

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 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 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. 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 2nd Avenue East
Owen Sound, ON N4K 2H4
Telephone: 519-376-4440 ext. 1235
Email: notice@owensound.ca

Schedule 'A' to File No. B07-2025

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

Type of Application:	Consent
Applicant:	Drury Law (Andrew Drury)
Owner:	Linda Bradford
Official Plan:	Residential
Zoning Category:	Medium Density Residential with Special Provision 14.40 (R4 14.40)
Legal Description:	PLAN 17 PT LOTS 8 AND 9 PT TERRACE ST S JACKSON ST AND RP 16R5794 PARTS 10 AND 11
Municipal Address:	867 4TH AVENUE A W
Assessment Roll:	425902001508600
Related Applications:	N/A

Brief Description of Application:

The applicant is proposing to sever a portion from 867 4th Avenue A West for the purposes of a lot addition to the adjoining parcel to the south, 855 4th Avenue A West, to correct an inadvertent merger which occurred when a portion of 4th Avenue West was stopped up and closed and portions conveyed to adjoining landowners.

The severed parcel (Part 10) is proposed to be approximately 16 metres wide, 10 metres deep and have an area of 160 square metres.

The retained parcel (Parts 8, 9, and 11) is proposed to have approximately 32 metres of frontage on 4th Avenue A W, 73 metres of lot depth, and 2,336 square metres of lot area, and contains an existing detached dwelling and accessory buildings and structures.

The enlarged parcel (Parts 7 and 10), subsequent to the lot addition, is proposed to have 1,168 square metres of lot area and is currently vacant.

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

Key Map

