

**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 **Tuesday, July 7, 2026 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://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 July 7, 2026 and may be submitted to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Written comments received by July 1, 2026 at 4:30 p.m. will appear on the Committee Meeting agenda which will be available for review on July 3, 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 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., or on the City's website at [www.owensound.ca/development](https://www.owensound.ca/development).

**Notice Date: June 22, 2026**

Staci Landry  
Secretary-Treasurer of the Committee of Adjustment  
808 2<sup>nd</sup> Avenue East  
Owen Sound, ON N4K 2H4  
Telephone: 519-376-4440 ext. 1235  
Email: [notice@owensound.ca](mailto:notice@owensound.ca)

## Schedule 'A' to File No. A07-2026

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: J. Andrew L. Wilson  
 Owner: J. Andrew L. Wilson  
 Official Plan: Residential  
 Zoning Category: General Residential (R5) (Zoning By-law 2010-078)  
 Medium Density Residential (R2) (ZBA No. 57)  
 Legal Description: PLAN 21 LOT 2 WEST OF CHARLOTTE ST  
 Municipal Address: 768 3<sup>rd</sup> Avenue West  
 Assessment Roll: 425903001708900  
 Related Applications: B09-2026

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

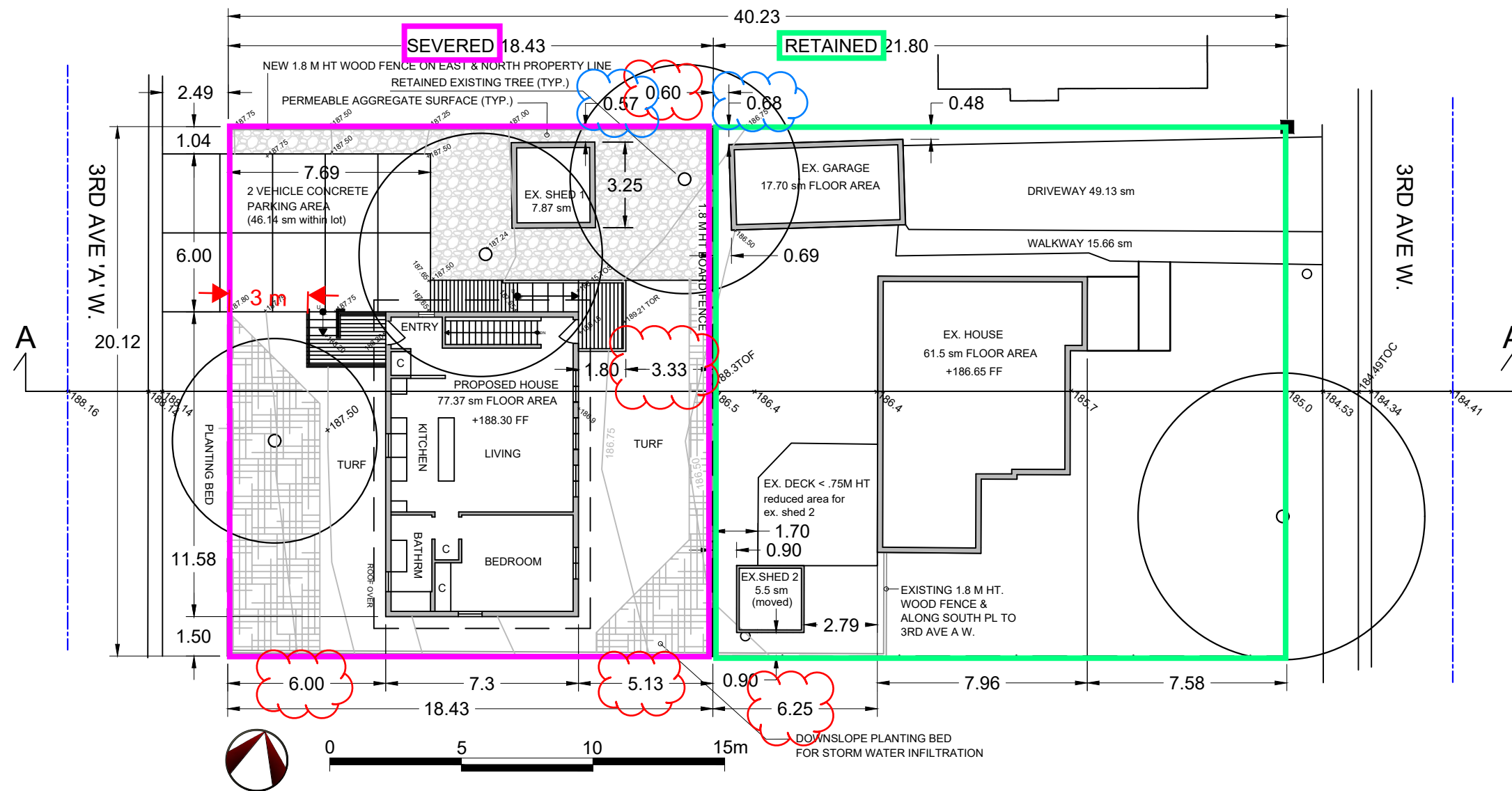
The lands are subject to consent application B09-2026, which requests severing the subject property to facilitate the creation of one (1) residential building lot having 20 metres of frontage on 3<sup>rd</sup> Avenue 'A' West, 18.4 metres of lot depth, and 368 square metres of lot area. A single detached dwelling is proposed to be constructed on the severed parcel.

Variances are requested to provide the following relief from 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.

### **Proposed Severed Parcel:**

<b>Regulation (By-law Section)</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
Lot Area	400 m <sup>2</sup>	368 m <sup>2</sup>	32 m <sup>2</sup>
Front Yard Setback	6.5 m	6 m	0.5 m
Rear Yard Setback	7.5 m	5 m	2.5 m
Front Yard Setback for a Porch/Deck	3.5 m	3 m	0.5 m
Rear Yard Setback for a Porch/Deck	4.5 m	3.3 m	1.2 m





### R5 Zoning Regulations - Single Detached Dwelling

No Variance	Proposed Severed Lot Variance	Retained Lot Variance
12 m Min. Lot Frontage	NO 20.12 m Lot Frontage	NO 20.12 m Lot Frontage
400 sm Min. Lot Area	<b>YES 370.71 sm Lot Area *</b>	NO 438.67 sm Lot Area
40% Max. Lot Cover.	NO 26% Lot Cover.	NO 34% Lot Cover.
6.5 m Min Front Yard Setback	<b>YES 6.0 m Front Yard Setback</b>	NO 7.58 m Front Yard Setback
7.5 m Min Rear Yard Setback	<b>YES 5.13 m Rear Yard Setback</b>	<b>YES 6.25 m Rear Yard Setback</b>
1.2m 1 side, 0.9 m other side Min Int. Side Yard Setback	NO 1.5 m S Side Yard Setback	NO > 0.9 m and 1.2 m
<b>General Provisions Severed Lot</b>		<b>General Provisions Retained Lot</b>
Existing shed 1 < 0.9 m side yd setback - <b>variance</b> Proposed rear porch = required rear yd. setback		Existing garage < 0.9 m side and rear yd. setback - <b>variance</b> Existing deck (< .75 m HT.) = required rear yd. setback Existing shed 2 (moved) = required 0.9 m rear yd. setback

\* note: A 402.34 sm severed lot area could be achieved, resulting in a 6.68 m rear yard setback for the proposed house; however, that associated property line would intersect the existing garage (see SE1) resulting in a 4.68 m rear yard setback rather than the proposed 6.24 m rear yard setback from the existing house related to the proposed property line offset .6 m from the existing garage rear wall.

Revised to illustrate Zoning - General Provisions based on City review - June 13, 2026

NOTES

APPLICANT

ANDREW WILSON  
768 3RD AVE. W.  
OWEN SOUND, N4K 4P3

PROJECT

768 3RD AVE. W.  
CONSENT TO SEVER &  
VARIANCE APPLICATION

DWG TITLE

PROPOSED SEVERANCE  
EXISTING & PROPOSED  
SITE CONDITION

DWG BY  
AW

DATE  
06/2026

PROJ

DWG

SCALE  
AS SHWN

**P2**