

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, April 7, 2026 at 1:00 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 10:00 a.m. on April 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 April 1, 2026 at 4:30 p.m. will appear on the Committee Meeting agenda which will be available for review on April 2, 2026 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: March 20, 2026

Staci Landry
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. A04-2026

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: Murphy Homes and Design Inc.
 Owner: Murphy Homes and Design Inc.
 Official Plan: Arterial Commercial
 Zoning Category: Arterial Commercial (C4)
 Legal Description: PLAN 371 PT LOT 1 PT LOT 2 RP 16R1665 PARTS 1&2 WITH LANE
 Municipal Address: To Be Determined
 Assessment Roll: 425901000711301
 Related Applications: N/A

Brief Description of Application:

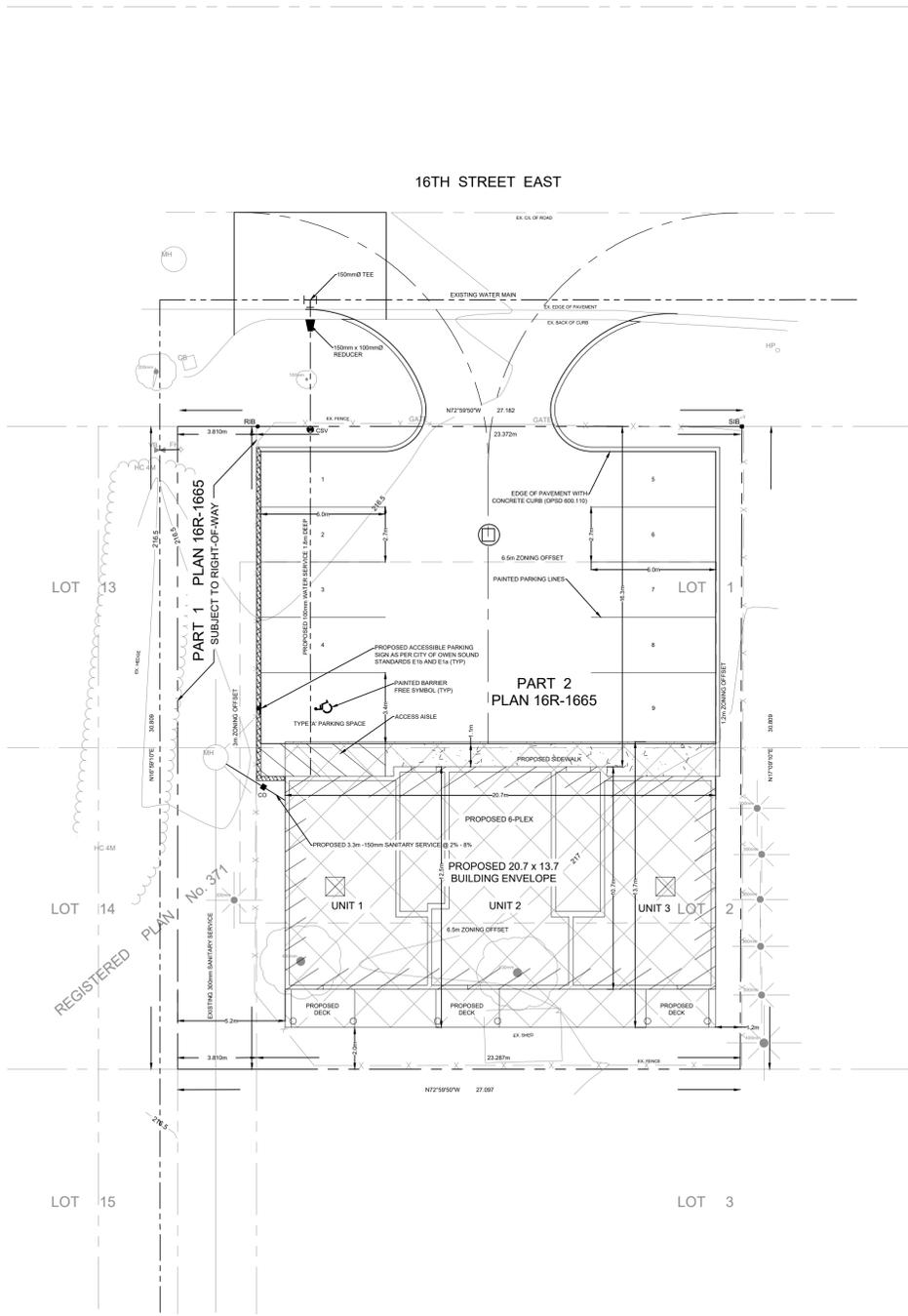
The applicant is proposing to construct a new two-storey, six (6) unit residential building. To facilitate the proposal, the application is requesting the following variance:

Regulation (By-law Section)	Required	Proposed	Variance
C4 – Other Permitted Uses Minimum Rear Yard Setback for a Dwelling Apartment [Sec. 6.6(e)]	7.5 m	2 m	5.5 m

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



C:\Users\Mike.Noble\OneDrive - Clearwater Shores Inc\Project Files\26001 16th St E102_Referenced\26001 PROJBASE.dwg Mar 17, 2026 - 4:27pm PLOTTED March 17, 2026 4:27:40 PM



LEGEND

EXISTING CENTRELINE	---
SITE PROPERTY LINE	----
EXISTING PROPERTY LINE	-----
PROPOSED EDGE OF PAVEMENT	=====
PROPOSED BUILDING	
ZONING SET BACK LIMITS	-----
EXISTING ELEVATION	○
IRON BAR/STANDARD IRON BAR	■
PROPOSED ELEVATION	□
PROPOSED ELEVATIONS TO MATCH EXISTING	○
PROPOSED GRADIENT	— 1.8% —
PROPOSED SWALE AND GRADIENT	— 1.8% —
EXISTING HYDRO POLE	HP ○
EXISTING HYDRO POLE LIGHT STANDARD	HPLS ○
EXISTING LIGHT STANDARD	LS ○
BELL PEDESTAL	BPED ○
GUY WIRE	→
BENCHMARK	BM ●
CONIFEROUS TREE	🌲
DECIDUOUS TREE	🌳
SIGN	⬇
PROPOSED MAN DOOR	▽
PROPOSED OVERHEAD DOOR	▽

PARKING REQUIREMENTS

RESIDENTIAL ZONE (R5)		
	REQUIRED	PROPOSED
BUILDING AREA		214.8 m ²
BARRIER FREE PARKING	1	1
RESIDENTIAL PARKING (1.25 STALLS PER UNIT/S UNITS) INCLUDING 1 REQUIRED BARRIER FREE SPACE)	8	10

REGULATION (R5)	REQUIRED	PROPOSED
MIN. LOT FRONTAGE	25m or 9.5m/UNIT	27.2m
MIN. LOT AREA	900m ² or 200m ² /UNIT	838.1m ²
MAX. LOT COVERAGE	40%	25.9%
MIN. FRONT YARD	6.5m	16.3m
MIN. REAR YARD	7.0m	2.0m
MIN. INTERIOR SIDE YARD	1.2m	1.2m
MAX. BUILDING HEIGHT	10m	8.43m

PROPERTY LINES ARE APPROXIMATE, IN THE EVENT THAT THERE IS A DISPUTE OR DISCREPANCY IN THE LOCATION OF THE PROPERTY LINES, IT IS RECOMMENDED THAT THE OWNER RETAIN AN ONTARIO LAND SURVEYOR (OLS) TO PROVIDE CONFIRMATION.

CAUTION :
THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

DATE	DESCRIPTION
01/15/26	ISSUED FOR CLIENT REVIEW
01/27/26	ISSUED FOR CLIENT REVIEW
03/03/26	ISSUED FOR CLIENT REVIEW
03/03/26	ISSUED FOR 3RD PARTY ENGINEERING REVIEW
03/17/26	ISSUED FOR CLIENT REVIEW

LEGAL INFORMATION SHOWN IS TAKEN FROM SURVEY PLAN 16R-1665 OF PART OF LOTS 1 & 2 WEST OF STAVELY STREET REGISTERED PLAN No. 371 CITY OF OWEN SOUND COUNTY OF GREY



Title: **16TH STREET EAST CONCEPTUAL SITE PLAN**

Client: **MURPHY CONSTRUCTION**

Design: MJN Scale: 1:100
 Drawn: MJN DRAWING No.
 Checked: KJW
 Date: MAR, 2026

C100

PROJECT No. 26001.000

