

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, July 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 July 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 July 16, 2025 at 4:30 p.m. will appear on the Committee Meeting agenda which will be available for review on July 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: July 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. B10-2025 and B11-2025

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

Type of Application:	Consent
Applicant:	IPS Consulting (Lauren Jeffrey)
Owner:	Owen Sound Heights (Inc.)
Official Plan:	Waterfront Mixed Use & Hazard Lands
Zoning Category:	Mixed Use Commercial Holding with Special Provision 14.56 (MC(H) 14.56) & Hazard Lands (ZH)
Legal Description:	OWEN SOUND PLAN RANGE BAY SHORE PARK LOTS 7 TO 10 PT PARK LOT 6 WATER LOTS IN FRONT OF PARK LOTS 5 AND 6 PT BED OF OWEN SOUND PT UNNAMED RD ALLOW PT 22ND ST E RP 16R9907 PARTS 1 2 AND 4 TO 6
Municipal Address:	2198 3rd Avenue East
Assessment Roll:	425901000507800
Related Applications:	N/A

Brief Description of Application:

The applicant is proposing to sever the subject lands to create two (2) new lots and retain one (1) lot as follows:

	Retained - Lot 1 Phase 1	Severed – Lot 2 Phase 2	Severed – Lot 3 Phase 3
Lot Frontage	130.14 m	66.44 m	93.89 m
Lot Area	2.589 ha	1.124 ha	1.893 ha

The severed and retained lots are proposed to comprise Phases 1 through 3 of a mixed-use development plan, which is proposed to include residential and commercial uses. Future Site Plan Approval applications will detail the development of each lot.

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

Key Map



