

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. A13-2025

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:	N/A
Owner:	Raeburn
Official Plan:	Residential
Zoning Category:	Low Density Residential (R2)
Legal Description:	PLAN 56 LOT 27 TO 28
Municipal Address:	300 1 ST Street East
Assessment Roll:	425903001806101
Related Applications:	N/A

Brief Description of Application:

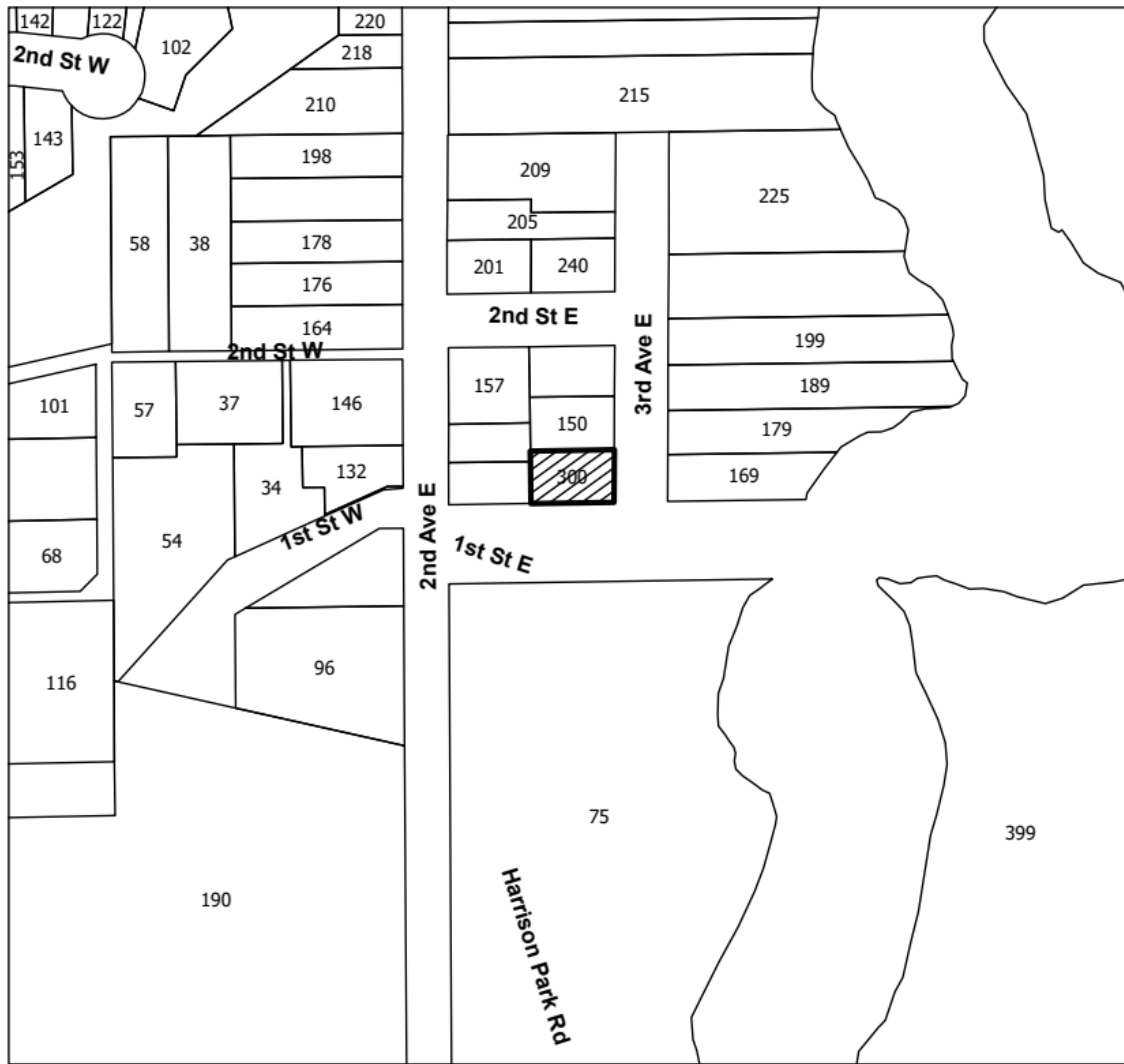
The applicant is proposing to convert an existing deck to an addition to the detached dwelling (13.4 sq m four-season sunroom) and 4.7 sq m deck.

As per Section 4 Definitions of the City's Zoning By-law (2010-078, as amended), the subject property's front lot line is the lot line adjacent to 3rd Avenue East.

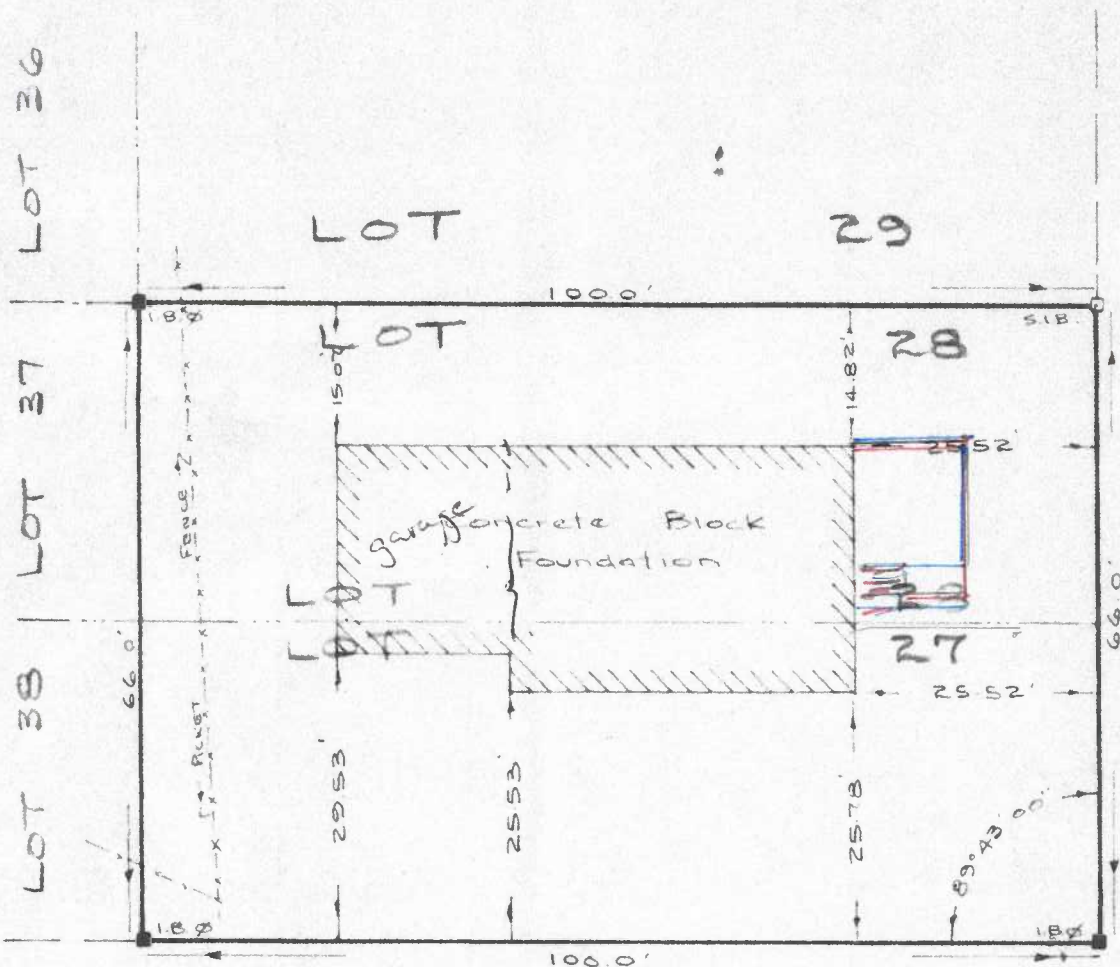
The application is requesting relief from the minimum front yard setback for a single detached dwelling in the R2 Zone. The required front side yard setback is 7.5. The application proposes a front yard setback of 4.1 meters. A variance of 3.4 m is being requested.

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

Key Map



1ST STREET EAST



PLAN OF
SHOWING
LOTS 27
REGISTERED F
CITY OF QW

EXISTING DECK SCALE ~ 1
1" = 20'
East side 1977

13.5 from lot line
14.8 north side

~~Curve Form R~~

PROPOSED DECK

~~Additions made~~

13.5 from east lot line
14.8 from north lot
line

SURVEY OF

I HEREBY CERTIFY THAT:

1. This survey and plan are c
Act and The Registry Act a
2. The survey was completed c
19 7'
Owen Sound, Ontario,

JUNE 10TH 1977

Hewett and Mil
Ontario Land S
Box 112, Ower