



52 Seguin Street, Parry Sound, Ontario P2A 1B4
Tel: (705) 746-2101 • Fax: (705) 746-7461 • www.parrysound.ca

**Notice of a Complete Application and Public Meeting
Minor Variance Application No. A24-05 (Urban Belief Inc.)
72 Church Street (Roll No. 4932-010-003-04800)**

The Committee of Adjustment for Minor Variances will hold an electronic public meeting on **Wednesday July 17, 2024 at 6:00 p.m.** pursuant to Section 45 of the Planning Act.

This letter is for your information only. Persons receiving this notice are under no obligation to attend the hearing unless they so desire. Signed written submissions will be accepted by the Manager of Planning prior to the hearing. Such written submissions will be made available prior to the hearing by any interested person.

MEMBERS OF THE PUBLIC wishing to comment are **strongly encouraged** to make a **written submission** anytime prior to the hearing by email mmorrison@parrysound.ca. Members of the public wishing to make **oral submissions** to the Committee may do so through *Zoom*. The meeting will be an electronic meeting, please contact the undersigned if you wish to participate in the meeting.

ADDITIONAL INFORMATION on the proposed application can be obtained by contacting the undersigned.

THIS NOTICE has been circulated to all property owners within 60 metres of the subject property and to appropriate persons and public bodies according to Ontario Regulation 200/96 under the *Planning Act*. If you wish to be notified of the decision of the Town of Parry Sound on the proposed minor variance application, you must make a written request to the undersigned.

A copy of the decision of the Committee will be sent to the applicant and each person who appeared in person or by counsel at the hearing or who filed with the Secretary-Treasurer. A written request is required for a notice of the decision. Such written requests will entitle you to be advised of a possible Ontario Land Tribunal Hearing (OLT).

If you are the owner of any land that contains seven or more residential units, please post this notice in a location which is visible to all residents.

Explanation of the Purpose and Effect of the proposed Minor Variance Application:

The minor variance application was submitted to facilitate a change of use on the main floor of the existing building on the subject lands from commercial to residential.

Specifically, if approved, the application would permit a cumulative residential floor area of 75% of the floor area where 50% is permitted and would allow the residential portion of the ground floor to be 75% where 50% is permitted.

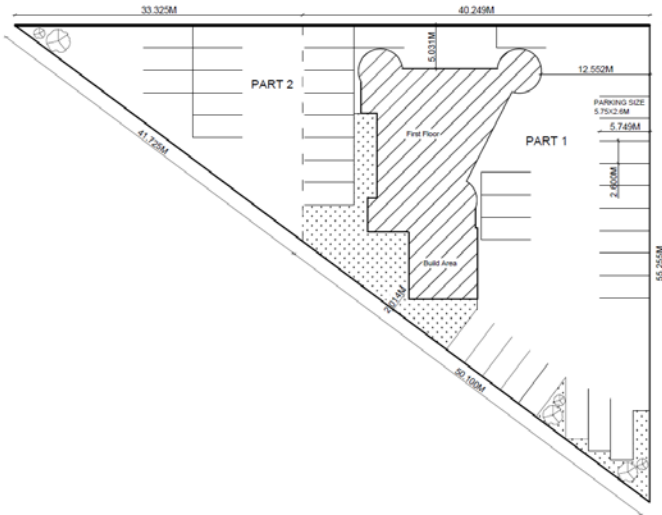
Dated at Parry Sound this **4th day of July, 2024.**

Committee of Adjustment
Jeremy Rand
Manager of Planning, Town of Parry Sound
52 Seguin Street, Parry Sound, Ontario P2A 1B4
Telephone: (705) 746 2101 ext. 223
Fax: (705) 746 7461
E-mail: jrand@parrysound.ca

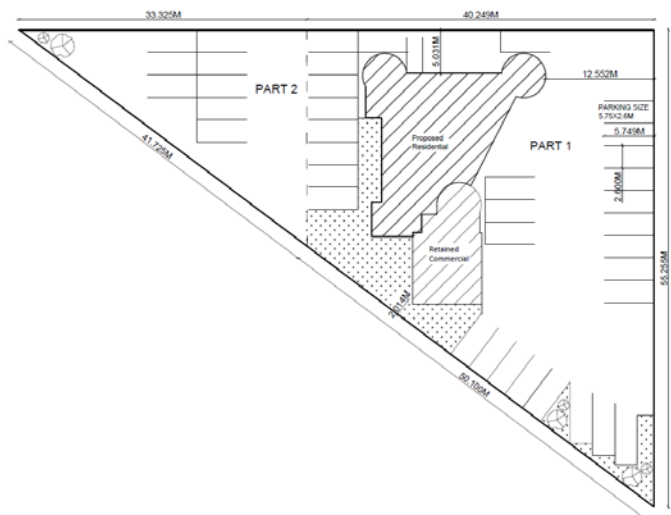
Location Map:



Application Sketch:



Existing Uses of First Floor



Proposed Uses of First Floor

Roll number of Lot- 493201000304800					
Area of Lot	Area of First Floor	Area of Existing Commercial on First Floor	Area of Retained Commercial on First Floor	Area of Proposed Residential on First Floor	Percentage of Existing Commercial Use Area on First Floor
1610.592sqm	346.172sqm.	346.172sqm.	96.297sqm.	249.875	27.8%

