

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, September 1, 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 September 1, 2026 and may be submitted to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Written comments received by August 26, 2026 at 4:30 p.m. will appear on the Committee Meeting agenda which will be available for review on August 28, 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: August 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. B11-2026 to B13-2026

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:	Bruce Miner and Barry Kruisselbrink
Official Plan:	West City Commercial
Zoning Category:	'Retail Commercial' (C2)
Legal Description:	PLAN 34 N PT LOT 63 and PART 1, PLAN 16R-12308
Municipal Address:	1038 6 th Avenue West and Not Yet Assigned
Assessment Roll:	425902001214800 and Not Yet Assigned
Related Applications:	ZBA No. 59

Brief Description of Application:

Through Consent B11-2026, the applicant is proposing to sever the southern interior side yard of 1038 6th Avenue West, for the purposes of a new residential building lot. A lot addition is also proposed through Consent B12-2026, that proposes to sever a 0.88 metre wide by 20.5-metre-long strip of land from lands legally described as Part 1, Plan 16R-12308, and convey it to the proposed severed parcel, such that each lot has approximately 11 metres of frontage on 6th Avenue West, 20.5 metres of lot depth, and 230 square metres of lot area.

The proposed Consent for lot creation (B11-2026) and a lot addition (B12-2026) will facilitate development of the lands for a semi-detached dwelling. The lands are also subject to Zoning By-law Amendment No. 59 (ZBA No. 59), which has the effect of applying a site-specific zoning provision to the lands to permit a semi-detached dwelling and provide site-specific site and building regulations with respect to lot area, lot coverage, and front and rear yard setbacks. Approval of ZBA No. 59 will be considered by Owen Sound City Council on September 14, 2026.

The proposed retained lot will contain the existing single detached dwelling on 1038 6th Avenue West and is proposed to have approximately 18.3 metres of frontage on 6th Avenue West, 20.7 metres of lot depth, and 379 square metres of lot area.

The lands are also subject to Consent B13-2026, which proposes to establish a grading and drainage easement to allow surface drainage from lands legally described as Part 1, Plan 16R-12308 to discharge to an existing storm sewer on 6th Avenue West.

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

Key Map



	Proposed Retained Parcel (1038 6th Ave W - Existing Single Detached Dwelling)
	Proposed Severed Parcel (Proposed Semi-Detached Dwelling)
	Part 1, Plan 16R12308, created by Consent B01-2025 (Proposed Semi-Detached Dwelling)
	Proposed Lot Addition, to be severed from Part 1, Plan 16R12308 and conveyed to proposed severed parcel (outlined in green)

PROPOSED PROPERTY LINE

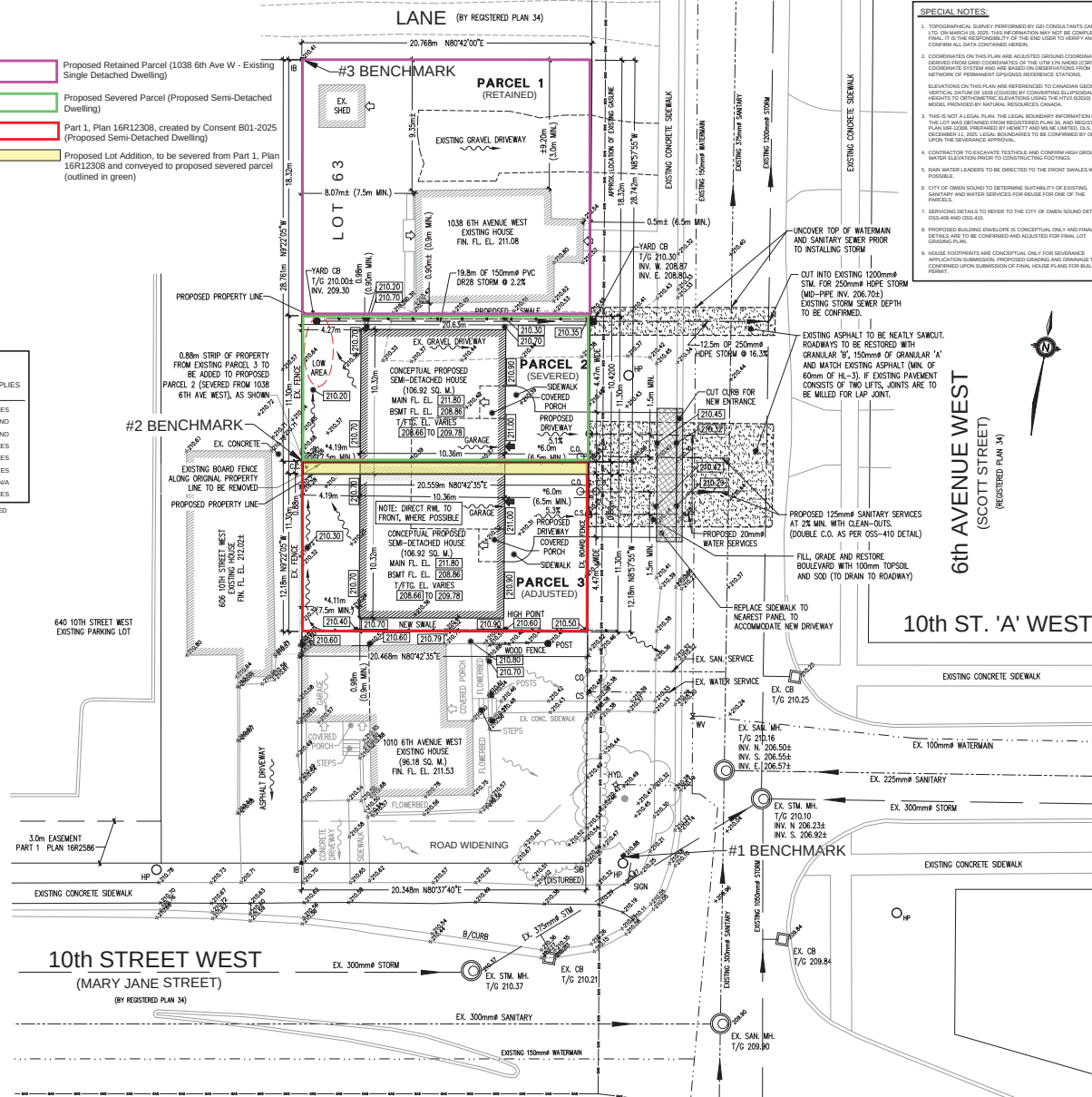
0.88m STRIP OF PROPERTY FROM EXISTING PARCEL 3 TO BE ADDED TO PROPOSED PARCEL 2 (SEVERED FROM 1038 6TH AVE WEST), AS SHOWN

#2 BENCHMARK

EX. CONCRETE

EXISTING BOUND FENCE ALONG ORIGINAL PROPERTY LINE TO BE REMOVED

(*) PER COMMITTEE OF ADJUSTMENT NOTICE OF DECISION MINOR VARIANCE A01-2025 AND RELATED COMMITTEE OF ADJUSTMENT CONSENT APPLICATION B01-2025.



SPECIAL NOTES

1. **TOPOGRAPHICAL SURVEY** PERFORMED BY GEC CONSULTANTS CAN BE USED FOR THE PURPOSES OF THIS CONTRACT. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND THE CONSEQUENCES OF ANY USE.
2. **COORDINATES ON THIS PLAN** ARE ADJUSTED GROUND COORDINATES DERIVED FROM GROUND COORDINATES OF THE TWIN TUNNELS GROUND CONTROL POINTS. THE COORDINATES OF THE TWIN TUNNELS GROUND CONTROL POINTS ON THIS PLAN ARE REFERENCED TO CANADIAN GEODETIC ELEVATIONS. DATUM OF 1983 (CGVD83) BY CONVERTING ELLIPSOIDAL ELEVATIONS TO 1983 DATUM. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND THE CONSEQUENCES OF ANY USE.
3. **THIS IS NOT A LEGAL PLAN.** THE LEGAL SURVEY INFORMATION OF THIS LOT WAS OBTAINED FROM REGISTERED PLAN 368, AND REGISTRATION OF THIS PLAN IS NOT REQUIRED. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND THE CONSEQUENCES OF ANY USE.
4. **CONTRACTOR TO EXCAVATE TESTHOLE AND CONFIRM HIGH GROUND** OF EXISTING SANITARY AND WATER SERVICES FOR REUSE FOR ONE OF THE PROPOSED BUILDING ENVELOPES.
5. **RAIN WATER LEADERS** TO BE DIRECTED TO THE FRONT WALLS OF THE PROPOSED BUILDING ENVELOPES.
6. **CLAY OVEN SODAS** TO DETERMINE SATURATION OF EXISTING SANITARY AND WATER SERVICES FOR REUSE FOR ONE OF THE PROPOSED BUILDING ENVELOPES.
7. **SEWING DRAINAGE** TO BE REVERSED TO THE CLAY OVEN SODAS DETAIL OF THE PROPOSED BUILDING ENVELOPES.
8. **PROPOSED BUILDING ENVELOPES** ARE CONCEPTUAL ONLY AND FINAL LOT LINES ARE TO BE CONFIRMED AND ADJUSTED FOR FINAL LOT LINES.
9. **HOUSE FOOTPRINTS** ARE CONCEPTUAL ONLY FOR SEVERANCE OF THE EXISTING SANITARY AND WATER SERVICES FOR REUSE FOR ONE OF THE PROPOSED BUILDING ENVELOPES.
10. **CONFIRMED** UPON SUBMISSION OF FINAL HOUSE PLANS FOR REAL ESTATE.



OWNER:	CONTRACTOR:
BARRY'S CONSTRUCTION	BARRY'S CONSTRUCTION

THE ELEVATION AND LOCATION OF THE BUILDING TO BE ERECTED ON THE LOT AND THE GRADING OF THE LOT ARE IN GENERAL CONFORMITY WITH THE GRADING AND DRAINAGE PLAN APPROVED BY THE MUNICIPALITY

P. ENG.
GELCONSULTANTS CANADA LTD.

LEGEND:

EXISTING CONDITIONS ELEVATION (MAR. 19/25) X 255.90
AS BUILT ELEVATION (254.98)

PROPOSED ELEVATION	214.98
PROPOSED ELEVATION BELOW DECK	214.98

SWALE DRAINAGE 

SURFACE DRAINAGE

PROPOSED BUILDING ACCESS 

PROPOSED BUILDING ACCESS

NOTE: ELEVATION IN METRES.

#1 BENCHMARK ELEV. - 210.884 m
TOP OF NAIL IN HYDRO POLE NEAR THE SOUTH-EAST

CORNER OF SUBJECT PROPERTY (1010 6TH AVENUE WEST),
AS SHOWN.

#2 BENCHMARK ELEV. - 210.674 m
CUT CROSS (B23) IN CONCRETE NEAR FENCE CORNER
ON THE NORTH WEST CORNER OF SUBJECT PROPERTY.

#3 BENCHMARK ELEV. - 210.413 m

TOP OF I.B. ON THE NORTH-WEST CORNER OF THE SUBJECT
PROPERTY, BETWEEN LOT 62 (506 10TH STREET WEST) AND

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL

LIABILITY FOR ANY DAMAGE TO THEM.	

MINIARY

PRELIMINARY

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[illegible]

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NO.	DATE	REVISION DESCRIPTION	CHKD



GEI Consultants

GEI CONSULTANTS CANADA LTD.

1260-2ND AVENUE EAST, UNIT 1
OWEN SOUND, ONTARIO N4K 2J3
(519)376-1805

2405285-10

Lot Severance Plan
North Port Lot 63, Plan 34

1038 6th Avenue West
City of Owen Sound

City of Owen Sound			
DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO.

LVT	WED	2405285-10
DESIGNED BY :	DATE :	SCALE :

1

	LVT	MARCH 3, 2026	1:150	
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U.S. C. Myers, Inc. 4411 McKinley Drive • GRI Consultants, Inc. 1000 6th Avenue West, Ste. 1000 • Dallas, TX 75205 • Tel. 214/343-1234 • Telex 150000 • Fax 214/343-1234 • E-Mail: usa@myers.com