST THE RECORD PLANS AND TO CONFIRM THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.
 - OWNER/BUILDER IS RESPONSIBLE FOR OBTAINING PERMITS FROM MUNICIPALITY AND THE COUNTY OF GREY AS REQUIRED.



OWNER:	OR MONICA OLSEN
CONTRACTOR:	BARRY'S CONSTRUCTION
DATE:	11.03.2024

GEI CONSULTANTS CANADA LTD.

LEGEND:

EXISTING CONDITIONS ELEVATION (NOV. 2022)

AS BUILT ELEVATION

PROPOSED ELEVATION

SWALE DRAINAGE

SURFACE DRAINAGE

PROPOSED BUILDING ACCESS

NOTE: ELEVATION IN METRES.

LOT CALCULATIONS

OVERALL LOT AREA	1017.17 m ²
HOUSE FOOTPRINT AREA	213.43 m ²
FRONT PORCH AREA	10.00 m ²
REAR DECK AREA	37.42 m ²
LOT COVERAGE IN PERCENTAGE	24.66 %

#1 BENCHMARK ELEV. - 183.00m

CUT CROSS ON TOP OF EXISTING CONCRETE CURB LOCATED ON THE SOUTH SIDE OF 26TH STREET WEST. AS SHOWN.

#2 BENCHMARK ELEV. - 186.20m

TOP OF I.B. AT SOUTH-WEST CORNER OF SUBJECT PROPERTY BETWEEN LOTS 46 (2625 3RD AVENUE WEST) AND 47 (2605 3RD AVENUE WEST), AS SHOWN.

THE POSITIONS OF PULL LINES, CONSULTS, HYDROLINE, SANDERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND HEREIN GIVEN THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM AGENCIES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSURE ALL LIABILITY FOR ANY DAMAGE TO THEM.

NO.	DATE	REVISION DESCRIPTION	CHKD

GEI CONSULTANTS CANADA LTD.
1260-2ND AVENUE EAST, UNIT 1
OWEN SOUND, ONTARIO N4K 2J8
519-376-1805

2405285-9
Lot Grading Plan
Lot 45, Plan 16R-12242
Town Plot of Brooke, East of Ragan Street
2625 3rd Avenue West
City of Owen Sound

DRAWN BY:	W.E.D.	PROJECT NO.:	2405285-9
APPROVED BY:		SCALE:	1:100
DESIGNED BY:		DATE:	MAR. 12, 2024
L.V.T.:		DRAWING NO.:	1