

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 22, 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 July 22, 2025 and may be submitted to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Written comments received by July 16, 2025 at 4:30 p.m. will appear on the Committee Meeting agenda which will be available for review on July 18, 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.

Notice Date: July 8, 2025

Allison Penner
Secretary-Treasurer of the Committee of Adjustment
808 2nd Avenue East
Owen Sound, ON N4K 2H4
Telephone: 519-376-4440 ext. 1235
Email: notice@owensound.ca

Schedule 'A' to File No. A11-2025

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: Jamie Kuhl
Owner: Hillyer
Official Plan: Residential
Zoning Category: Low Density Residential (R2)
Legal Description: N PT LOT 22 S PT LOT 23 CATHCART E/S
Municipal Address: 1969 7th Avenue East
Assessment Roll: 425901000617200

Related Applications:

Brief Description of Application:

There is an existing single detached dwelling on the subject lands, with an uncovered front deck and a south side addition.

The applicant is proposing to cover the existing deck and expand it to create a covered porch that wraps around the south side of the building. The applicant also proposes to remove and replace the existing south side addition.

A minor variance is being requested to recognize the location of the existing dwelling and facilitate the proposed renovation.

The required minimum front yard setback is 7.5m. The front yard setback of the existing dwelling is 3.46 m, representing a variance of 4.04 m to the required minimum front yard setback . A variance is requested to recognize the front yard setback of the existing dwelling as the required front yard setback.

A porch or deck may project into the required front yard a maximum of 3.0 m. A variance is requested to permit a porch or deck to project a maximum of 1.78 m into the front yard from the front face of the existing dwelling, but where projecting into the front yard no porch or deck shall project to within less than 1.5m of a front lot line.

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

Key Map



