

**Take notice** that the Owen Sound Committee of Adjustment has received an application for consent pursuant to Section 53 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 22, 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 April 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 April 18, 2025 at 4:30 p.m. will appear on the Committee Meeting agenda which will be available for review on April 18, 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 consent, you must make a written request to the Secretary-Treasurer using the contact information listed below.

If a person or public body that files an appeal of a decision of the Owen Sound Committee of Adjustment in respect of the proposed consent does not make written submissions to the Owen Sound Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal. No one other than the applicant, the Minister or a specified person or public body will be allowed to appeal the decision of the Owen Sound Committee of Adjustment.

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: April 8, 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. B06-2025**

The following is a brief description of the application that is before the Committee of Adjustment for their consideration.

Type of Application:	Consent
Applicant:	1799 20 <sup>th</sup> Street East Inc. (John Blanchard)
Owner:	Peter Van Dolder
Official Plan:	Employment
Zoning Category:	Heavy Industrial (M2)
Legal Description:	PLAN 920 PT LOT 1 RP 16R10465 PART 1& PLAN 920 PT LOT 1 RP 16R10465 PART 4
Municipal Address:	1875 16TH AVE E & 1929 20TH ST E
Assessment Roll:	425901000623850 & 425901000623800
Related Applications:	A07-2025

### **Brief Description of Application:**

The applicant is proposing to sever a portion from 1929 20th Street East for the purpose of a lot addition to the adjoining parcel to the west, 1875 16th Avenue East, to ensure that a proposed industrial development is entirely located on one parcel and to provide access and a stormwater outlet to 20th Street East. No new lot will be created by this application.

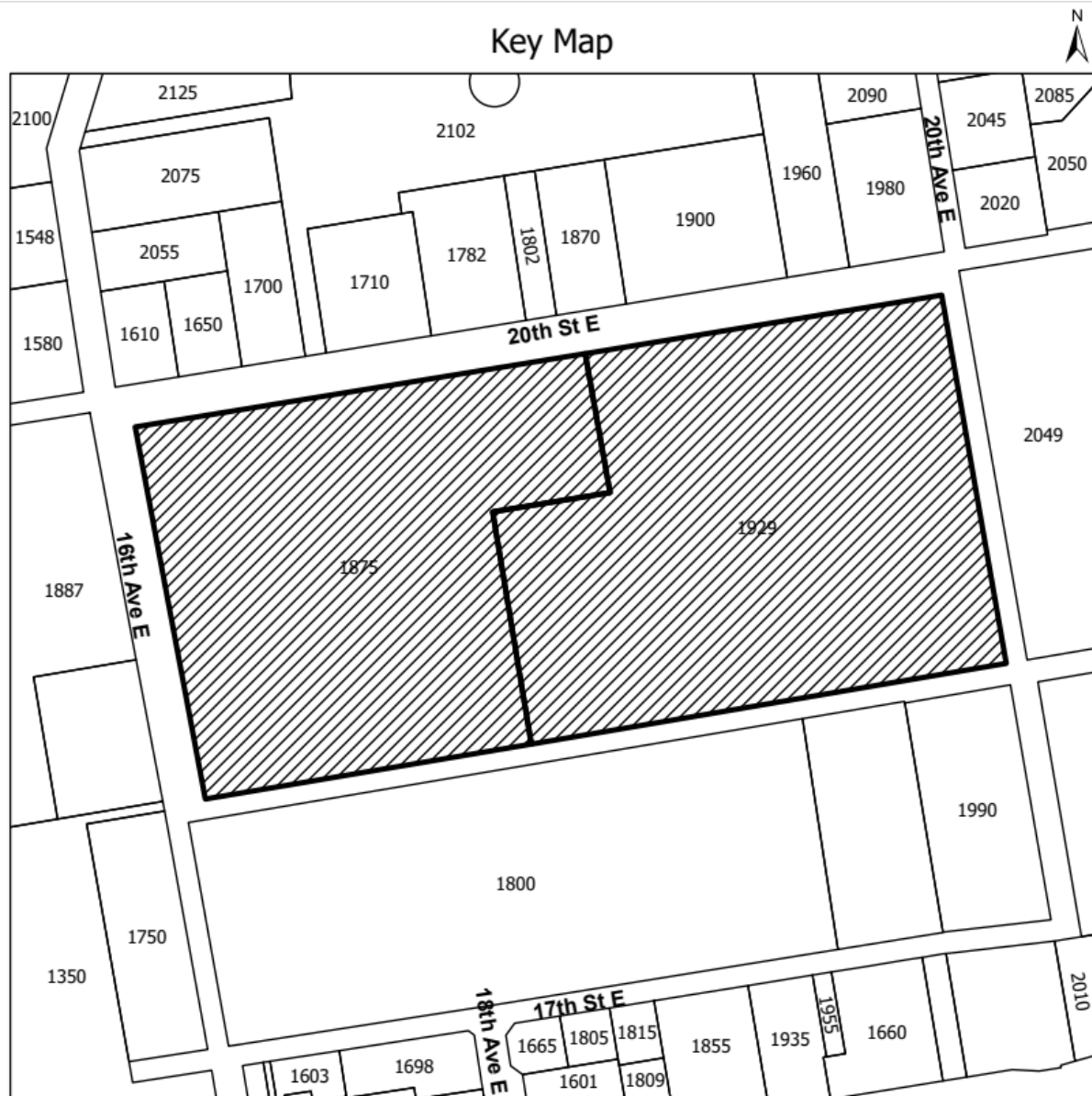
The severed parcel is proposed to have approximately 176 m of frontage on 20th St E, 238 m of depth and an area of 5.1 hectares.

The retained parcel is proposed to have approximately 165 metres of frontage on 20th St E, 355 metres of lot depth, and 9.7 hectares of lot area. The retained parcel is currently vacant.

The enlarged parcel, following the lot addition, is proposed to have approximately 352 metres of frontage on 16th Ave E, 608 metres of frontage on 20th St E and an area of 12.8 hectares and will contain the existing industrial building.

Minor Variance A07-2025 will facilitate the construction of a last-mile distribution centre generally on the severed lands.

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





PARCEL to  
Merge with  
PART 1

Approx 5.1 HECTARE

PART 1  
 OWNER 1799 20th EAST INC  
 PARCEL ADDRESS  
 1875 16th AVE EAST  
 Roll# 4259-060-006-23850

PART 4  
OWNER 1929 20th St + EAST INC  
PARCEL ADDRESS  
1929 20th St + EAST  
Roll # 4259-010-006-13800

