

**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, May 27, 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 May 27, 2025 and may be submitted to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Written comments received by May 21, 2025 at 4:30 p.m. will appear on the Committee Meeting agenda which will be available for review on May 23, 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.

**Notice Date: May 13, 2025**

Allison Penner  
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. A08-2025

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: Troy and Meghan Clouatre  
Owner: Grey Rose Inc.  
Official Plan: Residential  
Zoning Category: Low Density Residential  
Legal Description: PLAN 56 LOT 7 TO 8  
Municipal Address: 240 2<sup>nd</sup> Street East  
Assessment Roll: 425903001805600  
Related Applications: B08-2025

### Brief Description of Application:

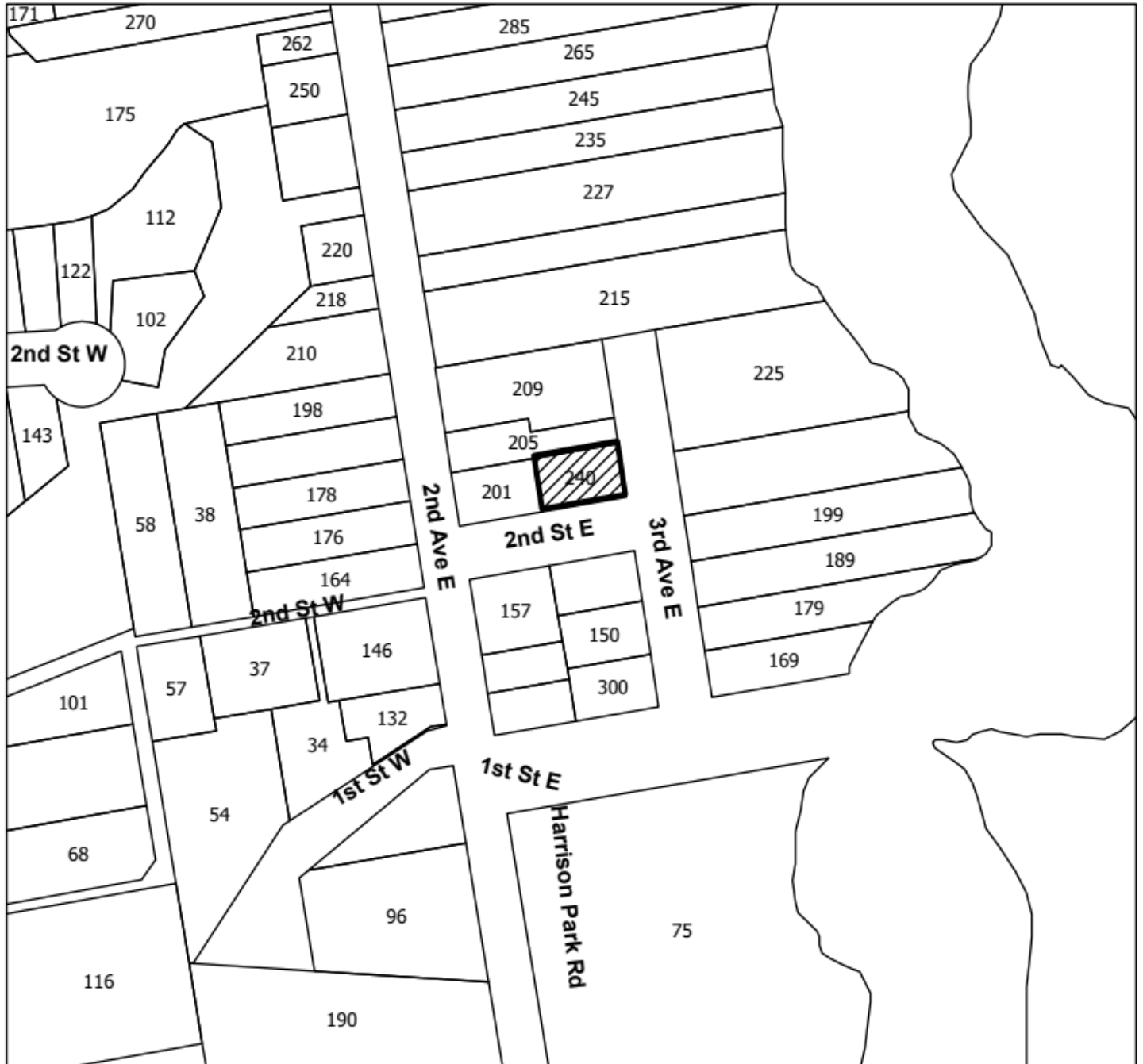
The applicant is proposing to sever the subject lands to create one (1) new residential lot. The applicant is proposing to demolish the existing dwelling and construct two (2) semi-detached dwelling units, one unit on each of the retained and severed lots.

To facilitate the consent, a minor variance is being requested to address the following deficiencies on the severed and retained lots:

Requested Variances			
Retained Parcel			
Regulation	Required (R2)	Proposed	Variance
Minimum Front Yard Setback	6.5 m	5.5 m	1 m
Minimum Rear Yard Setback	7.5 m	4.5 m	3 m
Minimum Exterior Side Yard Setback	3 m	2.0 m	1 m
Severed Parcel			
Regulation	Required (R2)	Proposed	Variance
Minimum Front Yard Setback	6.5 m	5.5 m	1 m
Minimum Rear Yard Setback	7.5 m	4.5 m	3 m

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

# Key Map



ZONING: (R2) LOT 1  
PLAN --- LOT ---  
FRONTAGE: 115.80m  
LOT DEPTH: 20.20m  
LOT AREA: 319.14m<sup>2</sup>  
HOUSE COVERAGE: 117.14m<sup>2</sup> (HOUSE) 10.44m<sup>2</sup> (DECK)  
TOTAL LOT COVERAGE: 127.5m<sup>2</sup> (40%)  
MIN GFA ALLOWED: 40% (127.65m<sup>2</sup>)  
MAXIMUM HEIGHT: 11.0M

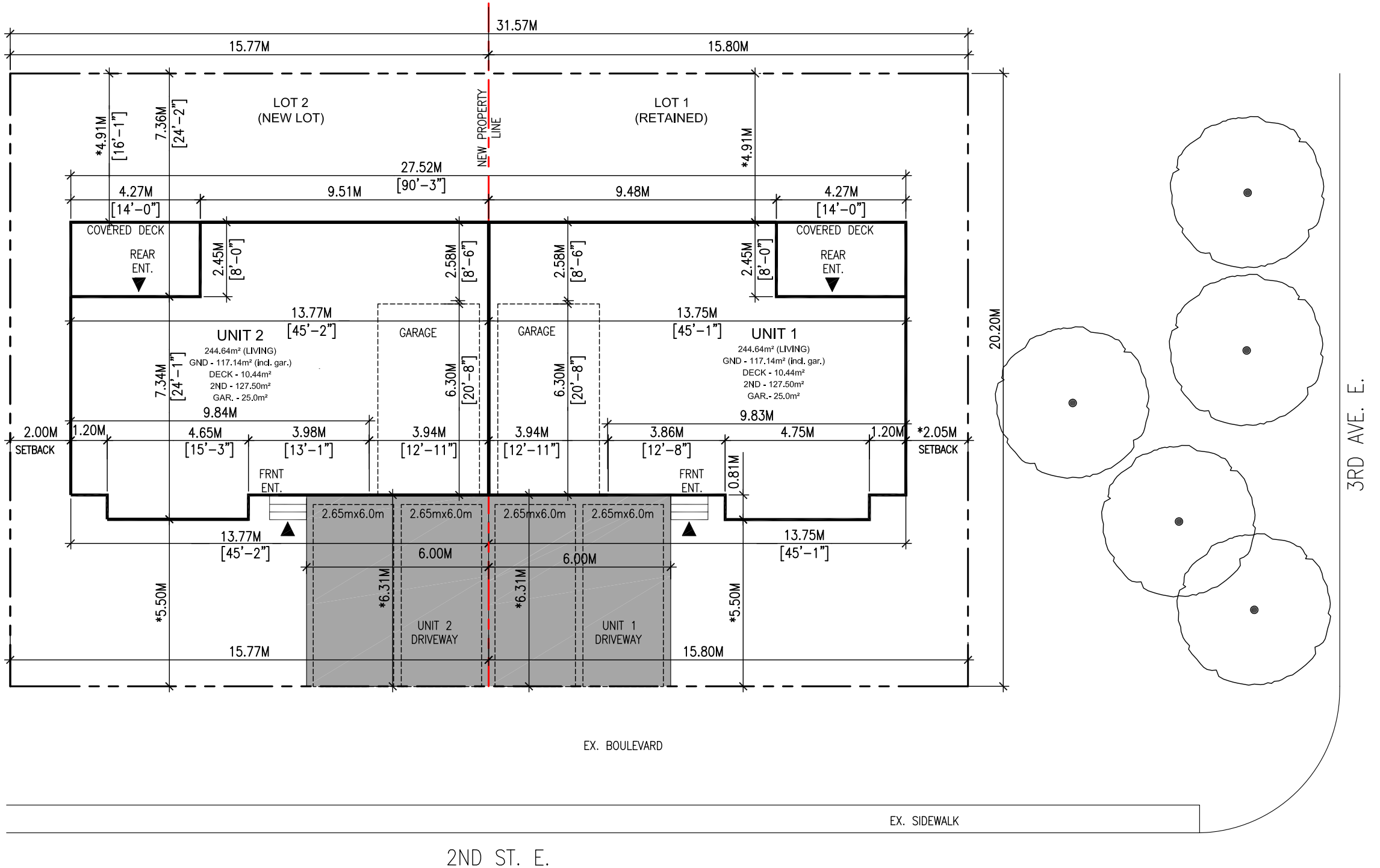
SETBACKS	EXISTING	PROPOSED
FRONT YARD	---	5.50m
REAR YARD	---	4.91m
INTERIOR SIDE YARD (NORTH LOT LINE)	---	0m
EXTERIOR SIDE YARD (SOUTH LOT LINE)	---	2.05m

\*NOTE: THE DIMENSIONS NOTED ARE APPROXIMATE FOR DESIGN AND BASED ON OWNER MEASUREMENTS. THIS IS NOT A SURVEY BY AN O.L.S. DIMENSIONS ARE FROM THE SPD ONLY AS NO WORK IS PROCEEDING ON THE EXISTING SHED. ARCHLINES IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE DIMENSIONS.

ZONING: (R2) LOT 2  
PLAN --- LOT ---  
FRONTAGE: 15.79m  
LOT DEPTH: 20.20m  
LOT AREA: 318.97m<sup>2</sup>  
HOUSE COVERAGE: 117.14m<sup>2</sup> (HOUSE) 10.44m<sup>2</sup> (DECK)  
TOTAL LOT COVERAGE: 127.5m<sup>2</sup> (40%)  
MIN GFA ALLOWED: 40% (127.58m<sup>2</sup>)  
MAXIMUM HEIGHT: 11.0M  
ACTUAL HEIGHT: ---

SETBACKS	EXISTING	PROPOSED
FRONT YARD	---	5.50m
REAR YARD	---	4.91m
INTERIOR SIDE YARD (NORTH LOT LINE)	---	2.00m
EXTERIOR SIDE YARD (SOUTH LOT LINE)	---	0m

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STATISTICS TABLE  
NTS



OVERALL SITE PLAN  
1:250



986 1ST AVE. E.,  
OWEN SOUND, ONT., N4K 2E1  
P: 226.909.1447  
C: 647.290.6093  
E: JAMIE@ARCHLINES.CA

REVISIONS

04

03

02

01

PROJECT NAME

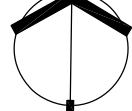
240 2ND ST. E., OWEN SOUND, ONT.

CLIENT

GREY ROSE SEMIS

DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS, EXISTING AND NEW, BEFORE PROCEEDING WITH DRAWINGS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF ARCHLINES IMMEDIATELY

NORTH



DRAWING

SITE PLAN

SCALE

AS NOTED

DRAWN

JK

CHECKED

JK

DATE

FEB. 2025

PROJECT No.

25-10

DRAWING No.

A0.01

PART OF DRAWING: --

DETAIL No. --

REVISION No.

--

REVISION DATE

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