

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. B05-2025

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

Type of Application:	Consent
Applicant:	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:	2605 3RD AVE W
Assessment Roll:	425902000813800
Related Applications:	A06-2025

Brief Description of Application:

The applicant is proposing to sever the subject lands to create one (1) new residential lot. The severed parcel is currently vacant and is proposed to contain a single detached dwelling with an attached garage and will be accessed from 26th Street West. The retained parcel contains an existing duplex dwelling with driveways accessed from 3rd Avenue West and 26th Street West.

The severed lot is proposed to have approximately 17 m of frontage on 26th Avenue West, 20.2 m of depth, and 344.2 square metres of lot area. The retained lot is proposed to have approximately 20.22 m of frontage on 3rd Avenue West, 33.3 m of depth, and 674.1 square metres of lot area.

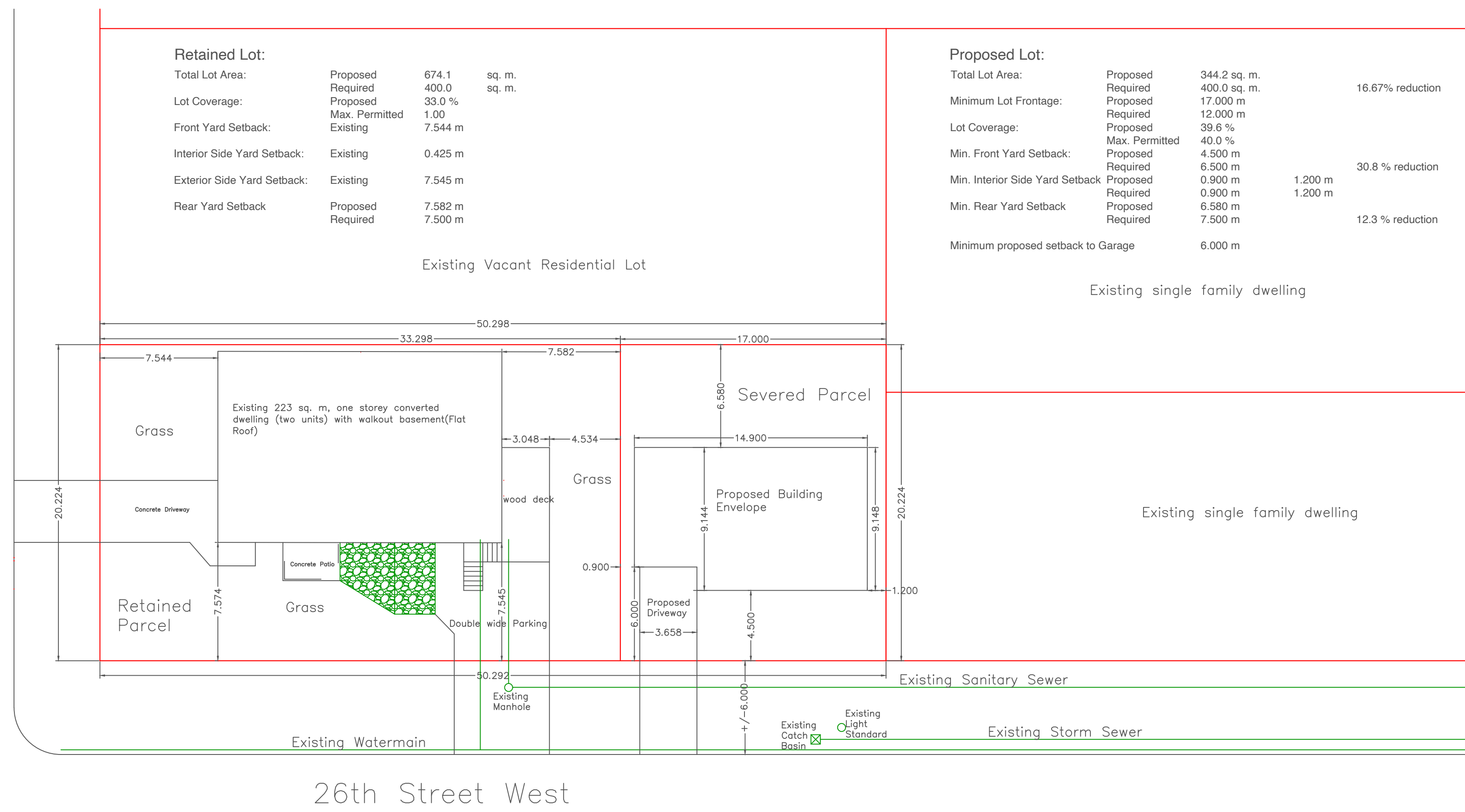
To facilitate the consent, a minor variance (A06-2025) is being requested to address the proposed site and building setback deficiencies.

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

Key Map



3rd Avenue West



Proposed	Consent
to Sever	

Project Name and Address

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