

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 **Monday, September 29, 2025 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 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 29, 2025 and may be submitted to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Written comments received by September 23, 2025 at 4:30 p.m. will appear on the Committee Meeting agenda which will be available for review on September 25, 2025 on the Council and Committees webpage at 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.

Revised Notice Date: September 17, 2025

Christina McLean
Secretary-Treasurer of the Committee of Adjustment
808 2nd Avenue East
Owen Sound, ON N4K 2H4
Telephone: 519-376-4440 ext. 1208
Email: notice@owensound.ca

Schedule 'A' to File No. A14-2025

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: Barry Kruisselbrink
 Owner: Barry's Construction and Insulation Ltd.
 Official Plan: Residential
 Zoning Category: Medium Density Residential (R4)
 Legal Description: PT LOT 25 PT LOT 26 STAVELY W/S
 Municipal Address: 890 20TH ST E
 Assessment Roll: 425901000630100
 Related Applications: B14-2025

Brief Description of Application:

The applicant is proposing to sever the subject lands to create one (1) new residential lot.

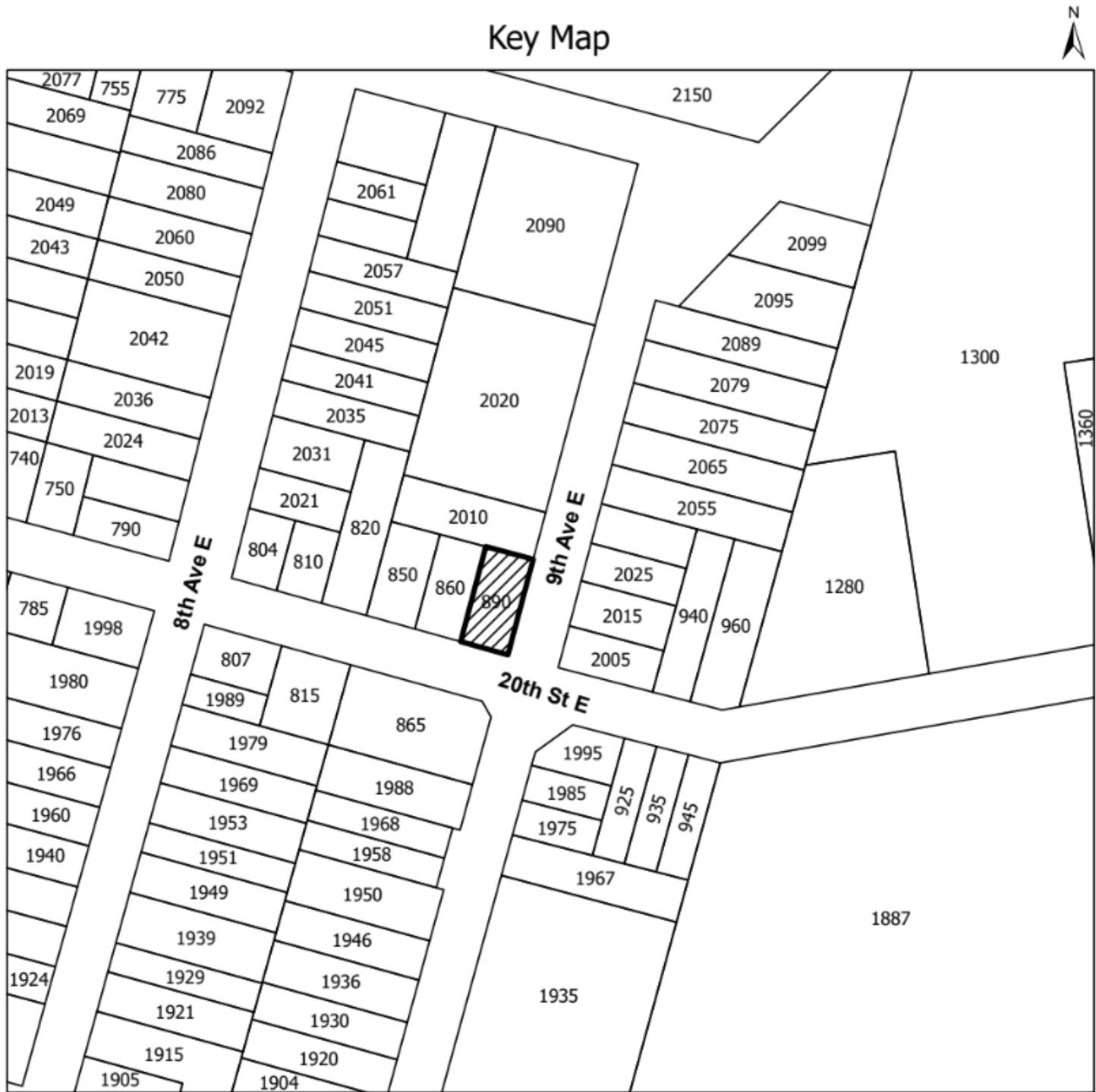
The applicant is proposing to retain the existing dwelling on the retained lot. A single detached dwelling is proposed for the severed lot, which will necessitate the removal of the existing shed. To facilitate the consent, a minor variance is being requested to address the following deficiencies for the severed and retained lots:

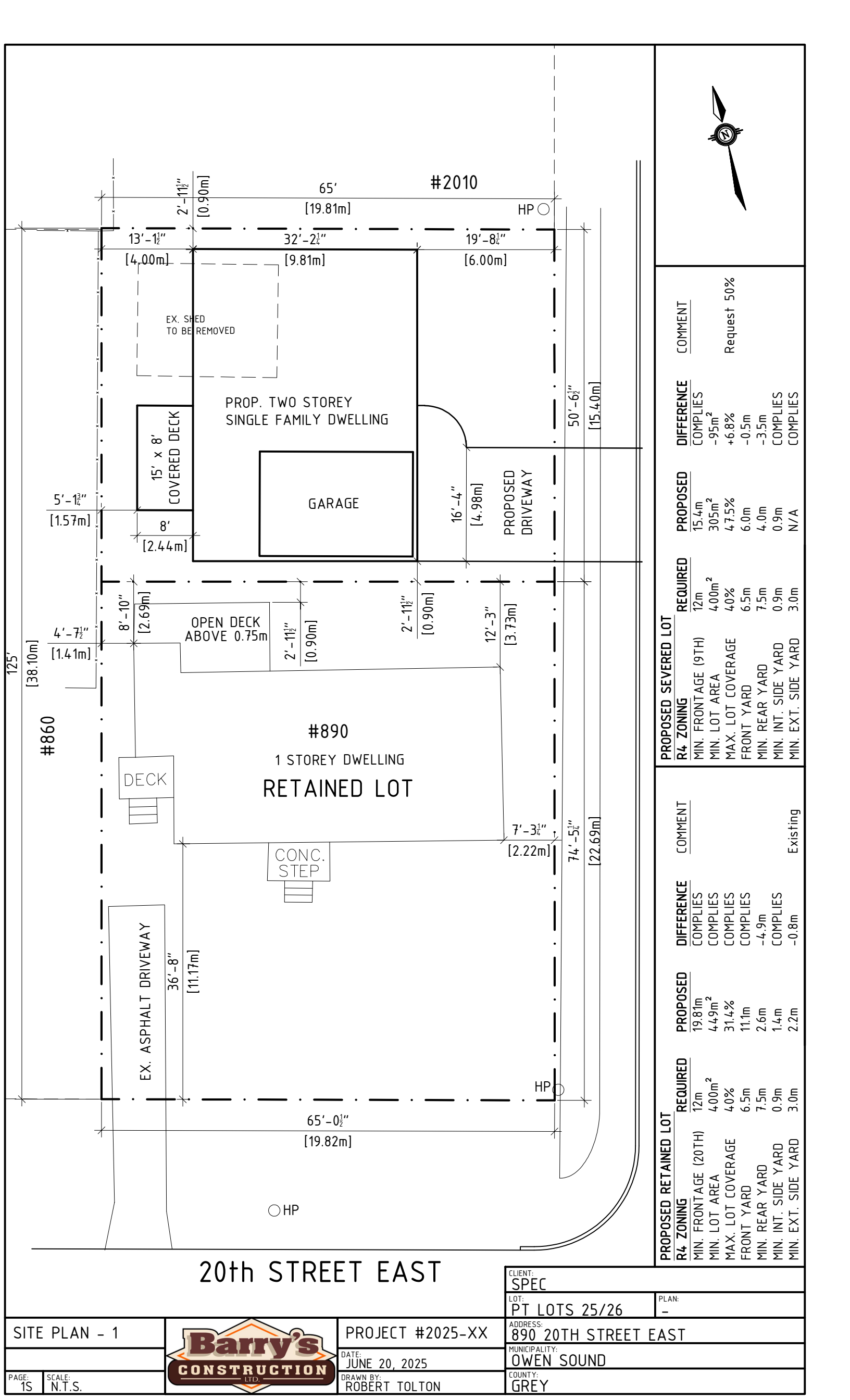
Requested Variances			
Retained Parcel	Required (R4)	Proposed	Variance
<i>Regulation for Single Detached Dwelling:</i>			
Min. Rear Yard Setback	7.5 m	2.6 m	4.9 m
Min. Exterior Side Yard	3.0 m	2.2 m*	0.8 m
<i>Regulation for a Deck greater than 0.75 above finished grade:</i>			
Min. Setback from Rear Lot Line	1.5 m	0.9 m	0.6 m
Max. Projection into Required Rear Yard	3.0 m	Request to project a max. of 1.8m from the rear wall of the existing dwelling, provided a min. setback of 0.9 m is maintained from the rear lot line.	
Severed Parcel			
	Required (R4)	Proposed	Variance
<i>Regulation for Single Detached Dwelling:</i>			
Min. Lot Area	400 m²	305 m²	95 m²
Max. Lot Coverage	40%	50%	10%
Min. Front Yard Setback	6.5 m	6.0 m	0.5 m
Min. Rear Yard Setback	7.5 m	4.0 m	3.5 m
<i>Regulation for a Deck greater than 0.75 above finished grade:</i>			
Max. Projection into Required Rear Yard	3.0 m	Request to project a max. of 2.5 m from the rear wall of the dwelling, provided a	

Requested Variances		
		min. setback of 1.5 m is maintained from the rear lot line.

** denotes existing setback, variance requested for clarity*

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





PROPOSED RETAINED LOT				PROPOSED SEVERED LOT					
R4 ZONING	REQUIRED	PROPOSED	DIFFERENCE	COMMENT	R4 ZONING	REQUIRED	PROPOSED	DIFFERENCE	COMMENT
MIN. FRONTAGE (20TH)	12m	19.81m	COMPLIES	Existing	MIN. FRONTAGE (9TH)	12m	15.4m	COMPLIES	Request 50%
MIN. LOT AREA	4,00m ²	44.9m ²	COMPLIES		MIN. LOT AREA	4,00m ²	305m ²	-95m ²	
MAX. LOT COVERAGE	4.0%	31.4%	COMPLIES		MAX. LOT COVERAGE	4.0%	47.5%	+6.8%	
FRONT YARD	6.5m	11.1m	COMPLIES		FRONT YARD	6.5m	6.0m	-0.5m	
MIN. REAR YARD	7.5m	2.6m	-4.9m		MIN. REAR YARD	7.5m	4.0m	-3.5m	
MIN. INT. SIDE YARD	0.9m	1.4m	COMPLIES		MIN. INT. SIDE YARD	0.9m	0.9m	COMPLIES	
MIN. EXT. SIDE YARD	3.0m	2.2m	-0.8m		MIN. EXT. SIDE YARD	3.0m	N/A	COMPLIES	