



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

PLEASE NOTE: This is a re-circulation of Application No. A26-01 at the applicant's request to include additional variance for height relief for a residential apartment dwelling.

**Notice of a Complete Application and Public Meeting
Minor Variance Application No. A26-01 (Denise Hilts)
12-14 Joseph Street (Roll No. 4932-020-001-056 & 4932-020-001-057)**

The Committee of Adjustment for Minor Variances will hold an electronic public meeting on **Wednesday January 21st, 2026 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.

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 is on the next page.

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

The minor variance application was submitted in order to facilitate commercial development in the form of a restaurant on the southerly portion of the subject lands as well as residential development in the form of an Apartment Dwelling on the northerly portion of the subject lands as shown on the application sketch attached hereto.

Specifically, the applicant is seeking the following relief from Zoning By-law 2004-4653:

- Permit an Apartment Dwelling with a maximum height of 19.8 metres instead of the permitted 16.8 metres;
- Permit a Restaurant with a minimum of 1 space per 6.3m² of floor area space devoted to public use instead of the required 20 spaces per 100m² (1 space per 5.0 m²) of floor area devoted to public use. The resultant development proposes 38 parking spaces instead of the by-law requirement of 48 parking spaces;
- Permit a minimum parking space width of 2.75 metres instead of the required 3.0 metres; and
- Allow relief from Section 4.23 a) in order to permit a planting strip of 0.37 metres instead of the required 1.75 metres.

The subject lands are zoned Highway Commercial (C3) subject to Special Provision 26.144.

Dated at Parry Sound this 5th day of January, 2026

Committee of Adjustment

Jeremy Rand

Manager of Planning

Town of Parry Sound

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Parry Sound, Ontario P2A 1B4

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Location Map:



Application Sketch:

