

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

Schedule 'A' to File No. A06-2025

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: David Moyer
Owner: David Moyer
Official Plan: Waterfront Mixed Use
Zoning Category: Neighbourhood Commercial (C3)
Legal Description: TOWN PLOT BROOKE LOT 47 RAGLAN E/S
Municipal Address: 3605 3rd Avenue West
Assessment Roll: 425902000813800
Related Applications: B05-2025

Brief Description of Application:

The applicant is proposing to sever the subject lands to create one new residential lot, which is intended to contain a single detached dwelling (B05-2025). To facilitate the consent, a minor variance is being requested to address the following lot and building provision deficiencies on the severed lot:

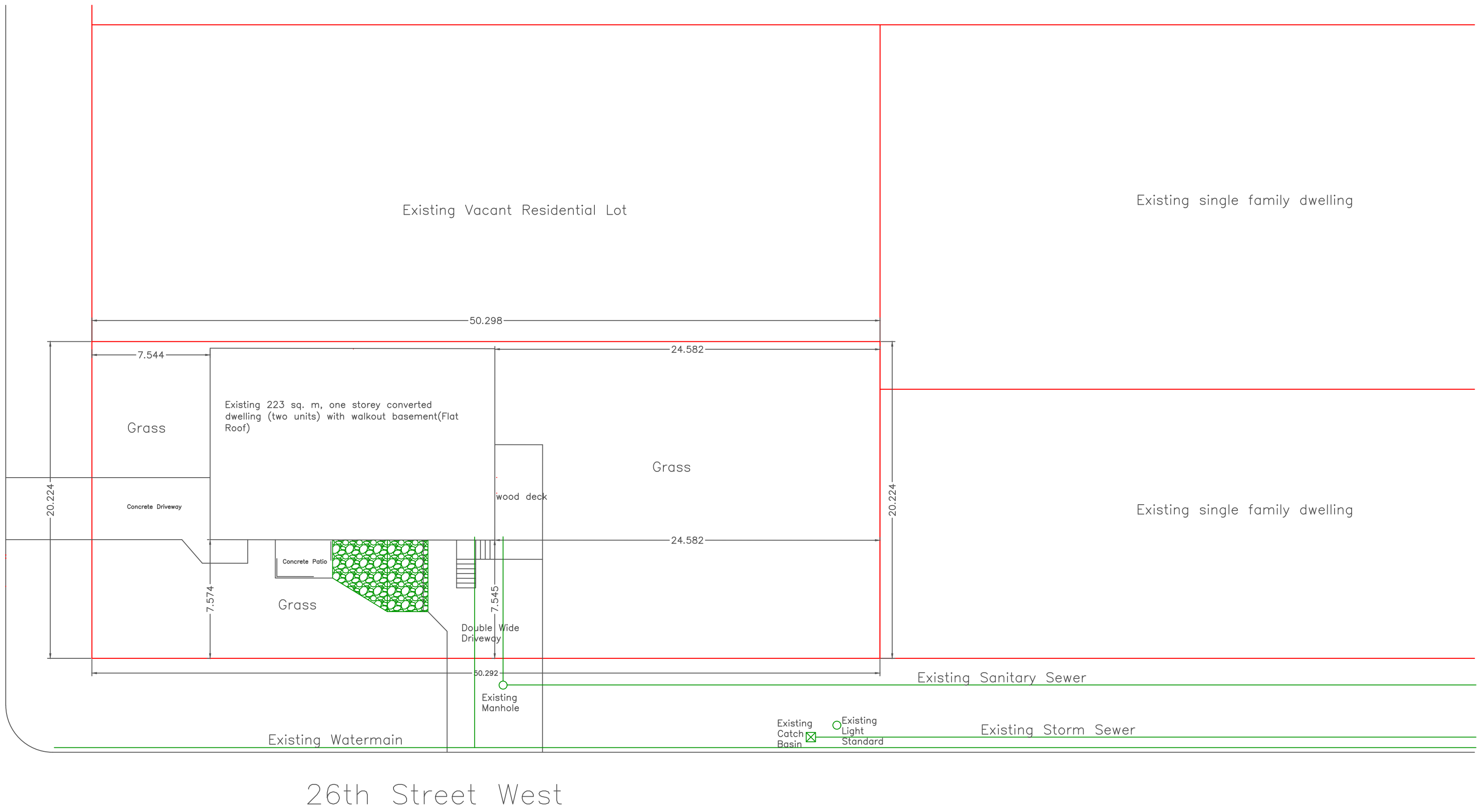
Requested Variances			
Severed Parcel			
Regulation (Section 6.6)	Required (R5)	Proposed	Variance
Minimum Lot Area	400 sq m	344.2 m	55.8 m
Minimum Front Yard Setback	6.5 m	4.5 m	2.0 m
Minimum Rear Yard Setback	7.5 m	6.6 m	0.9 m

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

Key Map

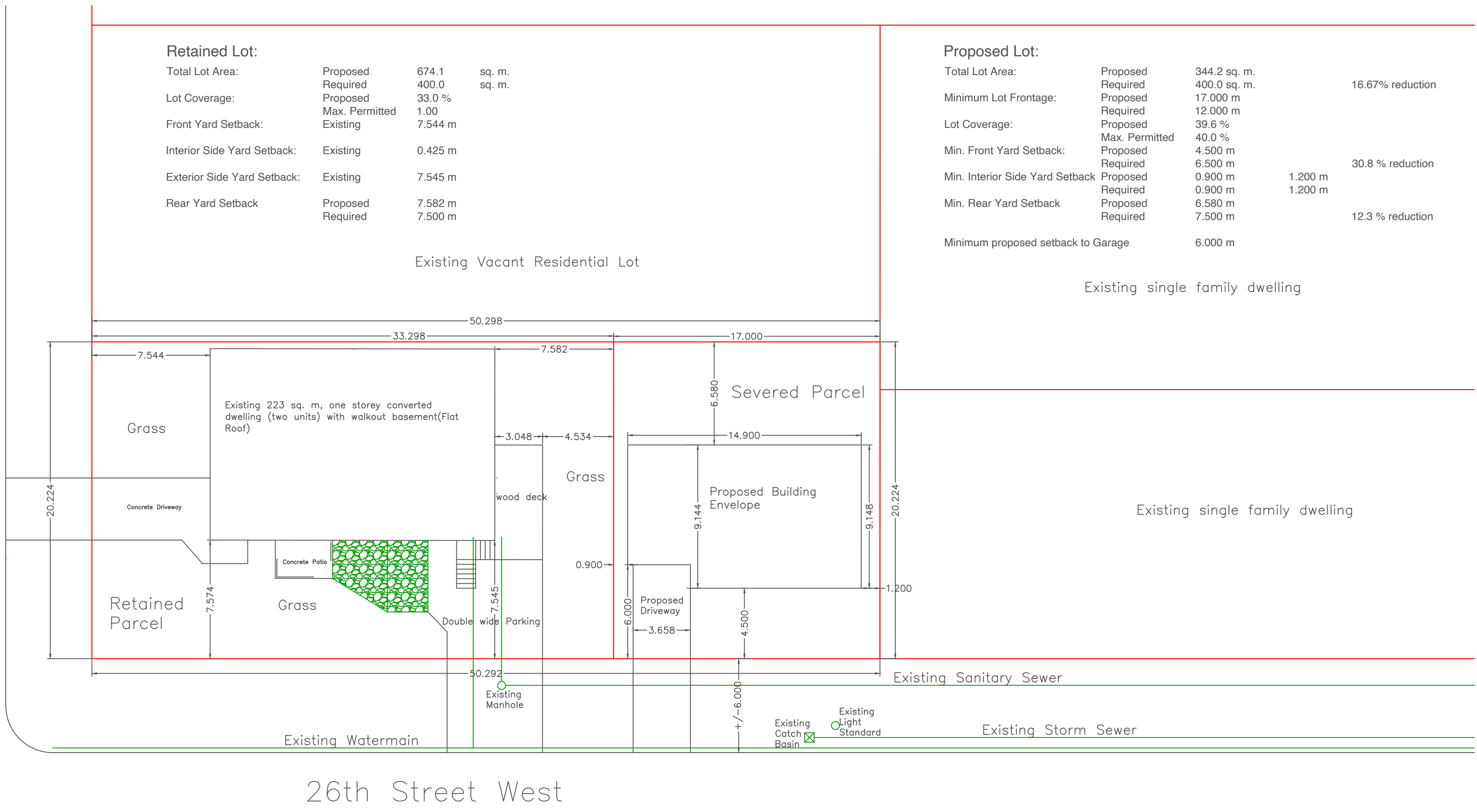


3rd Avenue West



Existing Conditions

3rd Avenue West



Proposed Consent to Sever

General Notes

No. Revision/Issue Date

Firm Name and Address

Dave Moyer
957 4th Avenue East
Suite 200
Owen Sound, On.
N4K 2N9

Project Name and Address

Moyer Consent to Sever
2605 3rd Avenue West
Owen Sound, On
N4K 4S7

Project
Severance

Date
Jan. 24, 2025

Scale
As noted

Sheet

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