

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, June 24, 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 June 24, 2025 and may be submitted to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Written comments received by June 18, 2025 at 4:30 p.m. will appear on the Committee Meeting agenda which will be available for review on June 20, 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: June 10, 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. A10-2025

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: Hindman
Agent: McKerroll & McKerroll
Official Plan: Residential
Zoning Category: Medium Density Residential (R4)
Legal Description: PLAN 17 W PT LOT 17 W PT LOT 18
Municipal Address: 863 5th Avenue West
Assessment Roll: 425902001510300
Related Applications: B12-2025

Brief Description of Application:

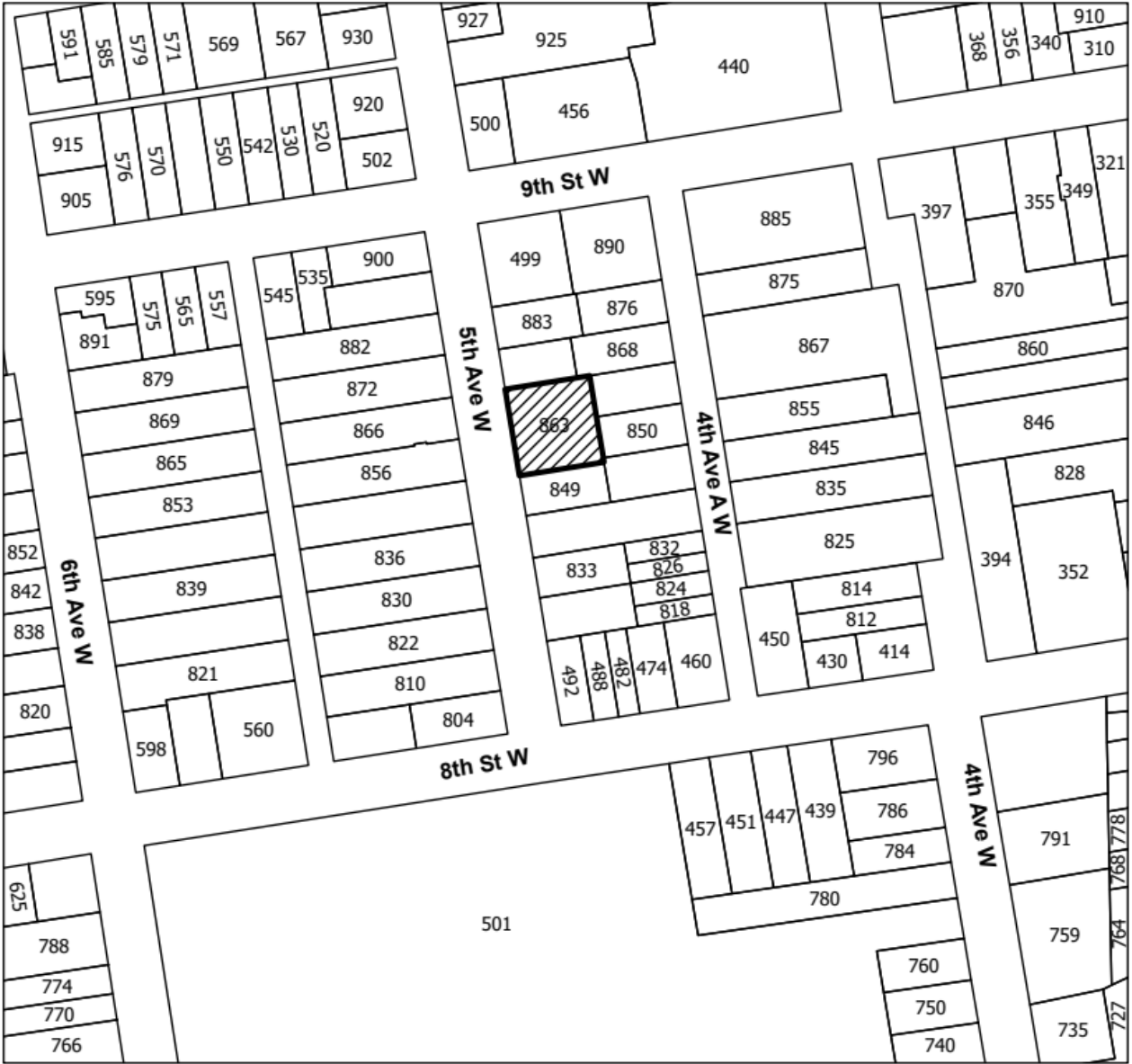
The applicant is proposing to sever the subject lands to create one (1) new residential lot. The applicant is proposing to maintain the existing single detached dwelling and garage.

To facilitate the consent, a minor variance is being requested to address the following deficiencies related to the existing buildings on the proposed retained lot.

Requested Variances			
Retained Parcel			
Regulation	Required (R4)	Proposed	Variance
Minimum Front Yard Setback	6.5 m	1.64	4.86
Maximum Lot Coverage of Accessory Building(s) or Structures	12%	14%	2%

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

Key Map



WILLIAM STREET (BY REGISTERED PLAN 17)

PIN 37074-0286 (LT)

