



Georgian Bluffs

Date of this Notice: April 28, 2026

Owner(s): Ahmed Mohamed Youssef and Rania Samir Ali
Agent: Greg Ford, Wilson-Ford Surveying & Engineering LTD.
Address: 150 Drive-In Crescent, Township of Georgian Bluffs
Legal Desc: PLAN 398 LOT 7
Roll Number: 4203-620-002-01300-0000

Notice of Complete Application and Virtual Public Meeting

Consent Application B-10-26
on June 16, 2026, at 5:00 pm.

Public participation is welcome and encouraged. To participate in the virtual public meeting or hearing, you must register with the Secretary Treasurer to receive meeting details:

✉ Email: planning@georgianbluffs.ca

☎ Phone: 519-376-2729 ext. 908

View electronic public and Council meetings here:

www.youtube.com/@georgianbluffscouncil

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

Application B-10-26 proposes the severance of an approximately 4,209 m² parcel with 22.69 m of frontage along Drive-In Crescent and Highway 6 for the future construction of a single detached dwelling. The retained parcel would have an area of approximately 4,341 m² with 21.8 m of frontage along Highway 6.

An access easement is also proposed to serve the retained parcel. Through discussions with the Ministry of Transportation (MTO), staff understand that the MTO would not support an additional access onto Highway 6 due to its proximity to the intersection of Highway 6 and Drive-In Crescent. However, the MTO has indicated no concerns should the applicant utilize the existing access from Drive-In Crescent.

| | Severed Parcel | Retained Parcel |
|--------------------|--------------------------------------------------------|--------------------------------------------------------|
| Lot Area | 4,209 m ² | 4,341 m ² |
| Lot Frontage | 22.69 m | 21.8 m |
| Depth | 208.84 m to 216.08 m | 216.08 m to 221.36 m |
| Servicing | Private Services | Private Services |
| Existing Buildings | Existing Residential Structure Proposed for Removal | Existing Residential Structure Proposed for Removal |
| Proposed Buildings | Future Single Detached Dwelling | Future Single Detached Dwelling |

Staff note that additional zoning relief related to lot frontage will be required. No zoning by-law amendment application has been submitted at the time of this notice.



How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to:

📍 Township of Georgian Bluffs
177964 Grey Road 18
Owen Sound, ON

✉ By email: planning@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **May 18, 2026**, for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

For more information about this matter, please contact:

Ben Suchomel, Community Planner, Township of Georgian Bluffs

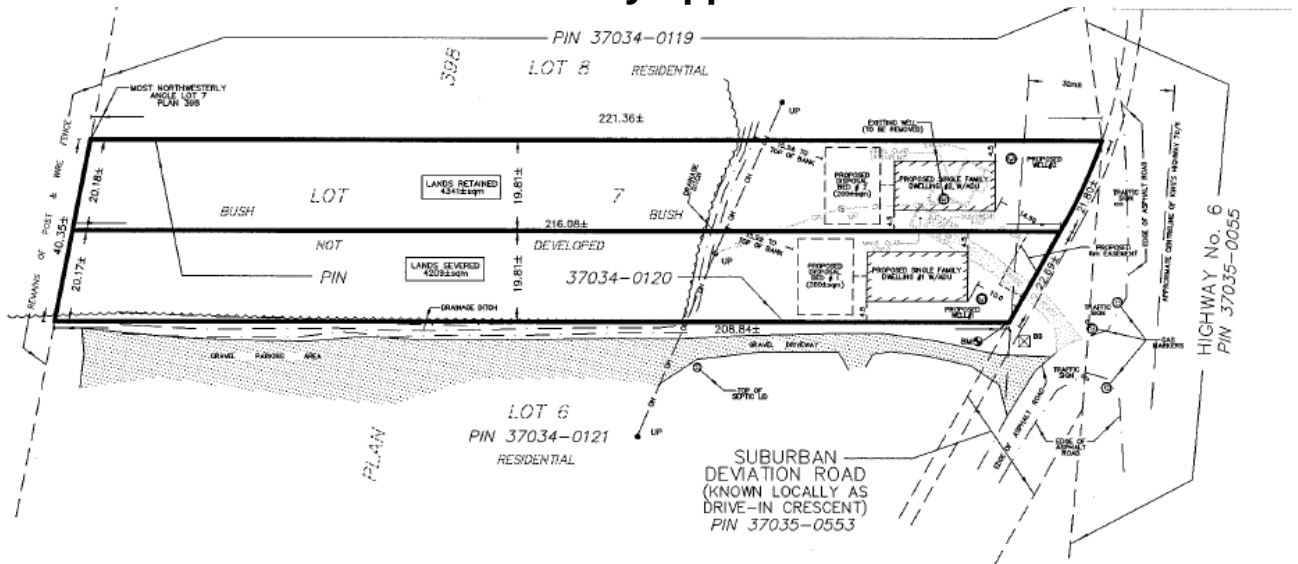
✉ By email: planning@georgianbluffs.ca

☎ By telephone: 519-376-2729 ext. 203

Site Plan Provided by Applicant

WILSON-FORD

LOT 26
CONCESSION A
AGRICULTURAL
PIN 37034-0135



Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Townships website and/or made available to the public upon request.