

**Date of this Notice: June 13, 2022**

**Owner:** Smithcorp Realty Inc. (John Smith)

**Agent:** Ron Davidson

**Civic:** 394 2<sup>nd</sup> Ave SE, Owen Sound, N4K 5T1

**Legal:** Lot 55 and Part Lot 56, Keppel

**ARN:** 4203 540 001 25200

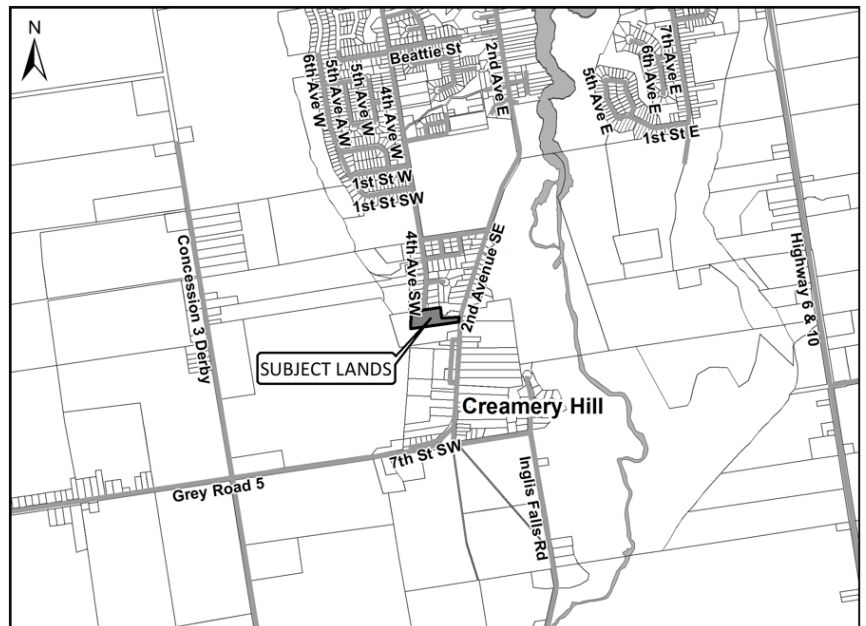
# Notice of Complete Application, Public Meeting and Public Hearing

**Georgian Bluffs Zoning By-law Amendment Z-10-22 on July 13, 2022 at 5:00 p.m.**  
**Severance Application B13/22 on July 19, 2022 at 5:00 p.m.**

**Council Chambers are OPEN to the Public.**

## What is being proposed?

Zoning Amendment Application Z-10-22 proposes to reduce the minimum lot frontage for a Residential - 'R1' lot from 36 m to 20.5 m to facilitate the severance of a new lot through application B13/22. The proposed severed and retained lots front onto different roads and the proposed frontage is what exists today. The severed lot will contain the dwelling at 394 2<sup>nd</sup> Ave SE.



The application proposes the following lot dimensions:

	<b>Severed</b>	<b>Retained</b>
Frontage	23.6 m	20.5 m
Width: Rear Lot Line	29.2 m	142.65 m
Depth: Side Lot Line	73.85 m and 77.35 m	75.74 m and 74.49 m
Area	1951.46 m <sup>2</sup>	1.047 ha

For more information and to read the Planning Justification Report, visit our website today at: <https://www.georgianbluffs.ca/en/business-development/planning.aspx> Look under the Public Notices tab.

**Register on-line to participate in a virtual Public Meeting at:**

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

**or contact Carly Craig, Deputy Clerk at 519-376-2727 ext. 602**

**Electronic Council Meetings and Electronic Public Meetings can be viewed here:**

<https://www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos>

If you wish to be notified of the decision of the Council of the Township of Georgian Bluffs on the proposed zoning by-law amendment, you must make a written request to the Township of Georgian Bluffs at the address noted below.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Georgian Bluffs before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Georgian Bluffs to the Local Planning Appeal Tribunal (LPAT).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Georgian Bluffs before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal

(LPAT), unless in the opinion of the Tribunal, there are reasonable grounds to do so.

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, the Local Planning Appeal Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the address noted below.

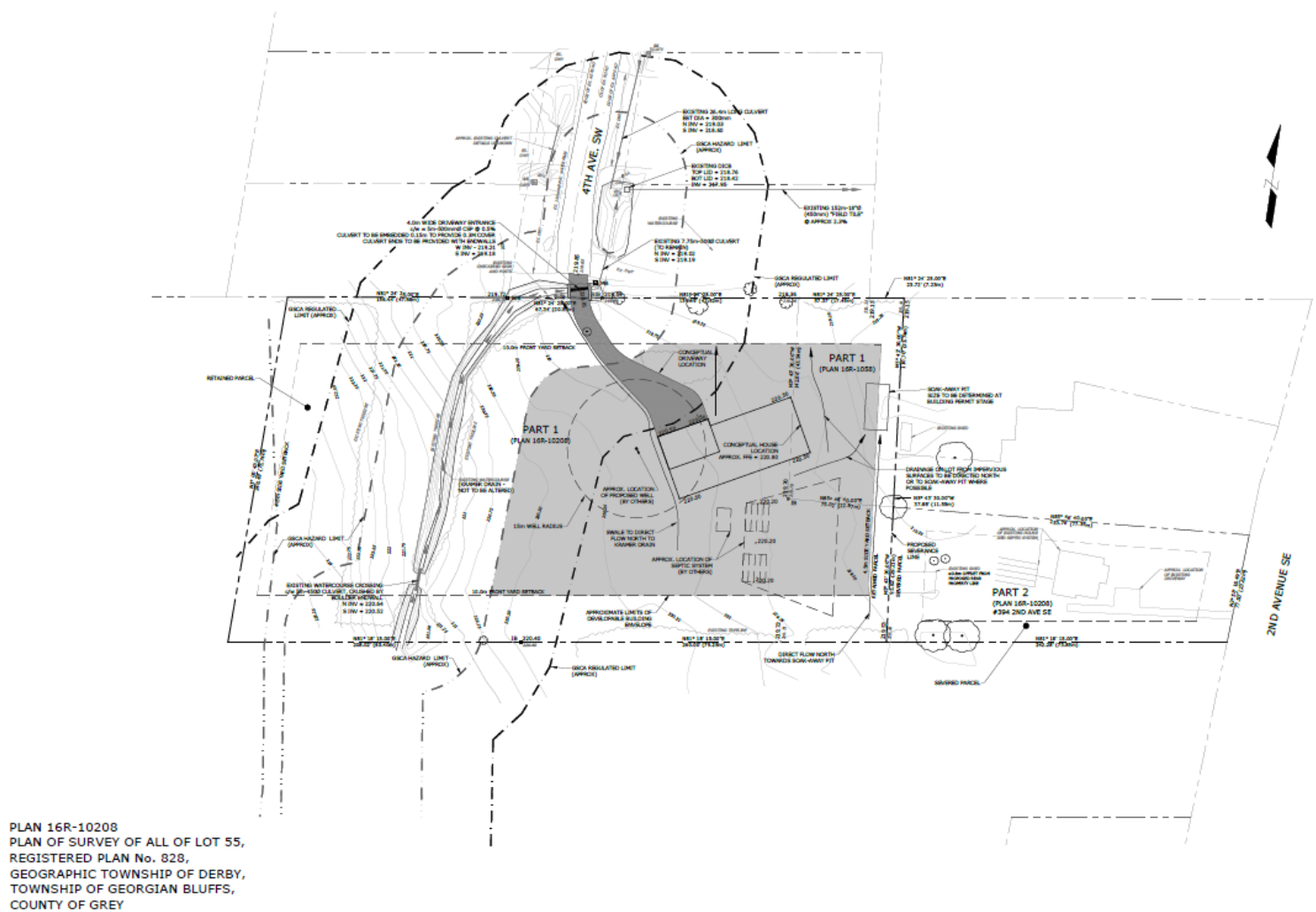
### How do I submit my comments?

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 Jenn Burnett, Senior Planner at:

177964 Grey Road 18, Owen Sound  
Telephone: 519-376-2729 ext. 206  
By email: [planning@georgianbluffs.ca](mailto:planning@georgianbluffs.ca)

Please note that any submitted comments become part of the public record, including names and addresses. Written comments are due by **July 1, 2022** so that they may be read at the meetings 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. This document can be made available in other accessible formats upon request.