

**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 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 16, 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 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: 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. A07-2025

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: 1799 20th Street East Inc. (Markland Properties Management)  
Owner: Jonathan McCann (AECOM)  
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: B06-2025

### Brief Description of Application:

The applicant is proposing the construction of a 1,100 sq. m. last-mile distribution centre ('Storage, Indoor, Warehouse, Office') where commercial products are transferred from trailers to delivery vans for local distribution.

As part of the development, the applicant proposes that a portion of the parking area be paved with a permeable paving system, which features a reinforced grid with gravel fill. The reinforced gravel parking area is proposed to cover the staff parking area and the delivery van parking area. The truck court for the large trailers would remain conventional asphalt.

The proposed use of a permeable paving system requires the following relief from the City's Zoning By-law 2010-078, as amended:

Zoning Provision	Required	Proposed
5.18.12 Parking Surface & Drainage	Non-migrating hard surface material - surface cover shall consist of asphalt, paving brick, concrete or similar hard-surfaced materials.	EcoRaster permeable paving system - reinforced grid with gravel fill. The grid is made from recycled LDPE, and the gravel fill will be an angular stone with relatively uniform size distribution.

Consent application B06-2025 will facilitate the proposed development to be entirely located on one parcel and provide access and stormwater outlet to 20th Street East. No new lot will be created by this application

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

# Key Map

