

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, February 25, 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](https://www.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 February 25, 2025 and may be submitted to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Written comments received by February 19, 2025 at 4:30 p.m. will appear on the Committee Meeting agenda which will be available for review on February 21, 2025 on the Council and Committees webpage at [owensound.ca/meetings](https://www.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: February 11, 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. A04-2025

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: Ron Davidson Land Use Planning Consultant Inc.
Owner: Westburne Electrical Inc. (Joseph Kappel)
Official Plan: Waterfront Mixed Use
Zoning Category: Mixed Use Commercial with Special Provision 14.93 (MC 14.93)
Legal Description: LOT 11 MARSH E/S LOT 11 N PT LOT 10 WATER W/S RP
16R2373 PART 1
Municipal Address: 1170 2nd Avenue East
Assessment Roll: 425901000200600
Related Applications: N/A

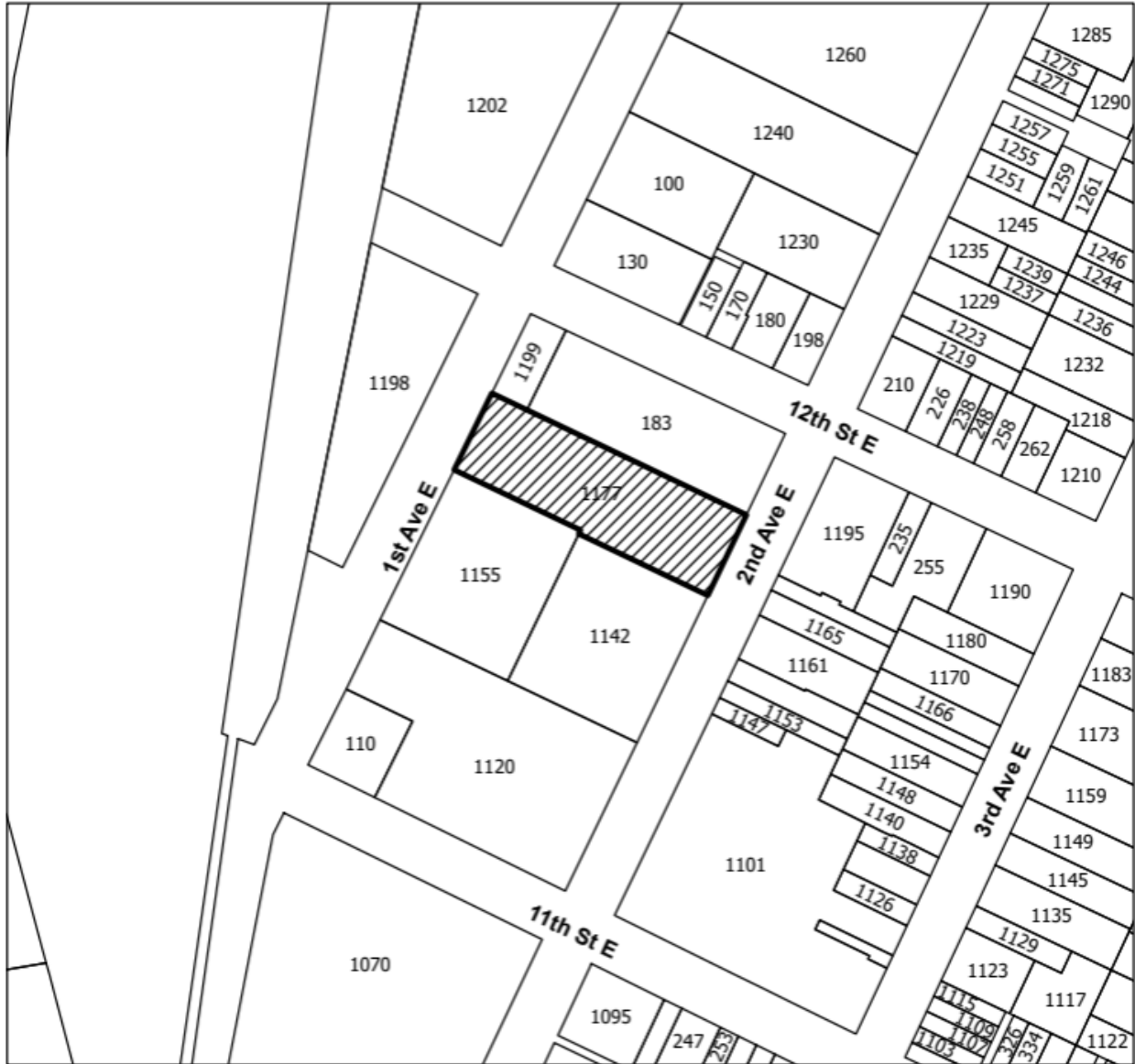
Brief Description of Application:

The applicant is proposing the redevelopment of the lands municipally known as 1170 2nd Avenue East (1177 1st Ave E). The existing business (Westburne Rexel Group) will remain at the location. The business includes office and showroom space as well as warehousing for electrical supplies in a retail warehouse format.

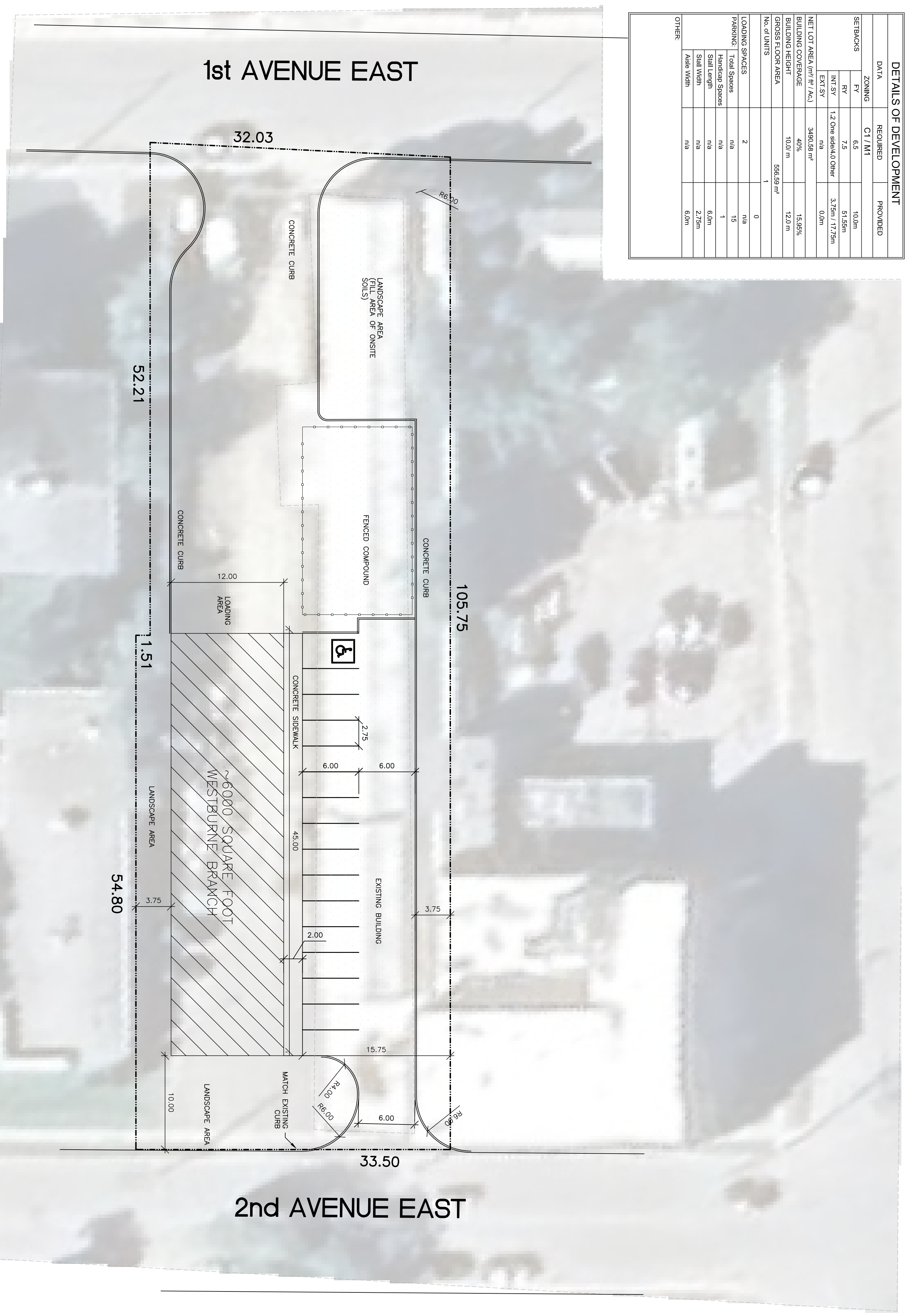
To facilitate the proposal, a variance to the required number of parking spaces as per Section 5.18.2 Off-Street Parking Requirements for all Zones is being requested. Section 5.18.2 requires 23 parking spaces for the proposed use. The development is proposing 16 parking spaces. A variance of seven (7) parking spaces is being requested.

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

Key Map



DETAILS OF DEVELOPMENT		
DATA	REQUIRED	PROVIDED
ZONING	C1 / M1	
SETBACKS	FY	6.5
	RY	7.5
	INT.SY	1.2 One side/4.0 Other
EXT.SY	n/a	3.75m / 17.75m
NET LOT AREA (m ² /ft ² /Ac.)	3490.58 m ²	0.0m
BUILDING COVERAGE	40%	15.95%
BUILDING HEIGHT	10.0/ m	12.0 m
GROSS FLOOR AREA	556.59 m ²	
No. of UNITS	1	0
LOADING SPACES	2	n/a
PARKING:	Total Spaces	n/a
	Handicap Spaces	1
	Stall Length	6.0m
	Stall Width	n/a
	Stall Width	2.75m
	Stall Width	6.0m
OTHER:		



REXEL CANADA ELECTRICAL INC.
 HEAD OFFICE
 5800 KENTON CRESCENT
 MISSISSAUGA, ON
 L5R 3G3
 PH (905) 712-4004

1							
2							
3							
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5							
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7							

PROJECT
OWEN SOUND, ON
 1170 2nd Ave East

DRAWING TITLE:
SITE PLAN
 DRAWN BY: JJK
 SCALE: 1:250

DRAWING NO.
SP3

General Information

Planning Application Form A.0



1. Applicant Information

Name: Ron Davidson	Relationship to property: Planner	<input type="text"/>
Address: 265 Beattie Street, Owen Sound, ON N4K 6X2		
Email: ronalddavidson@rogers.com	Phone: (519) 371-6829	

2. Owner Information (if different from applicant)

Name: Westburne Electrical Inc. c/o Joseph Kappel		
Address: 5600 Keaton Crescent, Mississauga, ON L5R 3G3		
Email: joseph.kappel@rexel.ca	Phone: (416) 616-1619	

3. Primary Contact

Please pick one as the primary contact for this application:

- Applicant Owner

4. Mortgages

Please list the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the lands:

Not applicable

5. Application Types

Please identify all application types that are included in this application:

- | | |
|---|--|
| <input type="checkbox"/> Pre-consultation (A.1) | <input type="checkbox"/> Site Plan Approval (A.2) |
| <input checked="" type="checkbox"/> Minor Variance (A.3) | <input type="checkbox"/> Official Plan Amendment (A.4) |
| <input type="checkbox"/> Consent, Part Lot Control, Deeming (A.5) | <input type="checkbox"/> Plan of Subdivision/Condo (A.6) |
| <input type="checkbox"/> Zoning By-law Amendment (A.7) | <input type="checkbox"/> City DC Exemption (B.1) |
| <input type="checkbox"/> City Engineering Review (C.1) | <input type="checkbox"/> Site Alteration (C.2) |
| <input type="checkbox"/> Grey Sauble Conservation Planning Review (D.1) | |

General Information

Planning Application Form A.0

6. Description of Proposal (please use other pages if needed)

Replace existing industrial building with new 557 square meeting building.

7. Property Information

Municipal Address: 1170 2nd Avenue East and 1177 1st Avenue East

Assessment Roll Number: 4259- 01000200600

Legal Description: Lot 11 east of Marsh Street, Lot 11 and Part Lot 10 west of Water Street

Property Purchase Date: June 21, 2001

Please ensure that in addition to the following, a fully dimensioned site plan, showing all existing and proposed buildings and structures, in metric units is provided.

Lot Area: 3480 square metres Lot Frontage: 33.8 m (along 2nd Avenue West)

Lot Shape: Rectangle (slightly irregular)

8. Building/Structure Information

Please briefly list all buildings/structures **existing** on the lands, including construction date, uses, and the date the uses were established:

A one-storey building comprising approximately 1576 square metres of floor area exists on the subject property. The construction date of the building is unknown, although it is likely at least 100 years old. The building is used primarily by Westburne Electrical Inc. for office, showroom, and warehousing of electrical supplies. Two other small businesses lease a small amount of floor space. This building will be removed upon completion of the new building.

Please briefly list all buildings/structures **proposed** on the lands, including the proposed use of each:

A one-storey building comprising 557 square metres will be constructed and used by Westburne Electrical Inc. for office, showroom and warehousing of electrical supplies.

General Information

Planning Application Form A.0



9. Current Planning Policy

Official Plan Designation: Waterfront Mixed Use

Zoning: MC

10. Current Servicing & Access Information

Water Service: None Municipal Other

Wastewater Service: None Municipal Other

Stormwater Service: None Municipal Other

Year Round Site Access: None Municipal Other

If the answer to any of the above is 'other', please explain below.

11. Related Applications

Please detail all past Planning Act Applications applying to the subject lands and any known applications within 120 m of the lands:

Application File No.: Not applicable	Type:	Status:
Municipality:	Subject lands:	
Purpose & Effect:		
Application File No.:	Type:	Status:
Municipality:	Subject lands:	
Purpose & Effect:		
Application File No.:	Type:	Status:
Municipality:	Subject lands:	
Purpose & Effect:		

General Information

Planning Application Form A.0

12. Authorization

I am the owner(s) of the lands subject to this application. I have given consent to the above-mentioned applicant (if any) to complete this application process on my behalf.

I authorize City staff and its representatives to enter upon the premises during regular business hours for the purpose of performing inspections of the subject property.

I agree to post a sign containing the information regarding the application, its completeness, and the date and time of any public meetings in this regard erected on the subject property.

I certify that the personal information and material submitted, or to be submitted, in this application, are true, complete and correct, including all supplementary details about my project. I certify that all information required in this application has been accurately disclosed.

I understand that personal information is collected under the authority of the *Planning Act* and the *Municipal Act, 2001*. The information collected will be used to complete the subject application, and will form part of the public record. Questions about this collection should be addressed to the City Clerk.

Owner Name

Westburne Electrical Inc. c/o Joseph Kappel

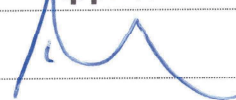
Owner Signature



Applicant Name

Ron Davidson

Applicant Signature



13. Sworn Declaration

I/We, Ron Davidson of City of Owen Sound

do solemnly declare that all the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the force and effect as if made under oath.

Declared before me at the

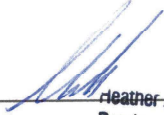
City of Owen Sound in the

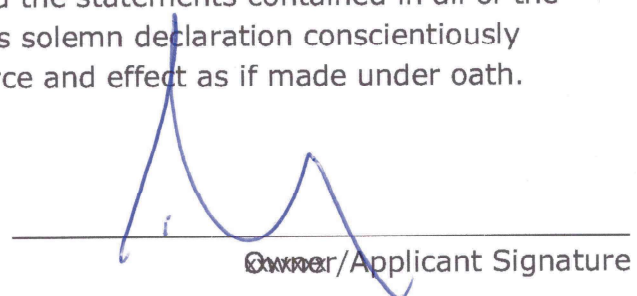
County of Grey this

20 day of January,

2025.

A Commissioner, etc.


Heather Ann Waite, a Commissioner, etc.,
Province of Ontario, for Andrew Drury
Law Professional Corporation.
Expires February 4, 2025.


Owner/Applicant Signature

Owner/Applicant Signature

Minor Variance

Planning Application Form A.3

1. Application Type

Please select all that apply to the subject application:

- Variance from Site/Building Regulation (e.g., setback, coverage)
- Variance from General Provision (e.g., parking, home business)
- Variance from a Special Provision in Zoning By-law Section 14
- Variance to the City's Sign By-law
- Other

2. Description of Proposal

Please explain the general nature and extent of the relief from the sign/zoning by-law requested and, if applicable, the construction project necessitating the variance(s):

The existing building will be removed and the entire property will be redeveloped. A reduction in the required parking space provision is necessary. The Zoning By-law requires 23 spaces for this land uses; however, 16 spaces will be provided. Currently, only 10 spaces are provided for the same use.

3. Relief Requested

Please complete the following table:

By-law Section & Provision	Required	Proposed	Variance
Section 5.18.2 parking requirements	23 spaces	16 spaces	7 spaces

Please note that the information provided in this table must match and must be laid out and labelled on a fully dimensioned site plan to be submitted with this application.

4. Non-compliance

Please explain why it is not possible to comply with the requirements of the City's Zoning By-law or Sign By-law:

The site isn't large enough to accommodate the new building, storage, fenced-in compound and landscaped/snow storage area.

Minor Variance

Planning Application Form A.3



5. Submission & Approvals Details

I am the owner of this property and I confirm that:

- I have completed the Base Application Form (A.0), including the authorization/sworn declaration and understand that this addendum forms part of that application.
- I have submitted the required Planning Act Application Fee, payable to the City in the amount of \$1,000 + \$400 County review fee = \$1,400
- I have submitted the required Engineering Review Application Form (C.1) and fee, payable to the City in the amount of \$383.
- I have submitted the required GCSA Planning Review Form (D.1) and fee, payable to the GSCA in the amount of \$630.
- I have submitted a fully dimensioned plan, showing all existing and proposed buildings and structures, in metric units.
- I have submitted one (1) digital copy of all required plans and studies to planning@owensound.ca and slandry@owensound.ca
- I have submitted three (3) physical copies of all required plans and studies.
- I have no objection to this application or related agreements being considered by Committee/Council's staff delegate for signature/approval, if applicable.
- I have read and understand my responsibilities and obligations to post notice(s) of the applied for application(s) on the subject property on January 20, 2025 until such time as the application has been heard and/or decided upon by Committee/Council.

6. Contact Us

**Deputy City Clerk, Secretary-treasurer
Committee of Adjustment**

slandry@owensound.ca

Planning & Heritage Division

planning@owensound.ca

City of Owen Sound, 808 2nd Avenue East, Owen Sound, ON N4K 2H4
Telephone: 519-376-4440

FOR OFFICE USE ONLY

Application Submitted	
Application Deemed Complete	
Application File Number	