

Date of this Notice: February 7, 2024

Owner(s): Lillian Joanne Deiter and Estate of Wayne Rupert Deiter
Agent: Ron Davidson
Civic Address: 70 Second Street, Shallow Lake
Legal Desc: PLAN 857 LOT 43,44 PT LOT 35;RP 16R6795 PART 4
Roll Number: 420362000910700

Notice of Complete Application, Public Hearing and Public Meeting

Consent Application B07/24 on March 19, 2024, at 5:00 pm.
Zoning By-law Amendment Z-01-24 on April 3, 2024, at 5:00 pm.

Council Chambers are **OPEN** to the Public.
Council Chambers: 177964 Grey Road 18
Owen Sound, ON, N4K 5N5

Public participation is welcome and encouraged. To participate in the virtual public meeting or hearing, register here:

<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>

Brittany Drury, Clerk, by email at: bdrury@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 244.

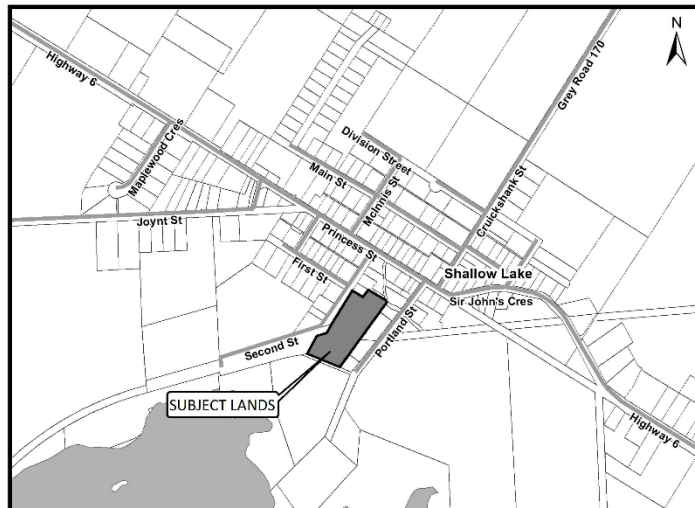
View electronic public and Council meetings here:

www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent or the decision of Council in respect to the proposed Zoning By-law Amendment, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

What is proposed?

Application B07/24 proposes to sever an area of approximately 0.68 ha with frontage of approximately 55 m along Second Street for the future construction of single detached dwelling. The retained parcel would have an area of approximately 1.43 ha with frontage of approximately 83 m along Second Street and is occupied by an existing single detached dwelling and three accessory buildings, including one detached garage and two sheds.



	Severed Parcel	Retained Parcel
Lot Area	0.68 ha	1.43 ha
Lot Frontage	54.7 m	83 m
Depth (Side Lot Line)	93 m	93 m to 97.5 m
Depth (Rear Lot Line)	77 m	145 m
Servicing	Partial (Municipal Water Only)	Partial (Municipal Water Only)
Existing Buildings	Vacant	Single Detached Dwelling Garage, Sheds (2)
Proposed Buildings	Future Single Detached Dwelling	None

Application Z-01-24 proposes to re-zone a portion of the subject lands from the Planned Development (PD) Zone to the Residential One (R1) Zone to permit the future construction of a single-detached dwelling on the severed parcel and to recognize a reduced lot area and lot frontage for both the retained and severed parcels. A site-specific amendment is required to recognize a reduced minimum front yard for the existing single-detached dwelling on the retained parcel. No changes are proposed to the Environmental Protection (EP) Zone. No other relief to the By-law has been requested.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, Ontario Land Tribunal may dismiss the appeal.

How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to

177964 Grey Road 18

Owen Sound, ON

By email: planning@georgianbluffs.ca

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **March 7, 2024** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

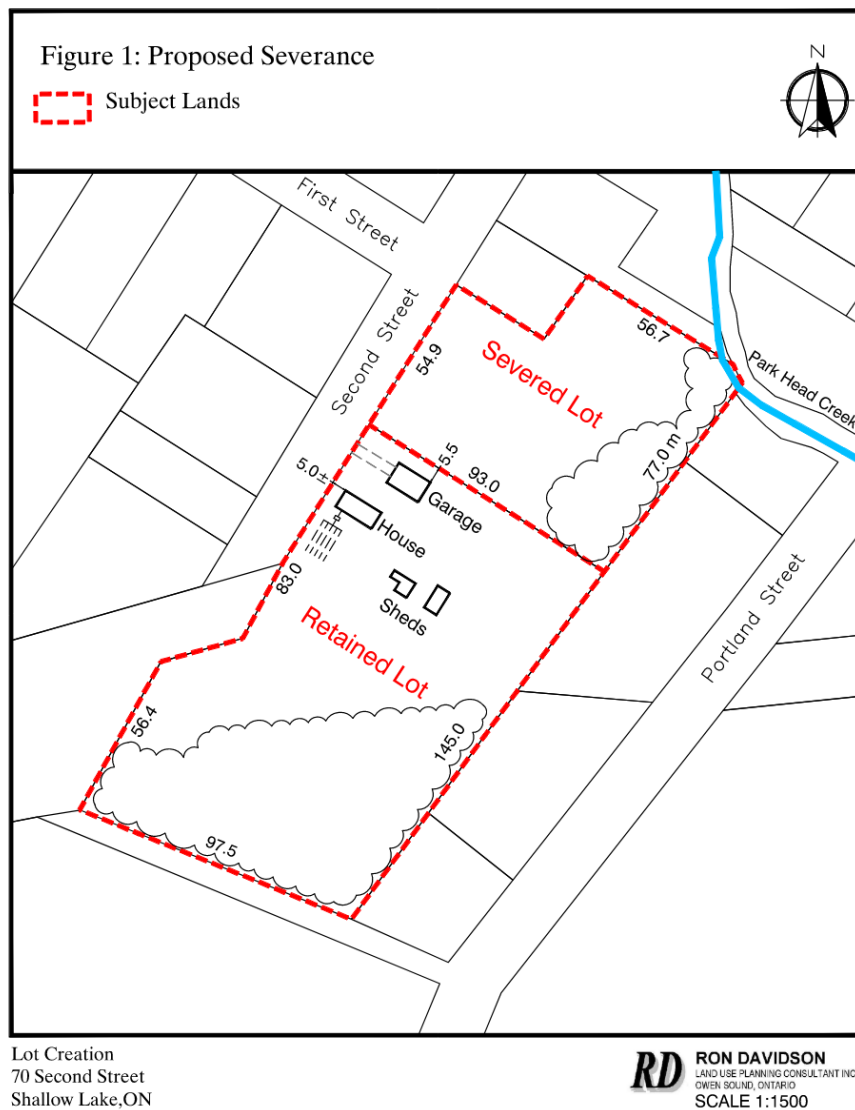
For more information about this matter, contact:

Michael Benner, Principal Planner, Township of Georgian Bluffs

By email: planning@georgianbluffs.ca

By telephone: 519-376-2729 ext. 201

Site Plan Provided by Applicant:



Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township's website and/or made available to the public upon request.

To view the additional information submitted with these applications visit our website at:
<https://www.georgianbluffs.ca/en/business-development/planning.aspx>

