

**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 2<sup>nd</sup> Avenue East, Owen Sound.

Any person may watch the public hearing at [owensound.ca/meetings](https://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](https://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 2<sup>nd</sup> Avenue East  
Owen Sound, ON N4K 2H4  
Telephone: 519-376-4440 ext. 1208  
Email: [notice@owensound.ca](mailto:notice@owensound.ca)

## Schedule 'A' to File No. A16-2025

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: Graham Construction Ltd  
Owner: Community Living Owen Sound and District  
Official Plan: River District Commercial  
Zoning Category: Core Commercial (C1)  
Legal Description: RCP 918 LOTS 20 AND 21 RP 16R8528 PARTS 3 AND 4  
Municipal Address: 1170 3RD AVE E  
Assessment Roll: 425901000202300  
Related Applications: N/A

### **Brief Description of Application:**

The applicant is proposing to construct a new three-storey residential multi-unit building. The building is proposed to contain a Group Residence.

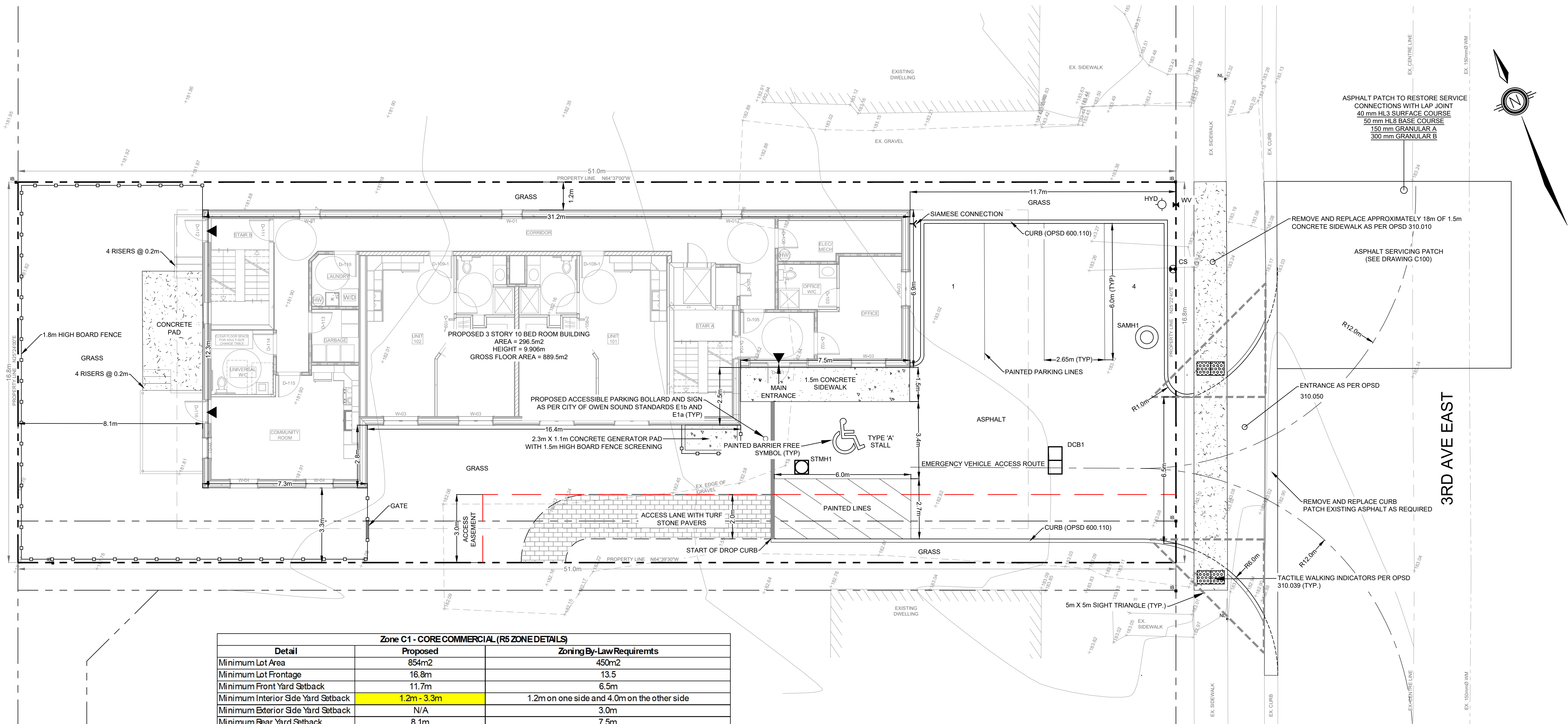
To facilitate the proposal, the application is requesting the following variances:

Provision (C1 – Other Permitted Uses – as required by Section 6.6 R5)	Required	Provided	Variance
6.6 Dwelling Apartment (f) Interior Side Yard Setback	4.0 m	3.3 m	0.7 m
6.6 Dwelling Apartment (i) Maximum Density	1.0	1.05	0.05

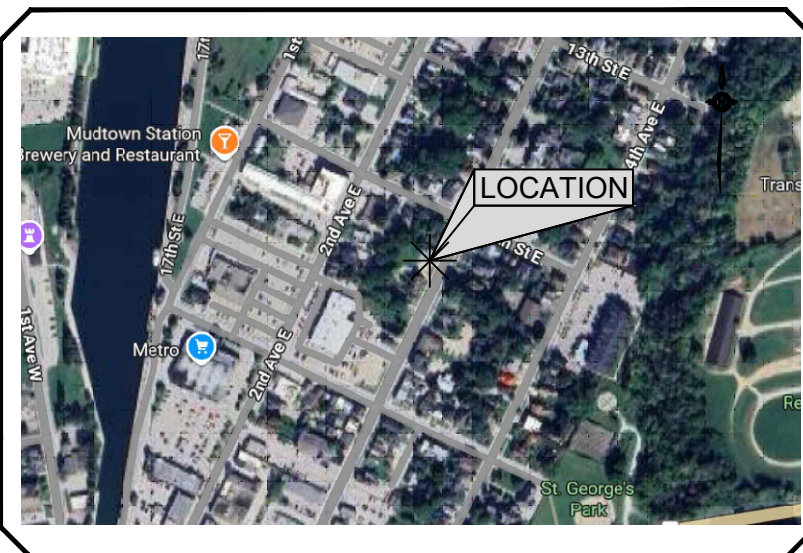
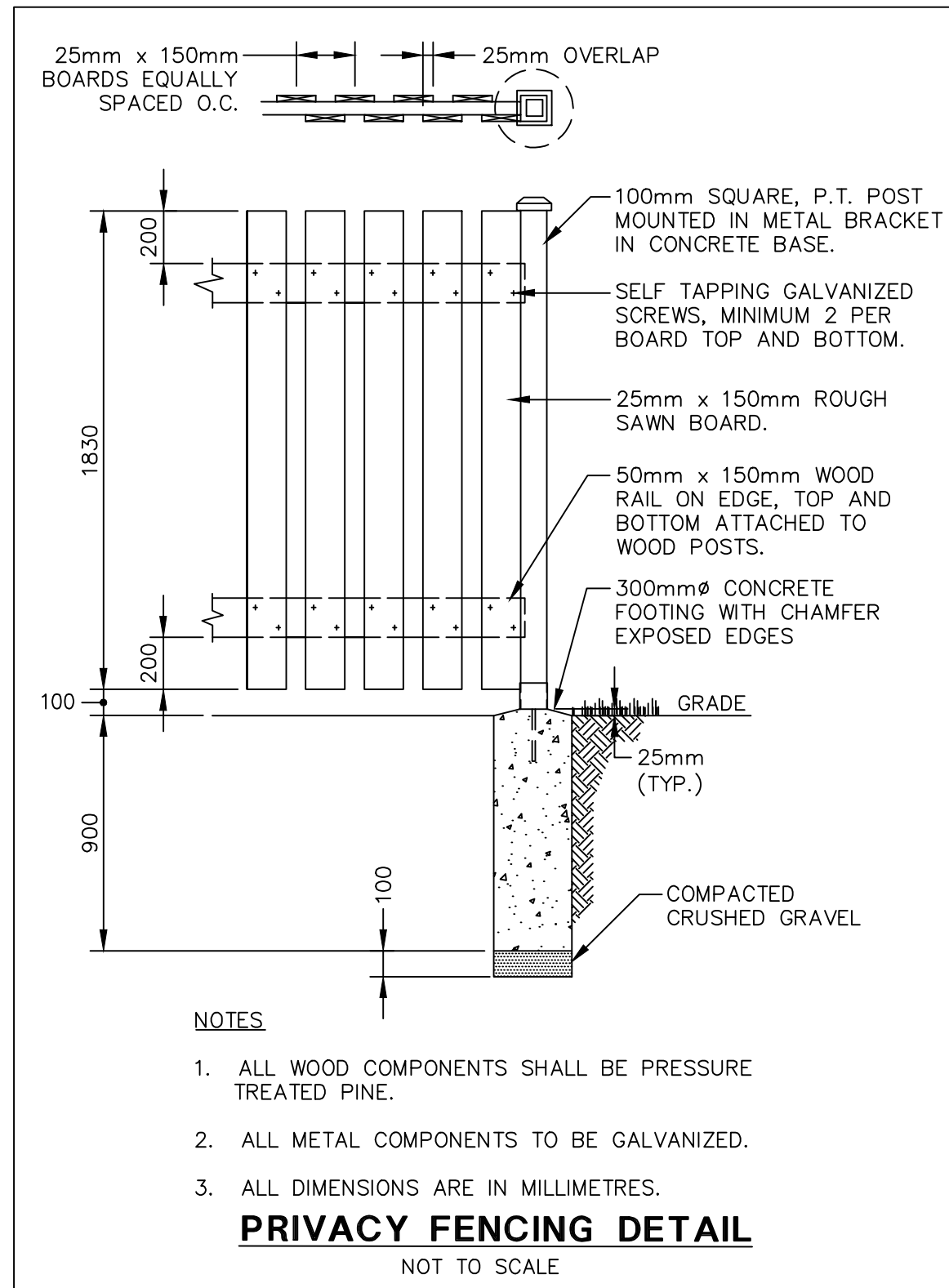
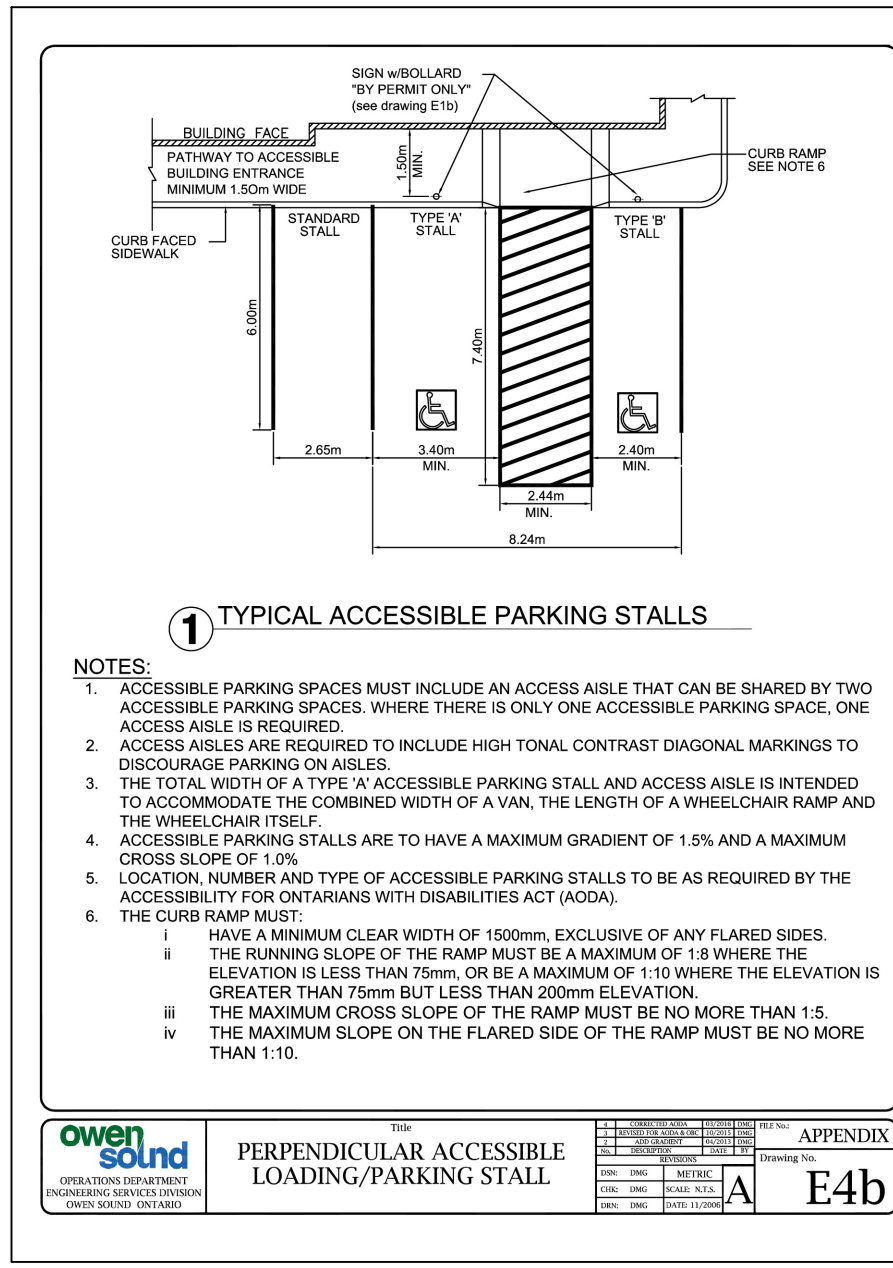
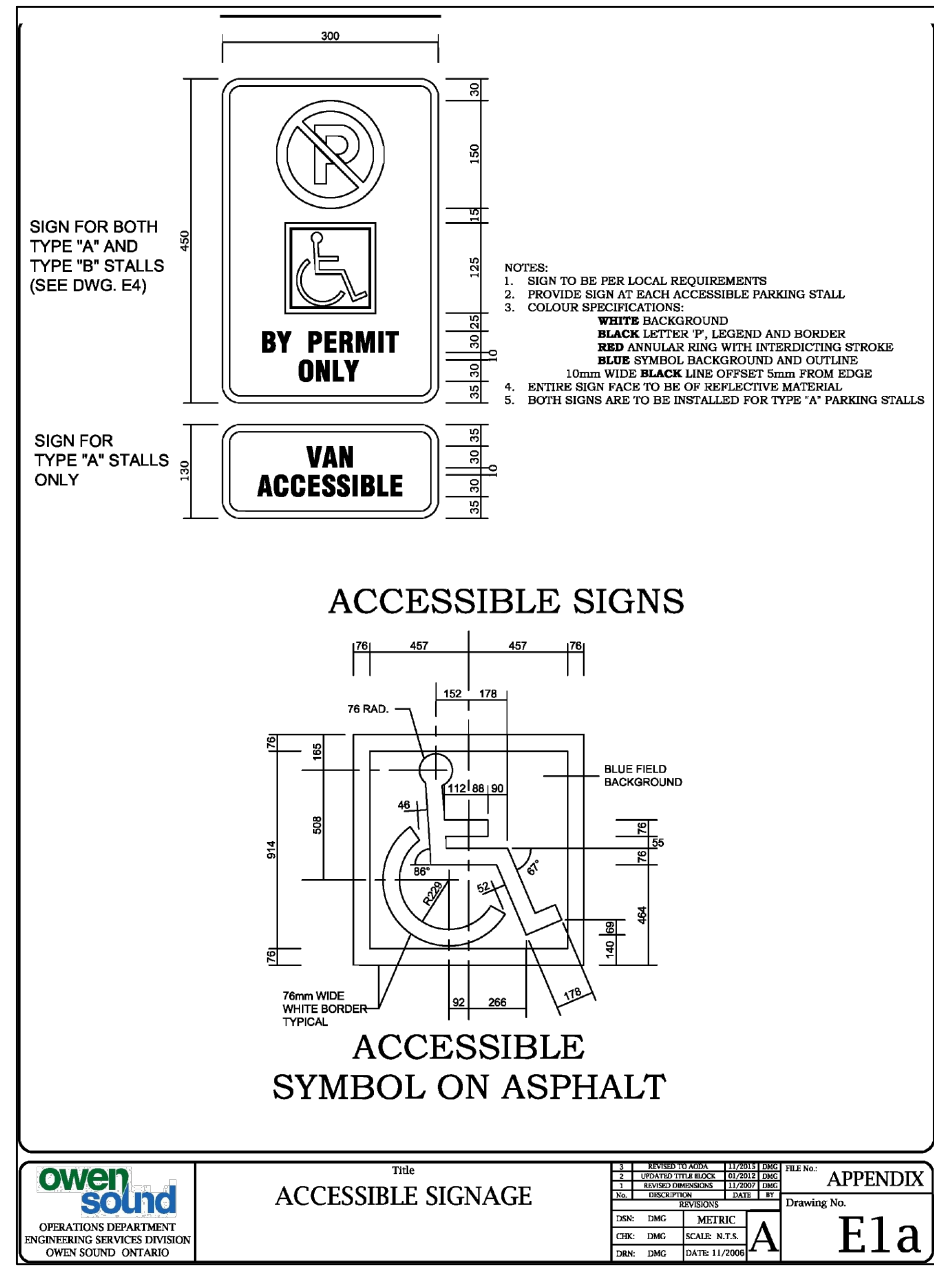
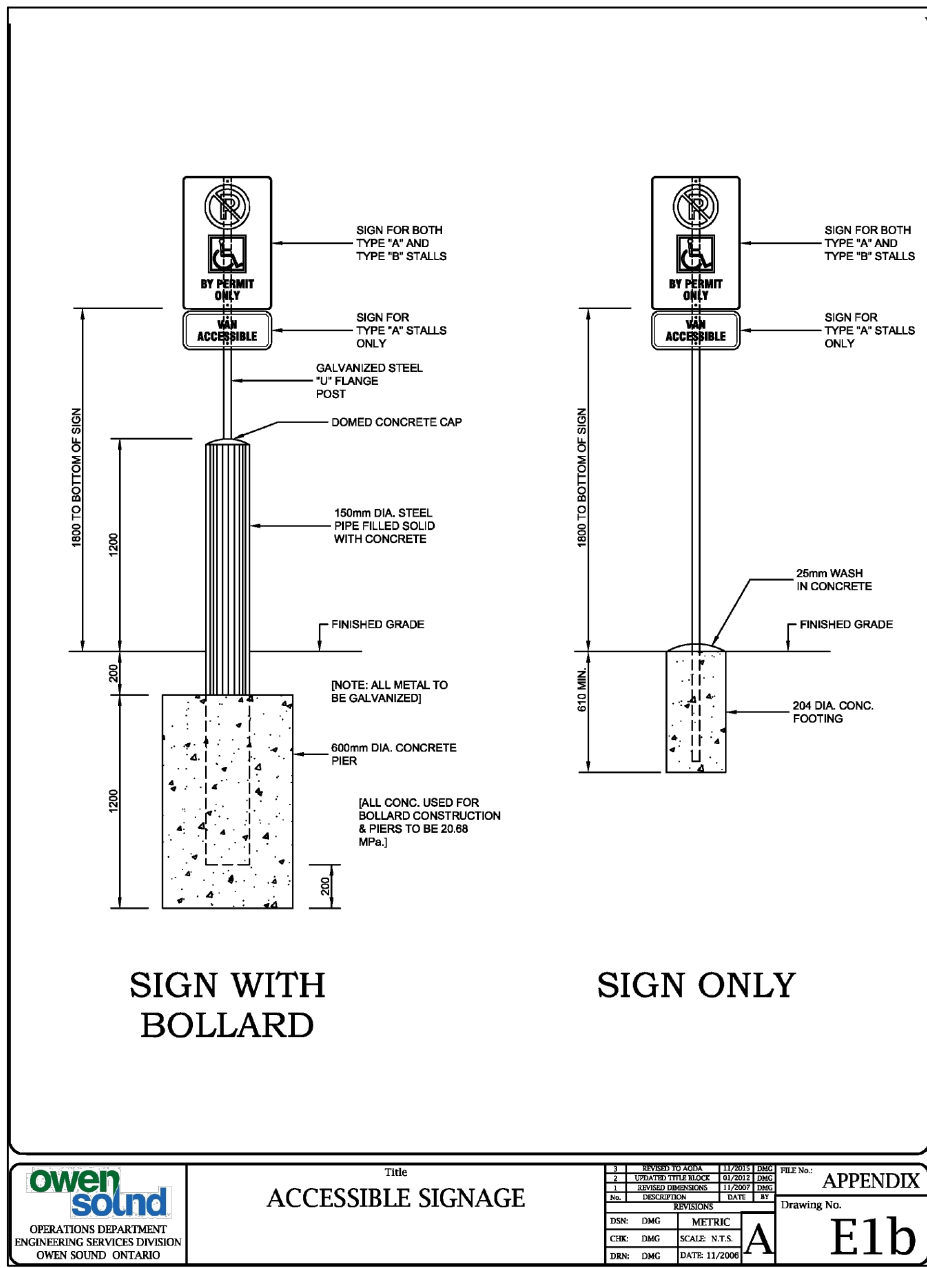
The proposed minor variance is outlined on the sketch plan attached to this Notice of Public Hearing.







Zone C1 - CORE COMMERCIAL (R5 ZONE DETAILS)		
Detail	Proposed	Zoning By-Law Requirements
Minimum Lot Area	854m <sup>2</sup>	450m <sup>2</sup>
Minimum Lot Frontage	16.8m	13.5
Minimum Front Yard Setback	11.7m	6.5m
Minimum Interior Side Yard Setback	1.2m - 3.3m	1.2m on one side and 4.0m on the other side
Minimum Exterior Side Yard Setback	N/A	3.0m
Minimum Rear Yard Setback	8.1m	7.5m
Lot Coverage	296.5m <sup>2</sup>	40% (Max) = 341.6m <sup>2</sup>
Maximum Density	889.5m <sup>2</sup>	1.0 FSI = 854m <sup>2</sup>
No. of Parking Spaces	4	1 spaces per 3 beds = 4 spaces
No. of Accessible Spaces	1	4% of total required = 1 space
No. of Loading Spaces	N/A	N/A
Building Height	9.906m	12m



LEGEND	
EXISTING CENTRELINE	---
SITE PROPERTY LINE	---
EXISTING PROPERTY LINE	---
PROPOSED EDGE OF PAVEMENT	---
PROPOSED BUILDING	---
ZONING SET BACK LIMITS	---
EXISTING ELEVATION	---
IRON BAR/STANDARD IRON BAR	---
PROPOSED ELEVATION	---
PROPOSED ELEVATIONS TO MATCH EXISTING	---
PROPOSED GRADIENT	---
PROPOSED SWALE AND GRADIENT	---
EXISTING HYDRO POLE	---
EXISTING HYDRO POLE LIGHT STANDARD	---
EXISTING LIGHT STANDARD	---
BELL PEDESTAL	---
GUY WIRE	---
BENCHMARK	---
CONIFEROUS TREE	---
DECIDUOUS TREE	---
SIGN	---
PROPOSED MAN DOOR	---

BENCHMARK #1	ELEV=183.304m
BENCHMARK #1 IS SPIKE IN WEST FACE OF HYDRO POLL ON EAST SIDE OF 3RD AVE ACROSS FROM SUBJECT PROPERTY	
ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON GPS OBSERVATIONS USING THE CANNET VIRTUAL BASE STATION REFERENCE NETWORK. THE ELEVATIONS ARE BASED ON THE VERTICAL DATUM GEOID HT2.0.	
PROPERTY LINES ARE APPROXIMATE, IN THE EVENT THAT THERE IS A DISPUTE OR DISCREPANCY IN THE LOCATION OF THE PROPERTY LINES, IT IS RECOMMENDED THAT THE OWNER RETAIN AN ONTARIO LAND SURVEYOR (OLS) TO PROVIDE CONFIRMATION	

**CAUTION :**  
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

7/23/25	ISSUED FOR DISCUSSION
8/08/25	ISSUED FOR PERMIT
8/12/25	REVISED PER COMMENT
9/04/25	ISSUED FOR MINOR VARIANCE
DATE	DESCRIPTION
REVISION / ISSUE	
LEGAL INFORMATION SHOWN IS TAKEN FROM PLAN OF SURVEY OF PART OF LOTS 20 AND 21 WEST OF BAY STREET (THIRD AVENUE EAST) CITY OF OWEN SOUND COUNTY OF GREY	
PREPARED BY WILSON FORD, O.L.S. MOUNT FOREST, ONTARIO	
CLEARWATER SHORES ALLENFORD, ONTARIO EMAIL: KWEL@CLEARWATERSHORES.CA PHONE: 1-519-270-2837	
Title: COMMUNITY LIVING 1170 3RD AVE E, OWEN SOUND SITE PLAN	
Client: GRAHAM CONSTRUCTION	
Design: KJW	Scale: 1:100
Drawn: KJW	DRAWING No.
Checked:	
Date: JULY, 2025	
PROJECT No. 25000.000	