

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, January 28, 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 January 28, 2025 and may be submitted to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Written comments received by January 22, 2025 at 4:30 p.m. will appear on the Committee Meeting agenda which will be available for review on January 24, 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 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: January 14, 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. A02-2025

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: Todd and Christine Webster
Official Plan: Residential
Zoning Category: Medium Density Residential (R4)
Legal Description: PLAN 50 PT LOT 6 PT LOT 7 & PLAN 50 PT LOTS 4 TO 7 RP 16R10663 PART 6
Municipal Address: 859 7th Ave. E.
Assessment Roll: 425904002707000 & 425904002707501
Related Applications: B02-2025

Brief Description of Application:

The applicant is proposing to sever a portion from 859 7th Ave E for the purposes of a lot addition to the adjoining, landlocked parcel to the east (Roll No.425904002707501) to provide frontage onto 7th Ave E. To facilitate the consent, a variance of 5.0 metres is being requested to the minimum lot frontage of the enlarged parcel. The required minimum lot frontage is 12.0 m. The proposed lot frontage is 7.0 m.

The application may also address the location of the existing non-conforming accessory structure on the enlarged parcel if required.

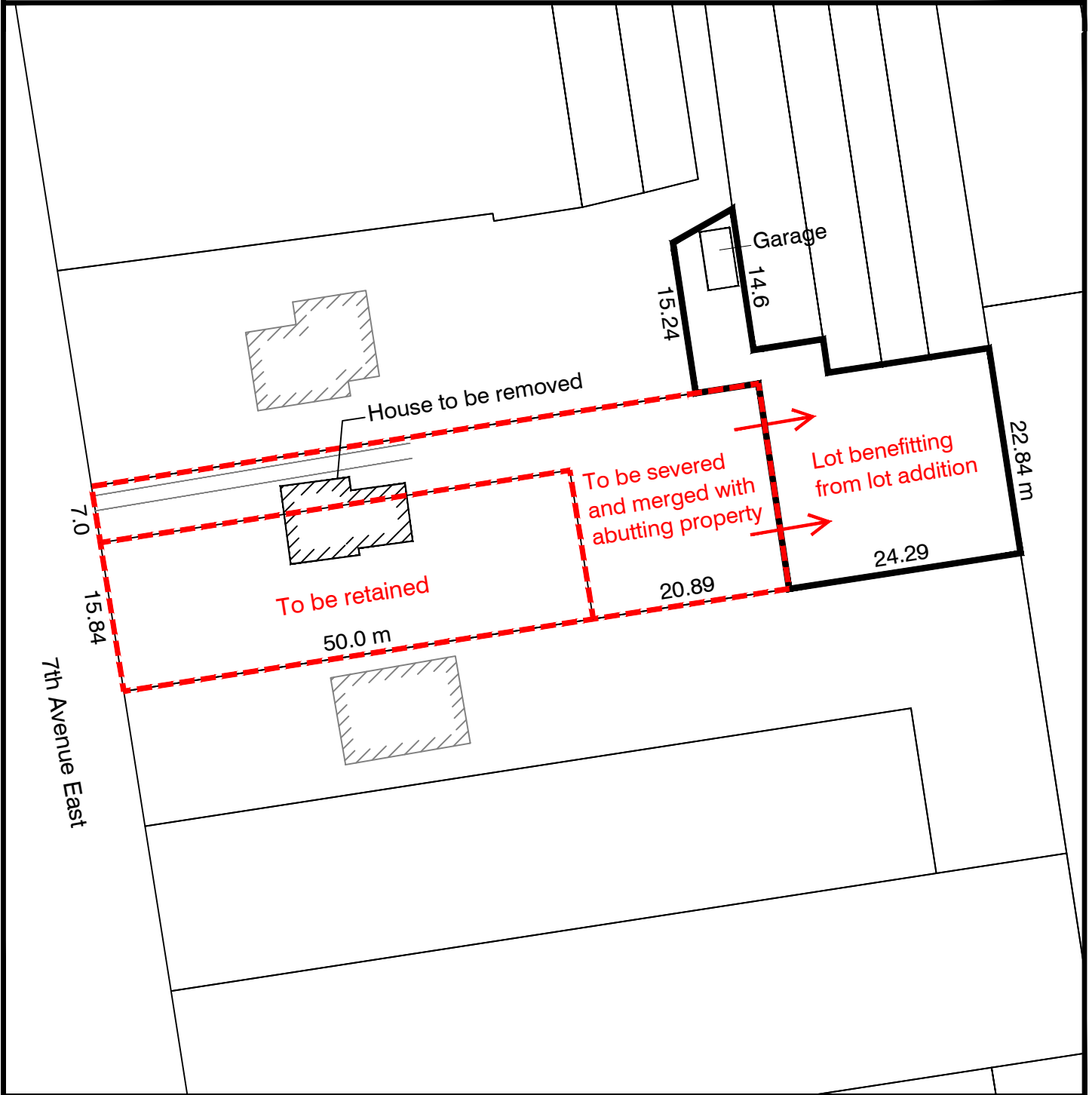
The proposed minor variance is outlined on the sketch plan attached to this Notice of Public Hearing.



Figure 1: Proposed Lot Line Adjustment



 Subject Property



Lot Line Adjustment
859 7th Avenue East
Owen Sound

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:600

General Information

Planning Application Form A.0



1. Applicant Information

| | |
|---|-----------------------------------|
| Name: Ron Davidson | Relationship to property: Planner |
| 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: Todd and Christie Webster | |
| Address: 883 7th Avenue West, Owen Sound, ON N4K 2Y7 | |
| Email: webs7vegas@gmail.com | Phone: 226-668-1366 |

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 checked="" 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)

The Consent application proposes to adjust the boundaries between two existing lots in order to make both new lots developable. One of the existing lots does not currently possess frontage along a public road. The Minor Variance application proposes to reduce the 'minimum lot frontage' requirement of the R4 zone from 12 m to 7 m in order to facilitate the lot line adjustment. This "flag-shaped" lot would have ample width at the back to accommodate a detached dwelling. The existing dwelling will be removed. Additional information is provided in the Planning Justification Report.

7. Property Information

| |
|--|
| Municipal Address: 859 7th Avenue East |
| Assessment Roll Number: 4259- 040027070000 and 4259-040027075001 |
| Legal Description: Part Lots 4, 5, 6 and 7, Plan 50 |
| Property Purchase Date: |
| 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: 1551 m ² and 680m ² Lot Frontage: 22.84 m and 0 m |
| Lot Shape: Rectangle |

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:

| |
|---|
| Detached dwelling on 859 7th Avenue East Garage on landlocked parcel |
|---|

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

| |
|--|
| The existing dwelling will be removed. A detached dwelling will be erected on both of the reconfigured lots, and accessory residential units will likely be erected in both detached dwellings. The exact details are not known at this time. The existing garage will remain. |
|--|

General Information

Planning Application Form A.0



9. Current Planning Policy

Official Plan Designation: Residential

Zoning: R4

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.: N/A | 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.

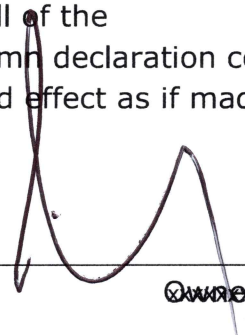
| Owner Name | Owner Signature |
|---------------------------|---|
| Todd and Christie Webster |  |
| Applicant Name | Applicant Signature |
| Ron Davidson |  |

13. Sworn Declaration

I/We, Ron Davidson, of the City of Owen Sound in the County of Grey 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
29 day of November,
2024.



~~Owner/Applicant Signature~~

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~~

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 Minor Variance will reduce the 'minimum lot frontage' requirement of the R4 zone from 12 m to 7 m and will facilitate a lot line adjustment between two existing lots, making for reconfigured lots developable. A detached dwelling and possible accessory residential units will be erected both parcels. The existing dwelling will be removed.

3. Relief Requested

Please complete the following table:

| By-law Section & Provision | Required | Proposed | Variance |
|----------------------------|----------|----------|----------|
| Section 6.5 (a) | 12 m | 7 m | 5 m |
| | | | |
| | | | |

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 existing lot fronting onto 7th Avenue East possesses 22.84 metres of frontage. It is not possible to reconfigure the two existing lots with each having the required 12 metres of frontage. The best and most efficient use of these lands involves one of the reconfigured lots utilizing 15.84 metres of frontage and the other utilizing 7 metres of frontage, with the latter having a large building envelope at the rear where the lot is considerably wider. Additional information if provided in the Planning Justification Report.

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.
- I have submitted the required Engineering Review Application Form (C.1) and fee, payable to the City in the amount of \$432_____.
- I have submitted the required GCSA Planning Review Form (D.1) and fee, payable to the GSCA in the amount of \$635_____.
- 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 December 1, 2024 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 | |