



Date of this Notice: November 14, 2023

Notice of Complete Application, Public Hearing and Public Meeting

Owner(s): Matt Brown
Agent: Ron Davidson
Civic Address: 440 Princess Street, Shallow Lake
Legal Desc: Part Lot 9, Plan 857, Geographic Village of Shallow Lake
Roll Number: 420362000900700

Consent Application B16/23 on December 12, 2023, at 5:00 pm.
 Zoning By-law Amendment Z08/23 on January 10, 2023, 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>

Carly Craig, Clerk, by email at: ccraig@georgianbluffs.ca or by telephone at: 519-376-2729 ext. 244.

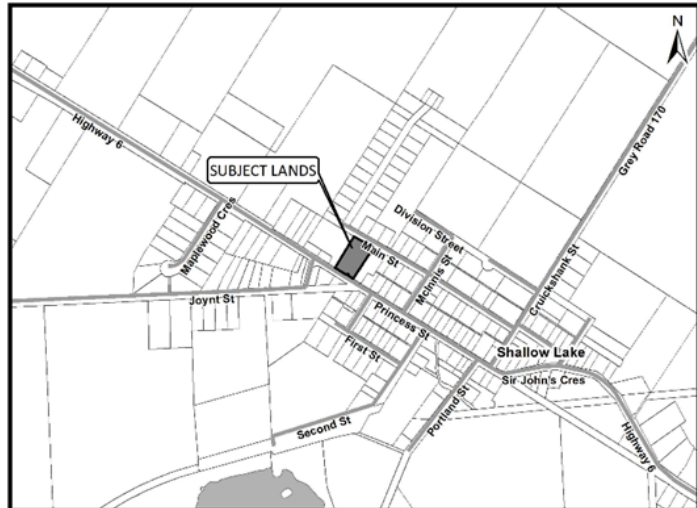
View electronic public and Council meetings here:

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 B15/23 proposes to sever an area of approximately 2,558 m² with frontage along Main Street to erect a four-unit one-storey townhouse building, which is proposed for rental housing for older adults. The retained parcel would have an area of approximately 3,374 m² with frontage along Princess Street and is occupied by an existing dwelling and three accessory buildings, two of which are on the severed parcel and are proposed to be removed to facilitate the development.



Application Z-08-23 proposes to re-zone a portion of the subject lands from the Residential One (R1) Zone to the Residential Multiple One (RM1) Zone to permit the construction of the four-unit townhouse building, with a site-specific provision to allow for partial servicing.

No other relief to the By-law has been requested.

	Retained Lot	Severed Lot
Lot Area	+/- 3,374 m ²	+/- 2,558 m ²
Frontage	+/- 17 m and +/- 38 m	+/- 59 m
Lot Depth	+/- 57 m to 58 m	+/- 44 m
Lot Width	+/- 59 m	+/- 59 m
Servicing	Municipal Water / Private Septic	Municipal Water / Private Septic
Existing Structures	Single-detached dwelling	Accessory sheds (2) (to be demolished)
Proposed Structures	None	Four-unit townhouse building

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.

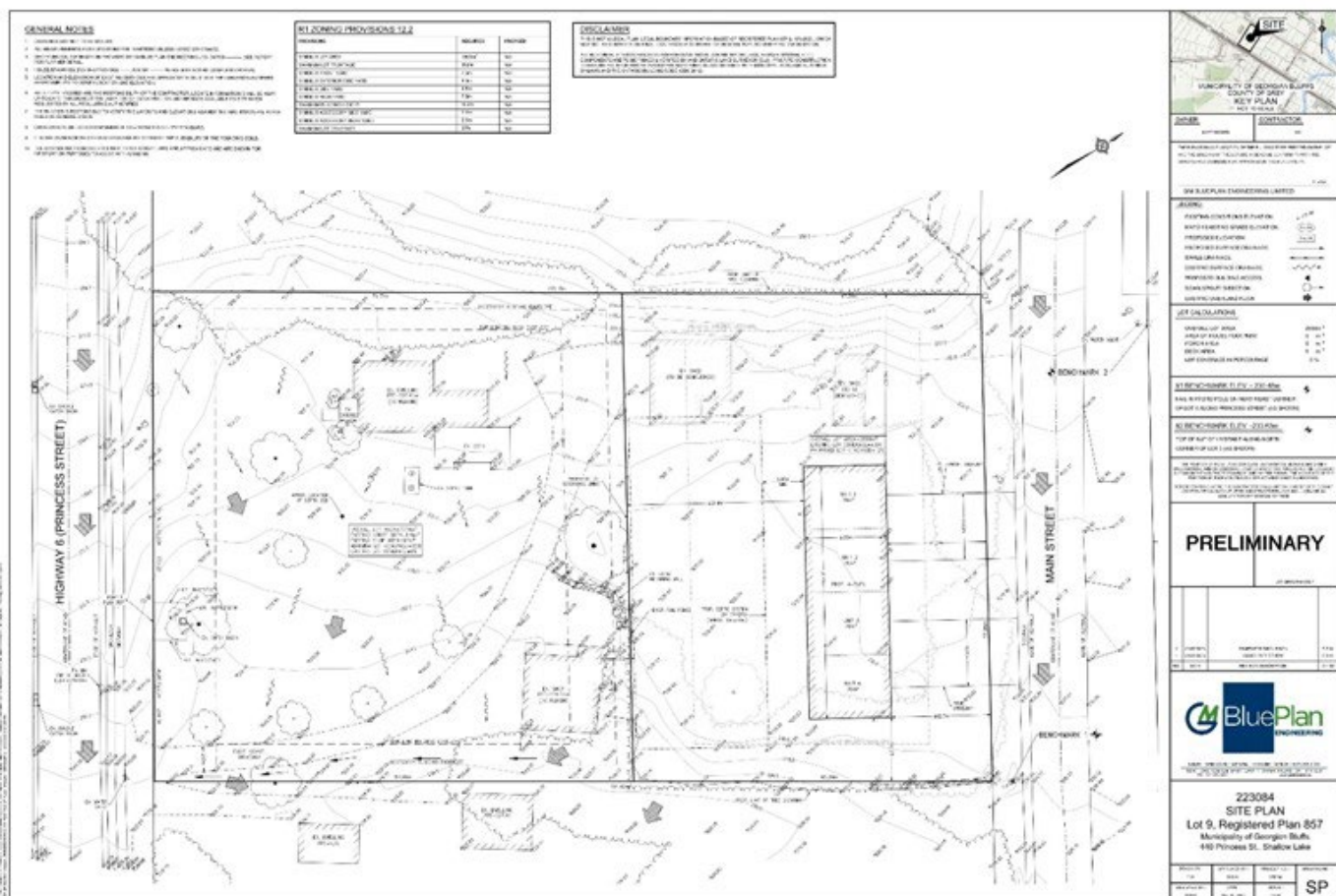
How do I submit my comments?

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:

Township of Georgian Bluffs
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 **December 7, 2023** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

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>