

Waterfront Development Concept

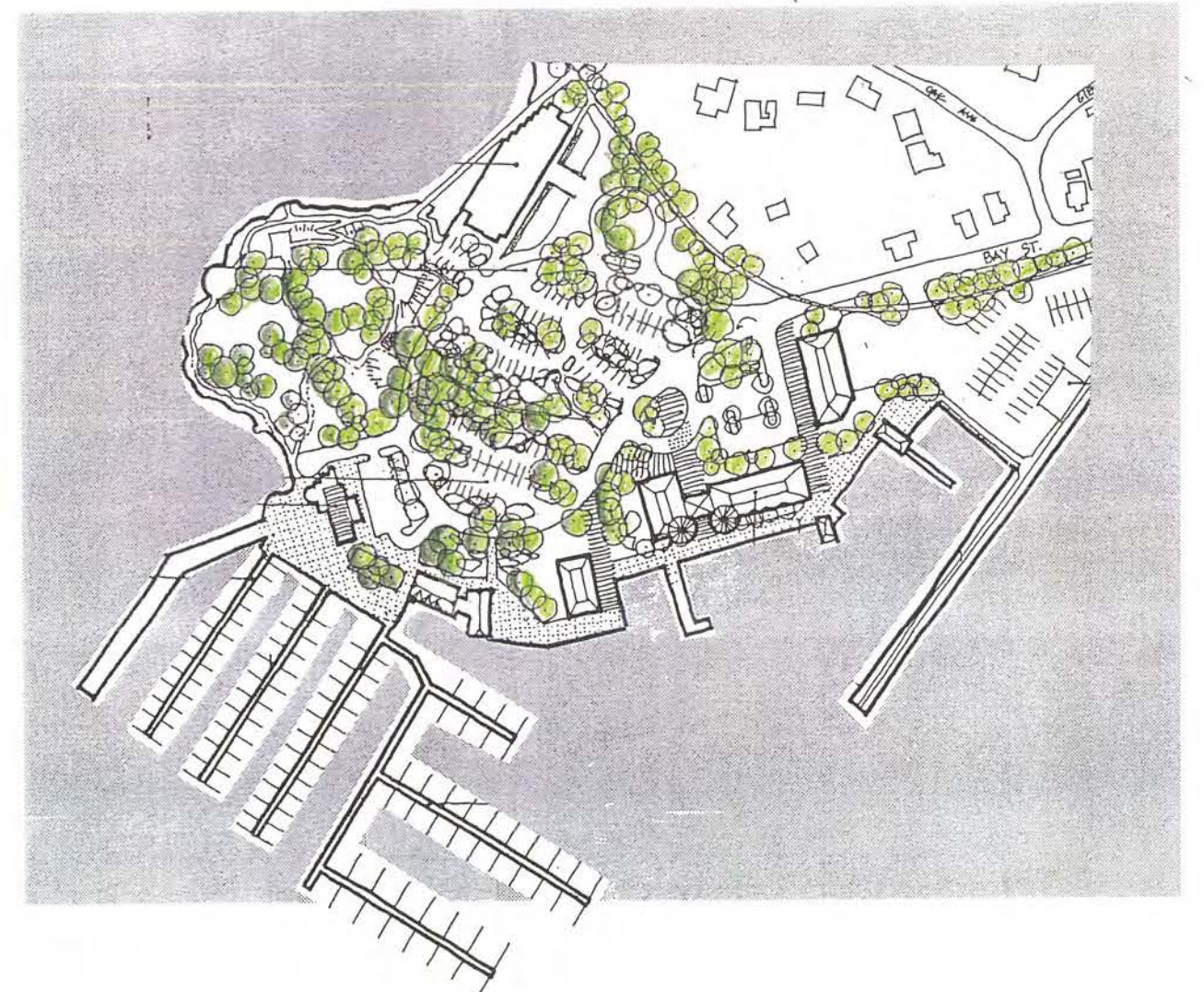


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DISCLAIMER

The contents of this plan - Town of Parry Sound, Waterfront Development Concept Plan - are intended for concept display purposes only:

Information contained in this document is accurate only as of the date of printing;
Drawings contained herein were drawn from maps rendered before 1990 and are representational only and not intended to depict true landscape. They are meant only to depict development possibilities;
Maps contained herein are not completely representative of the landscape. They are, however, intended for measuring the approximate topography of the landscape;
Photographs contained herein depict the landscape at the time of photographing only. (Dates of photographing not necessarily available).

It is the responsibility of the reader to confirm all information, maps, drawings and photographs.

THE VISION

Business Development Plan Vision

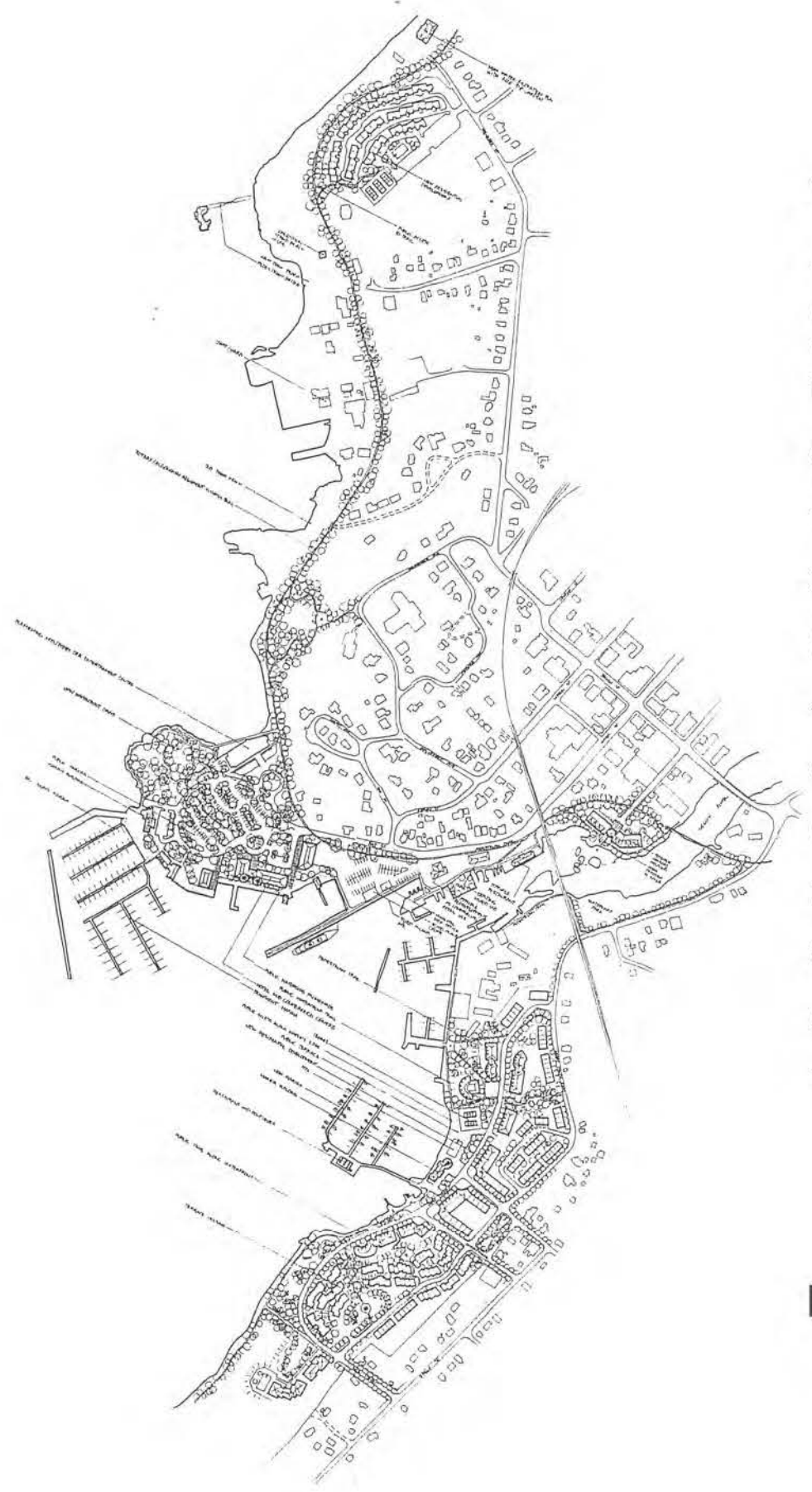
To diversify Parry Sound's economic base by building the economic capacity of the community and aggressively promoting the Town as a diversified vibrant centre which recognizes and embraces small town qualities, protects the natural environment, and promotes regional partnerships and cooperation.

Parry Sound's Waterfront at the Millennium

Parry Sound's waterfront is a gathering place on the shores of magnificent Georgian Bay, a special place that is cherished and visited often by local residents and tourists alike. It is a place where land meets water, where culture meets nature--a place of vitality and economic opportunity.

The waterfront at the new millennium includes protected natural areas as well as vibrant "people places" where we work, live and play. It is a waterfront community for all seasons where visitors and residents can shop, dine, take in a play or a concert, visit festivals or participate in a variety of recreational activities from snowmobiling to birdwatching, walking and cycling, to swimming, fishing and boating.

Find yourself in Parry Sound on the shore of the Bay.



TEN FUNDAMENTAL PRINCIPLES OF THE PARRY SOUND WATERFRONT CONCEPT

The waterfront concept is one demonstration of the possible redevelopment of the Parry Sound waterfront. Since most of the development will occur by the private sector, the Town will be faced with the responsibility of reviewing the appropriateness of various site and building plans. The following principles should provide the foundation of all concepts and be used to evaluate the appropriateness of development applications for all waterfront property.

Waterfront development should be founded on a commitment to achieve:

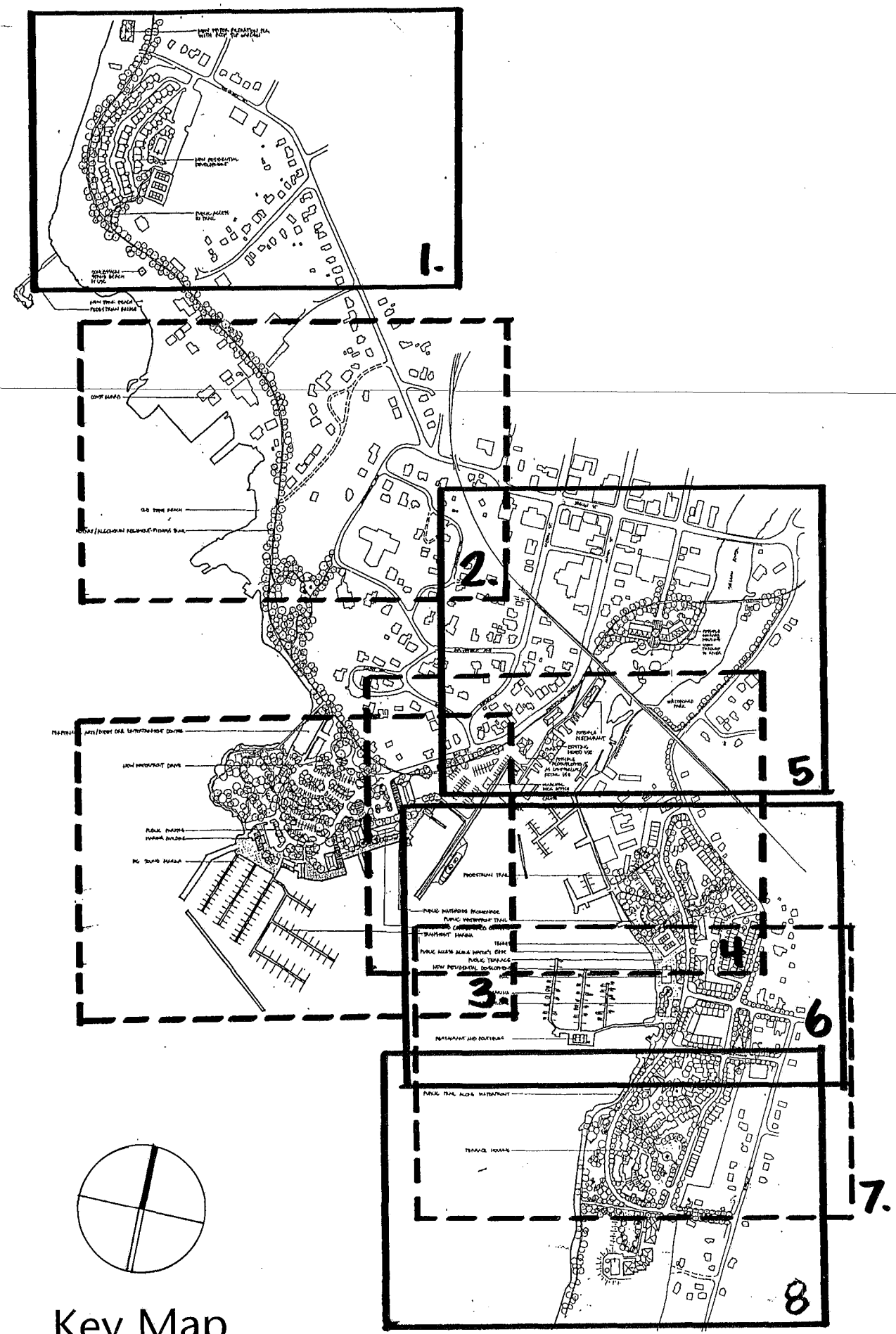
1. Public access along the water's edge.
2. Open views through waterside development to Georgian Bay, the harbour and river.
3. A mix of public and private sector development.
4. Residential use to ensure year-round and 24 hour activity.
5. A connected system of public spaces and pedestrian routes.
6. Buildings with a compatible scale and character to Parry Sound.
7. Development within the context of new waterfront districts, not private enclaves.
8. Environmental restoration.
9. An healthy system of natural features.
10. Significant public places on the waterfront.

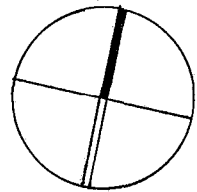
DESCRIPTION OF THE PARRY SOUND WATERFRONT CONCEPT

The waterfront concept demonstrates one scenario for the ultimate redevelopment of the Parry Sound Waterfront.

1. At the north end of Waubeek Street, the concept illustrates a mix of low and medium density housing accessed from a cul-de-sac. The end of the road opens with clear views and public access to the waterfront trail, ensuring that the waterfront is an amenity to all of the new homeowners.
2. The foot of Bay Street is the site of an exciting new hub of commercial and retail uses on the waterfront. Bay Street extends as a continuous waterfront drive providing access to the new Performing Arts and Bobby Orr Entertainment Centre, a hotel and conference centre, the existing Big Sound Marina and new commercial development. A public waterside promenade knits redevelopment together with public views and trails. Public parking is contained within the perimeter of the waterfront drive which would be open to all visitors to waterfront facilities. Parking is accommodated within a unique Parry Sound landscape of rugged rock outcrops and trees. This landscape treatment helps to connect uses oriented to Georgian Bay with those focusing on the harbour.
3. Existing waterfront uses, including the 30,000 Island Cruise and the municipal Dock Office are integrated within the context of possible new commercial development adjacent to the Seguin River.
4. The spectacular site of the existing Beaver Lumber complex could be redeveloped as new housing, possibly for seniors. The concept illustrates a new building oriented to the river edge and the pedestrian trail. Views along Miller Street through to the river are left open through the new building.
5. The concept illustrates redevelopment of the Imperial Oil land as a new residential neighbourhood. A mix of low rise condominiums and town houses could be developed by extending existing streets as the framework for development along the terraces with dramatic views of the harbour. A public waterside trail is illustrated to maintain a clearly public edge to the waterfront which is open and accessible to all. The new residential development should be integrated within the site's rocky treed landscape to ensure a unique Parry Sound character.

- Prospect Point** 1
- Beach/Coast Guard** 2
- Bob's Point & Surrounding Area** 3
- Town Dock & Surrounding Area** 4
- Beaver Lumber South** 5
- Shell Oil** 6
- Imperial Oil North** 7
- Imperial Oil South** 8




 Key Map

PROSPECT POINT (see facing page)

Description of Lands

- Located at the base of Waubeek Street between the pumphouse and Little League Ball Park. It is about one kilometre from the downtown.
- The property is 3.226 hectares (7.97 acres) and is separated into two parts by the Rotary/Algonquin Regiment Fitness Trail (Town fitness trail). The larger part (2.955 ha) is located directly east of the Town fitness trail. The smaller part (0.271 ha) flanks the Town fitness trail to the west and has water access across the 66 foot shoreline road allowance
- The property has 92.3 metres of frontage on Waubeek Street

Physical Features

- The site's topography is undulating, with gradients between 3% and 5%. The general slope is toward Georgian Bay. It is 15 m above water level and the view from the site is spectacular. A 4 m rock cut dominates the southwestern portion of the site and brush divides the property. There is minimal topsoil coverage and the site is characterized by a major granite outcropping. Pine, Oak, Hemlock, and some Birch are the tree species; otherwise scrub covers the land
- This site, as with all the others in this package, commands a spectacular view of the Big Sound. Sunsets can be enjoyed every evening and sailboats can be seen at any time of day from this location

Services

- The site is serviceable by water, sewer, hydro, and natural gas. This infrastructure will need to be extended from Waubeek Street for any development

Official Plan Policies

- The property is designated Residential Medium Density. The Official Plan permits the uses in the Residential Low Density policy (single detached dwellings, schools, parks, churches, local commercial uses and public utilities), converted dwellings, duplexes, triplexes and semi detached dwellings. Fourplexes, row housing and apartments are permitted. Home occupations are also a permitted use.
- Residential development in this category is allowed up to a maximum net density of 50 units per ha. Up to three unit dwellings will be permitted. "Additional dwellings will be permitted by rezoning up to the allowable density subject to: the design of the project is compatible with the area and does not conflict with adjoining development nor detract from the private enjoyment of the adjacent lands; sufficient lands are set aside for play areas and landscaping; there is proper vehicular and pedestrian access in order that no traffic congestion or danger to pedestrians results; the development will not overload existing storm and sanitary sewers, create undue pressure on existing roads, parks & recreation facilities, schools; and adequate water services shall be available to the site"

Zoning By-law Regulations

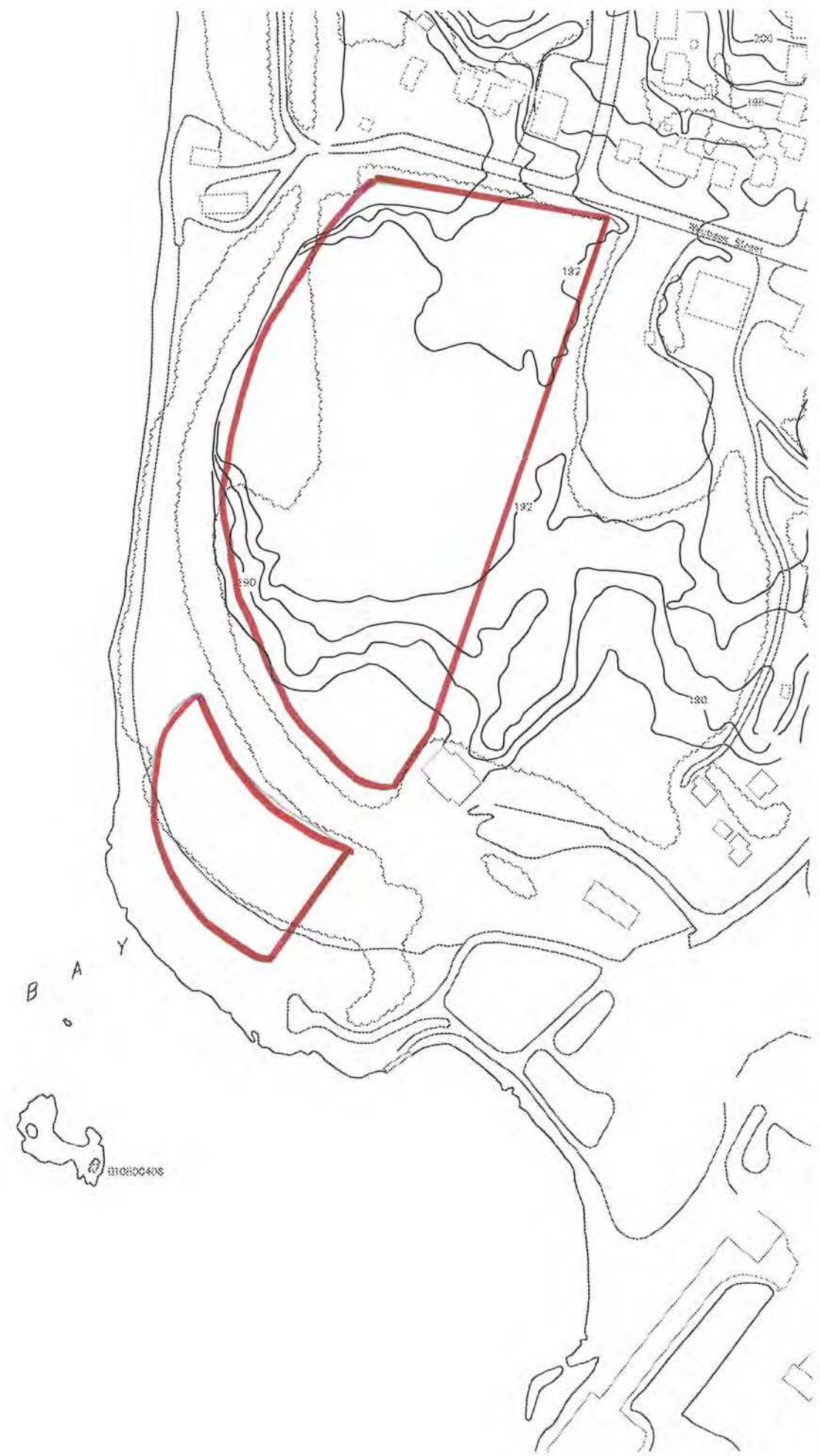
- The bulk of the property is zoned "Residential Second Density (R2)". This zone permits: Bed & Breakfast, converted dwelling house, semi-detached dwelling house, duplex, triplex, boarding house, home occupation, Home for the Aged, detached single-family dwelling, boarder, day nursery, public park, or play lot
- On the Bay side of the site, the property is zoned "Conservation (O2)". This zone permits: a farm (but not a farm to raise chickens, turkeys, or other fowl, fur-bearing animals, hogs, or the growing of mushrooms, or the intensive feeding of cattle in a confined area), an aviary, arboretum, nursery garden or forestry operation, public and private recreation lands, a conservation use, a cemetery or any other public space use
- Between these two zones lies a "Transportation and Utilities (T)" zone, the bulk of which is used for the Fitness Trail. This zone permits: public or transportation use including railroads, roads, depots or terminals. It also permits public utility uses including pumping stations, pollution control plants or government services operations

Additional Details

- Access to this site is obtained from Waubeek Street. Bowes/Seguin/Waubeek provide the link to Highway 69.
- Contamination of the site is not a likelihood given its previous uses.
- At the moment, this site has been given draft approval for a 27 lot, single family dwelling plan of subdivision. Any interested purchasers of the property should contact the following individuals:

PROSPECT POINT

P A R R Y O F S O U N D
T H E G E O R G I A N B A Y



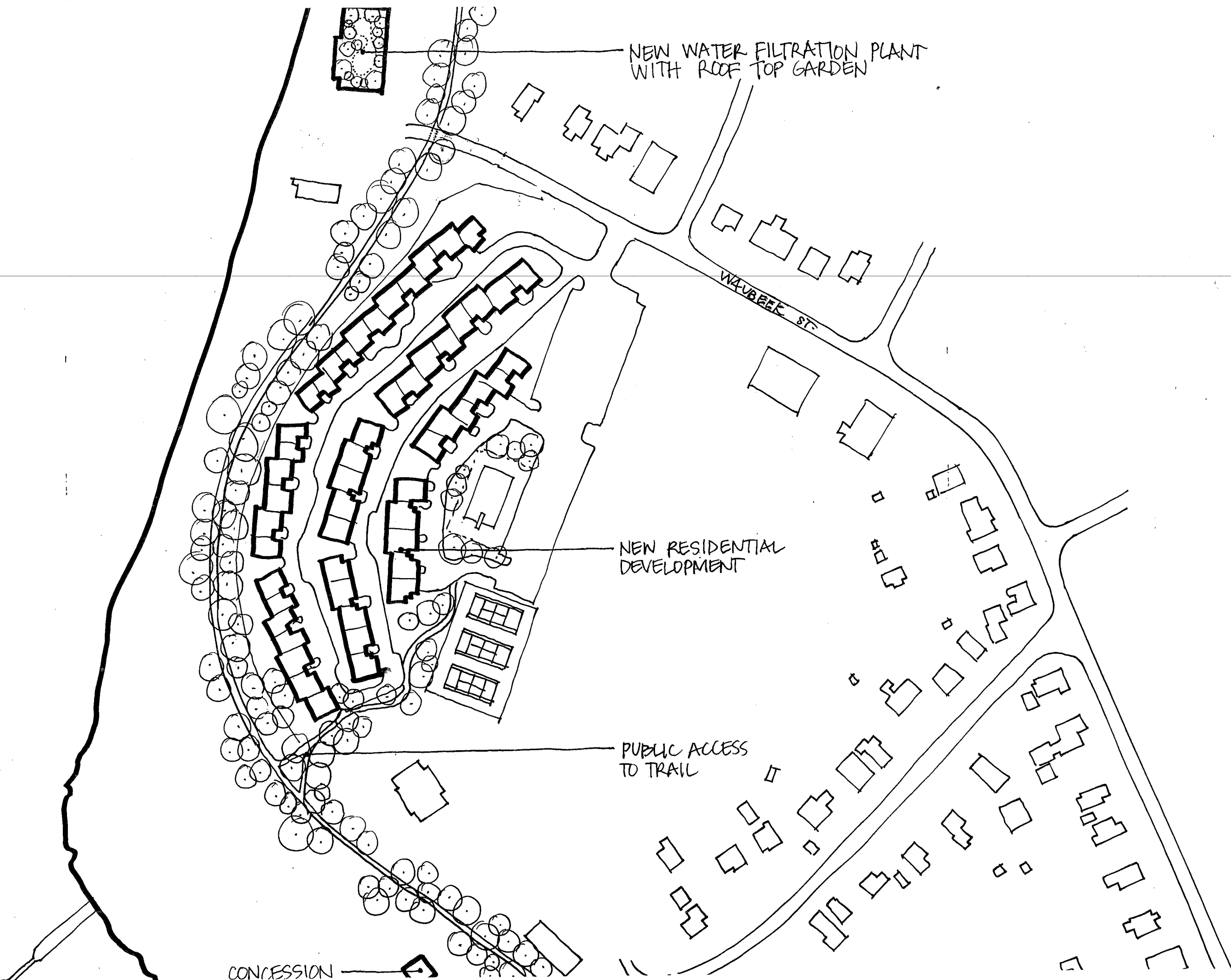
NEW WATER FILTRATION PLANT
WITH ROOF TOP GARDEN

WAUBEEK ST

NEW RESIDENTIAL
DEVELOPMENT

PUBLIC ACCESS
TO TRAIL

CONCESSION



BEACH/COAST GUARD

Coast Guard

- Located north of Bob's Point along the shore of Georgian Bay
- This site has a separate access point off of Waubeek Street

Physical Features

- Running from north to south, the scenic Rotary/Algonquin Regiment Fitness Trail splits the coast guard property.
- To take advantage of the fitness trail, parking arrangements have been made with the Coast Guard for those who wish to use the trail.

The Beaches

- The old town beach is located just south of the Coast Guard and can be accessed from Waubuno Road off Waubeek Street
- Waubuno Park (better known as the new town beach) is located just north of the Coast Guard and can be accessed from Prospect Street off Waubeek Street

Physical Features

- The sand beaches provide the public with an excellent summertime attraction. Children of all ages and adults can enjoy the water and rays every summer.
- As well there is a public boat launch located on the southerly portion of Waubuno Park
- Public parking is available at Waubuno Park
- Both beaches link to the Rotary/Algonquin Regiment Fitness Trail



CONCESSION
STAND BEACH
HOUSE

NEW TOWN BEACH
PEDESTRIAN BRIDGE

COAST GUARD

OLD TOWN BEACH

NEWTOWN BEACH

COAST GUARD FACILITY

OLD TOWN BEACH

BOB'S POINT





COAST GUARD FACILITY

BOB'S POINT & SURROUNDING AREA (see facing page)

Description of Lands

- Located at the base of Bay St. on the waterfront just across from Parry Island. The Rotary/Algonquin Regiment Fitness Trail is adjacent to the property on the east side. Also just a short distance to the east is the town dock and the Towns Central Business District
- The entire site is greater than 12 hectares. (Municipally owned is approximately 2.347 ha). Water lots comprise approximately 8.231ha of the Point.
- Any development at this site would command a prominent position on the waterfront in Parry Sound. Excellent views from the highpoint of land in all directions are accessible; access to the downtown and all services are also available.

Physical Features

- Bob's Point is dominated by two features. The first is a large flat area of land formed when the area was filled to link the mainland to Bob's Island. This area is planned for the Bobby Orr Hall of Fame & Performing Arts Centre. This structure will house an entertainment centre, the Bobby Orr Hall of Fame and an acoustically perfect 450 seat concert hall. The MNR, OPP, MNM & some water-related businesses occupy the southern portion of this area which will be relocated to accommodate a hotel/conference centre. The second dominant feature is Bob's Island. It is a large rock outcropping about 10 m high. It is mostly a natural area, but the southern portion connects to the Big Sound Marina, a municipal transient marina.
- There is a significant fish habitat adjacent to the northern boundary of the Point located within the water portion of the Water Lots.

Services

- Sewer, water, hydro & natural gas are available to this site. The Town engineers have indicated that these services will accommodate development in this area. The Town is willing to co-operate with any developer who proposes an appropriate development for the land.

Official Plan Policies

- The entire land area is designated Waterfront Commercial by the Official Plan
- The area is dedicated to the provision of goods and services to the tourist market. The category will permit hotels, motels, lodges or resorts, restaurants, marinas and related marine uses, service and or commercial uses which attract or service waterfront visitors and tourists to the area
- When development is on land greater than 1.2 ha, a limited amount of lower density free standing residential development and/or commercial office space not serving the tourist market may be permitted as long as the development does not compose more than 25% of the value of the total individual development
- Site Plan Control shall be in effect for any development in this area and will be reviewed on the basis of the maintenance of waterfront vistas, the provision of public access to the shore line, architectural design of facilities to complement the tourism nature of the area, and appearance of the development from land and water
- Due to the unique limitations of some of the parcels in this area, the Zoning By-law will set special regulations to recognize these limitations and allow appropriate development to take place without the need for amendments or variances
- Development in this area will be restricted to the availability of municipal services
- A portion of the Water Lots on the northern face of the site are designated Environmentally Sensitive. This recognizes the important fish habitat that is located here. No development or filling is allowed. Only these uses are permitted: Conservation areas, passive parklands, wildlife reserves, and specialized farming related to the unique characteristics of the site
- Portions of the site are also located in the floodplain. Certain assurances would be required prior to any development on these portions

Zoning By-law Regulations

- The majority of the property is zoned "Commercial Resort (C4)" or "Commercial Resort (C4h)" (to acknowledge the flood plain). This category of zoning permits a dwelling unit or units accessory to the permitted use on the lot and in accordance with other provisions. As well the following may be permitted uses: hotel, lodge, resort, restaurant, tourist home, antique shop, boutique shop, convenience store, marine passenger service, marine retail outlet, ships chandler, sail maker, an ancillary retail or service establishment, a tourist information centre
- There is a small portion of land zoned SP.22.48 which, in addition to the uses allowed in a C4 zone, permits a building contracting business located entirely within a boathouse to be permitted. Such a use is also subject to various setback and parking requirements

Additional Details

- Access is available from Highway 69 via Bowes St./Seguin St then towards the water on James St./Bay St.
- If you wish to inquire about any piece of property at this location please contact the individual below.
- Future plans for the site include, a hotel/conference centre, a yacht club and an expanded Big Sound Marina
- Current use of the site is government offices.

BOB'S POINT & SURROUNDING AREA



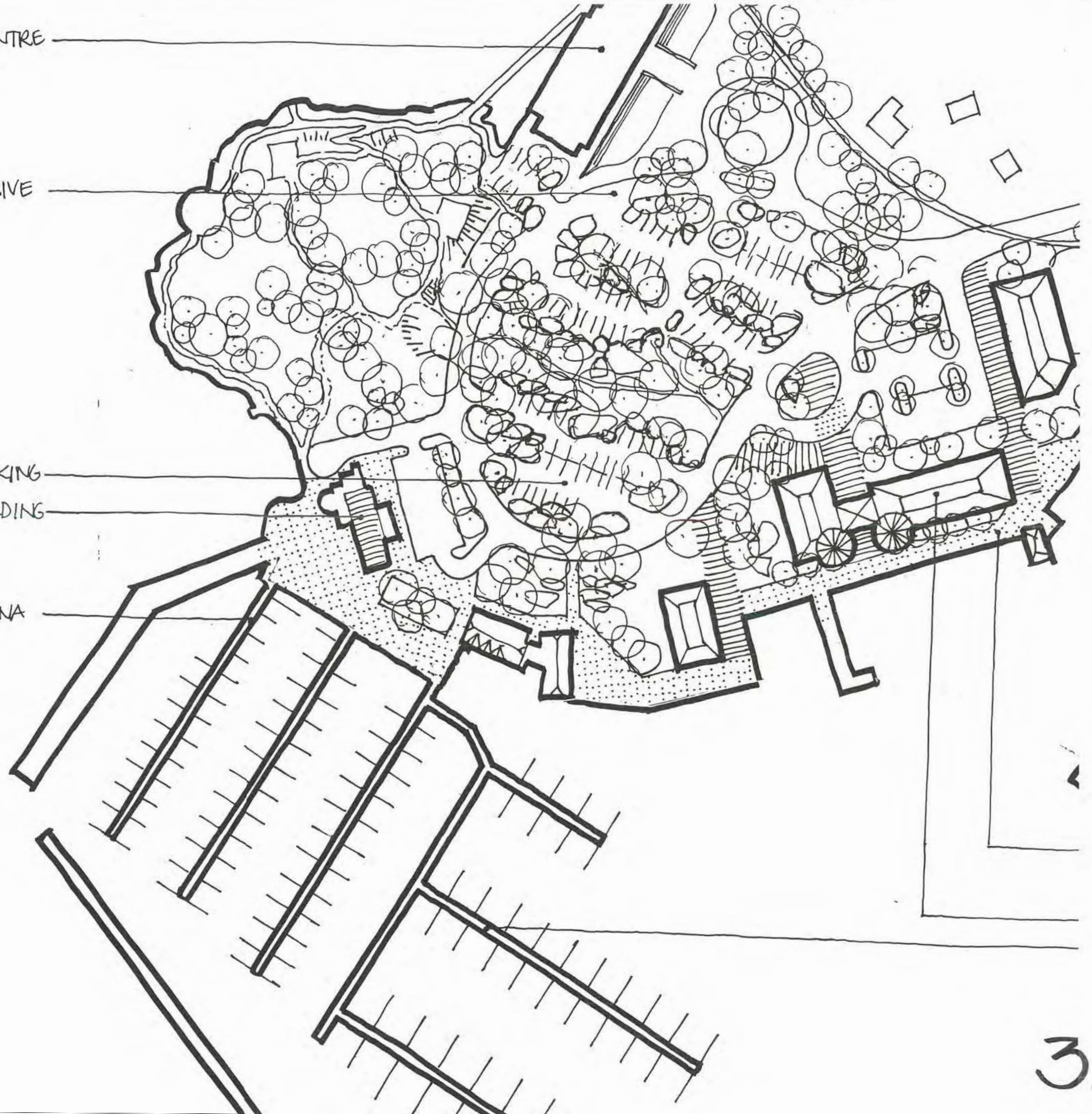
PERFORMING ARTS/BOBBY ORR ENTERTAINMENT CENTRE

NEW WATERFRONT DRIVE

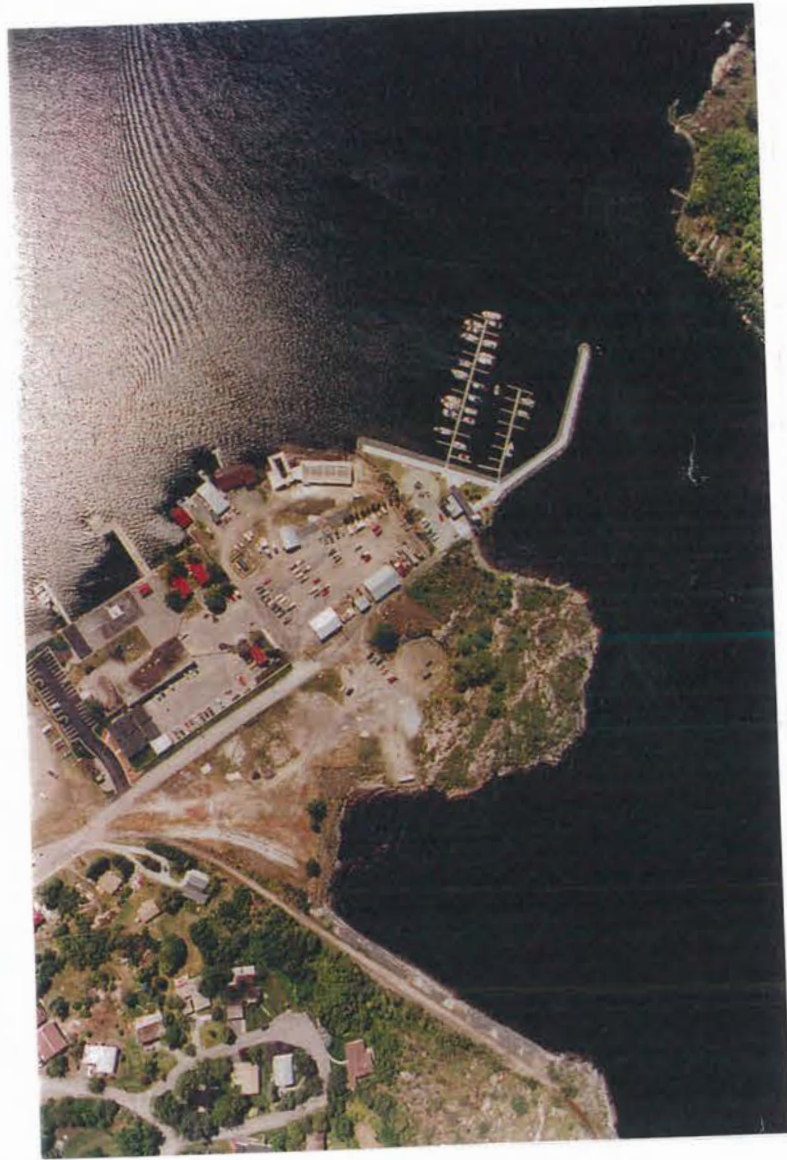
PUBLIC PARKING

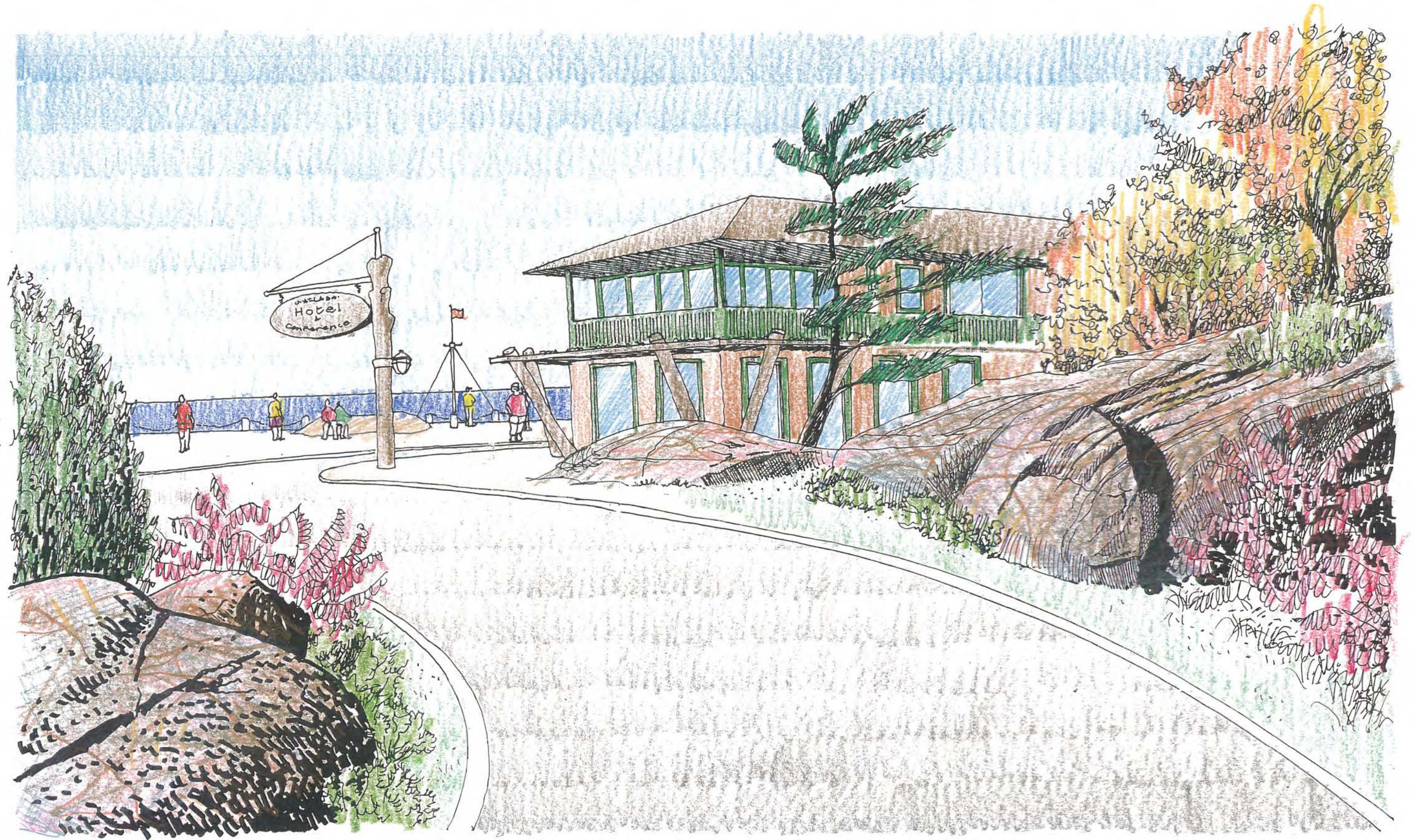
MARINA BUILDING

BIG SOUND MARINA



BOB'S POINT





View along the waterfront drive adjacent to Bob Point

TOWN DOCK & SURROUNDING AREA (see facing page)

Description of Lands

- Located at the mouth of the Seguin River just south of the CPR trestle with a spectacular view of the harbour
- A lane running southwest bisects the subject lands and the Rotary/Algonquin Regiment Fitness Trail runs along the northern boundary
- The property fronts on the mouth of Seguin River and Georgian Bay
- The lands are approximately 3 ha in size, including the water lot portions.
- The property is also located a mere 2 minute walk from the heart of the downtown

Physical Features

- The subject lands have a slope running from north to south. However, on the west side (by the fitness trail) the land drops off at a sharp angle.
- The land is currently occupied by a multi-use building on the west side and several boating docks on the east side.
- The shoreline is modified with concrete & wood and roughly-shaped rock to allow for boat access
- The land is also located partially within the flood plain

Services

- The subject property is serviced or serviceable by hydro, water, sewer & natural gas

Official Plan Policies

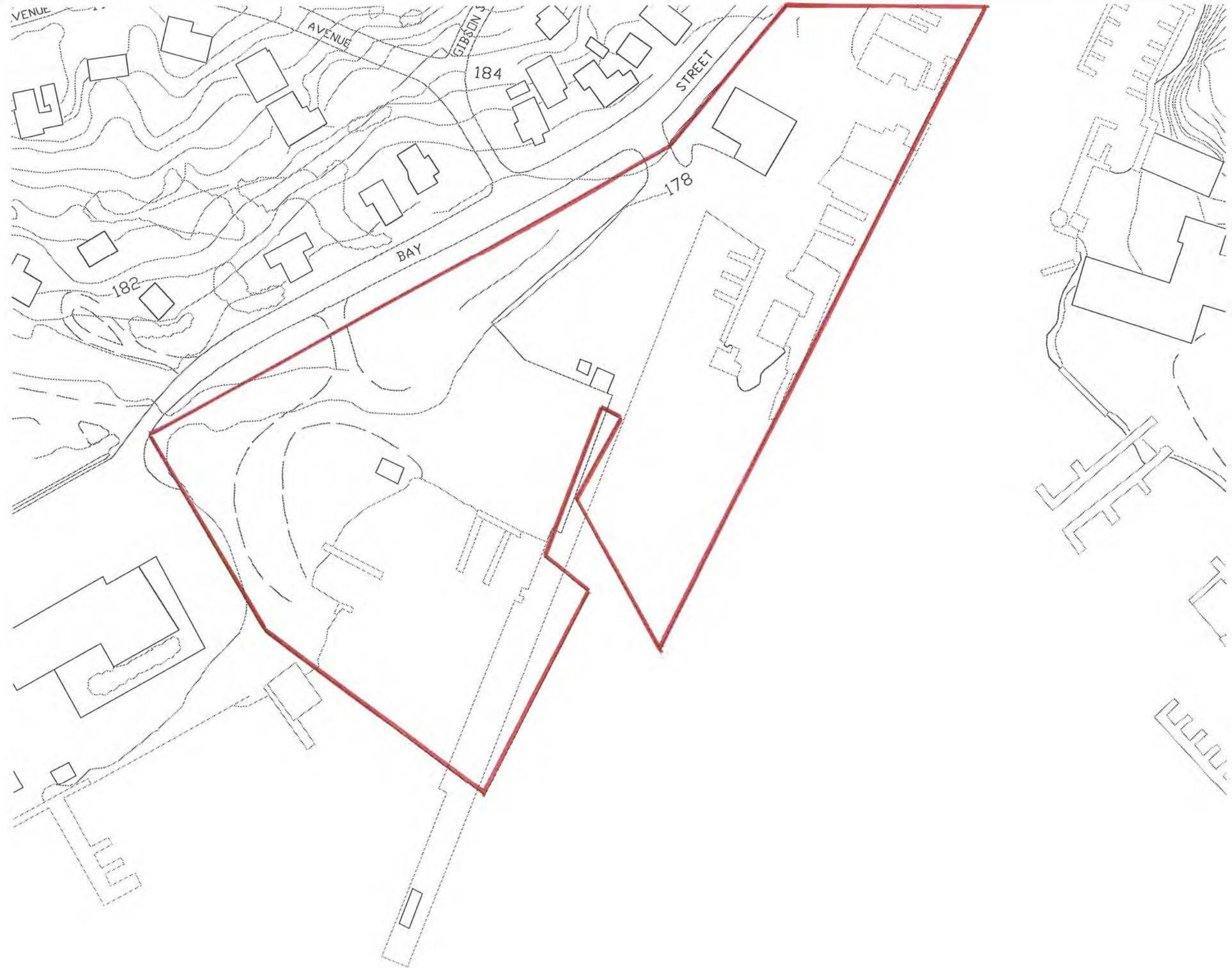
- The subject lands are designated **Waterfront Commercial** in the Official Plan. Section 7.8 contains the policies pertinent to this property
- The **Waterfront Commercial** area is dedicated to the provision of goods and services to the tourist market. The major function of the area will be as a tourism generator in order that it may provide economic stimulation to the Town
- The designation will permit hotels, motels, lodges or resorts, restaurants, marinas and related marine uses, service and/or commercial uses which attract or service waterfront visitors and tourists. In addition, the subject property will permit retail uses, office uses and apartments occupying up to 50 % of the total floor area
- As part of a comprehensive waterfront development which comprises a minimum land area of 1.2 ha, a limited amount of lower density free standing residential development and/or commercial office space not serving the tourist market may be permitted (not more than 25% of the value of the total development)
- Development will be subject to Site Plan Control and will be reviewed on the basis of the maintenance of waterfront vistas, the provision of public access to the shoreline, architectural design of facilities to complement the tourism nature of the area, and appearance of the development from land and water
- The Zoning By-law will set special regulations to recognize the unique limitations of some parcels and allow appropriate development to take place without the need for amendments or variances
- Development will be restricted to the availability of municipal services
- Buffering between **Waterfront Commercial** uses and adjoining residential uses will be determined on a site by site basis
- Portions of the property are located within the floodplain and are subject to certain conditions

Zoning By-law Regulations

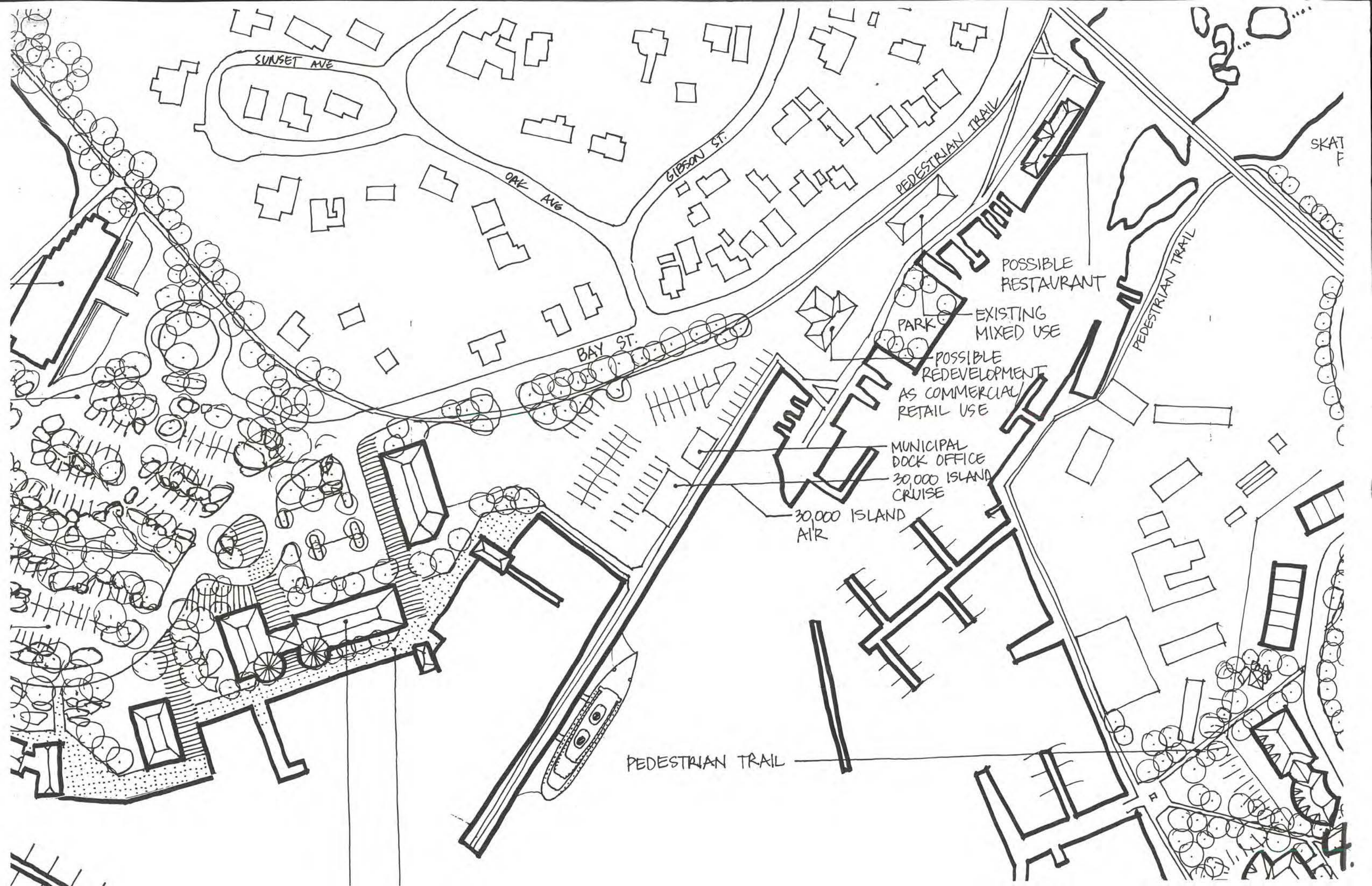
- The subject lands are zoned "Tourist Commercial (C3)" and "Tourist Commercial holding (C3h)" (to acknowledge the flood plain). The uses permitted in this zone are the following: a dwelling unit, a dwelling unit in a structure intended for another use subject to conditions, an automobile service station, motor vehicle gas bar, hotel, motel, tourist establishment or home, efficiency cottage establishment, private camping area, private park, place of entertainment, restaurant, tourist information centre, antique shop

Additional Details

- Currently, several tourist commercial operations are taking place here. Cruise docking, float plane docking, takeoff and landing. Access is available from Highway 69 by Bowes/Seguin/James/Bay Streets.



TOWN DOCK & SURROUNDING AREA



SUNSET AVE

OAK AVE

GIBSON ST.

BAY ST.

PEDESTRIAN TRAIL

PEDESTRIAN TRAIL

SKATE

POSSIBLE RESTAURANT

EXISTING MIXED USE

POSSIBLE REDEVELOPMENT AS COMMERCIAL/RETAIL USE

MUNICIPAL DOCK OFFICE
30,000 ISLAND CRUISE

30,000 ISLAND AIR

PARK

PEDESTRIAN TRAIL



Looking west along the new waterfront promenade towards the Big Sound Marina

TOWN DOCK & AREA

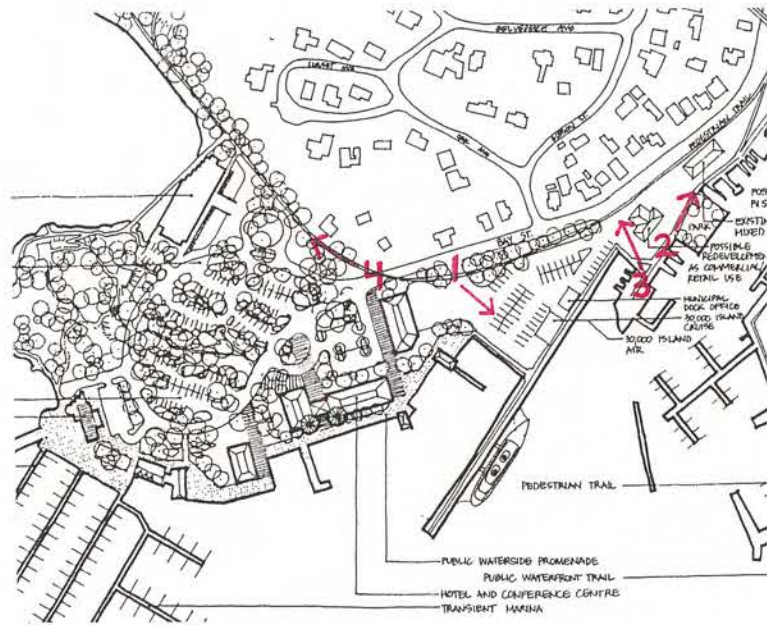




1. View from Bay Street east to 30,000 Island cruise and dock office



2. View north along west side of Seguin River



3. View west from Bay street to waterfront trail



4. View towards Bay Street from central waterfront



HARBOUR AREA

BEAVER LUMBER SOUTH (see facing page)

Description of Lands

- Located south of Seguin Street, west of the mouth of the Seguin River, in the downtown. The site provides spectacular views of the harbour and is adjacent to the Rotary/Algonquin Regiment Fitness Trail.
- The lands are approximately 0.93 hectares (2.2898 acres).

Physical Features

- A high-quality urban atmosphere combined with a scenic harbourview aptly describe this location. The terrain of this lot slopes towards the river. The bulk of the property has a gradual slope and only the closest few metres to the river have a steeper gradient
- A fish spawning sanctuary is located just south of the property in a small, well-shaded enclave

Services

- The site is serviced or serviceable by water, sewer, hydro, and natural gas. Services can be extended easily from the abutting lands.

Official Plan Policies

- The subject area is designated in the Official Plan as Central Business District. The intended planned function of this designation is to provide for the residents of Parry Sound and surrounding areas, the most diverse concentration of central activities in the Town, including retail, office, service, entertainment and other commercial activities, as well as governmental, institutional, residential and community activities. All of these uses are essential components of this mix of activities.
- This category will include all types of retail and business uses including: retail and wholesale trade, professional and business offices, community, business, personal, recreational and other service operations, public and private parking areas, government and institutional uses, parks and open spaces.
- Major office buildings and administrative quarters of major businesses and service activities, large hotels and convention facilities, large and specialty retail operators and major cultural activities will be encouraged to locate in this area. Where a proposal for one of these functions or its like is considered by the Town, every effort will be made to induce its location in this area
- Residential uses shall be permitted above or behind commercial uses within the same building as the commercial use
- Special consideration with regard to the provisions of off street parking facilities will be extended to this area. The Town will maintain and improve an inventory of off street and on street public parking to serve the area. The payment of a cash fee in lieu of the provision of parking shall be considered for development in this area
- Adequate buffering shall be required between parking facilities and street allowances in this district
- Portions of the site are located within the floodplain and certain conditions must be met prior to development

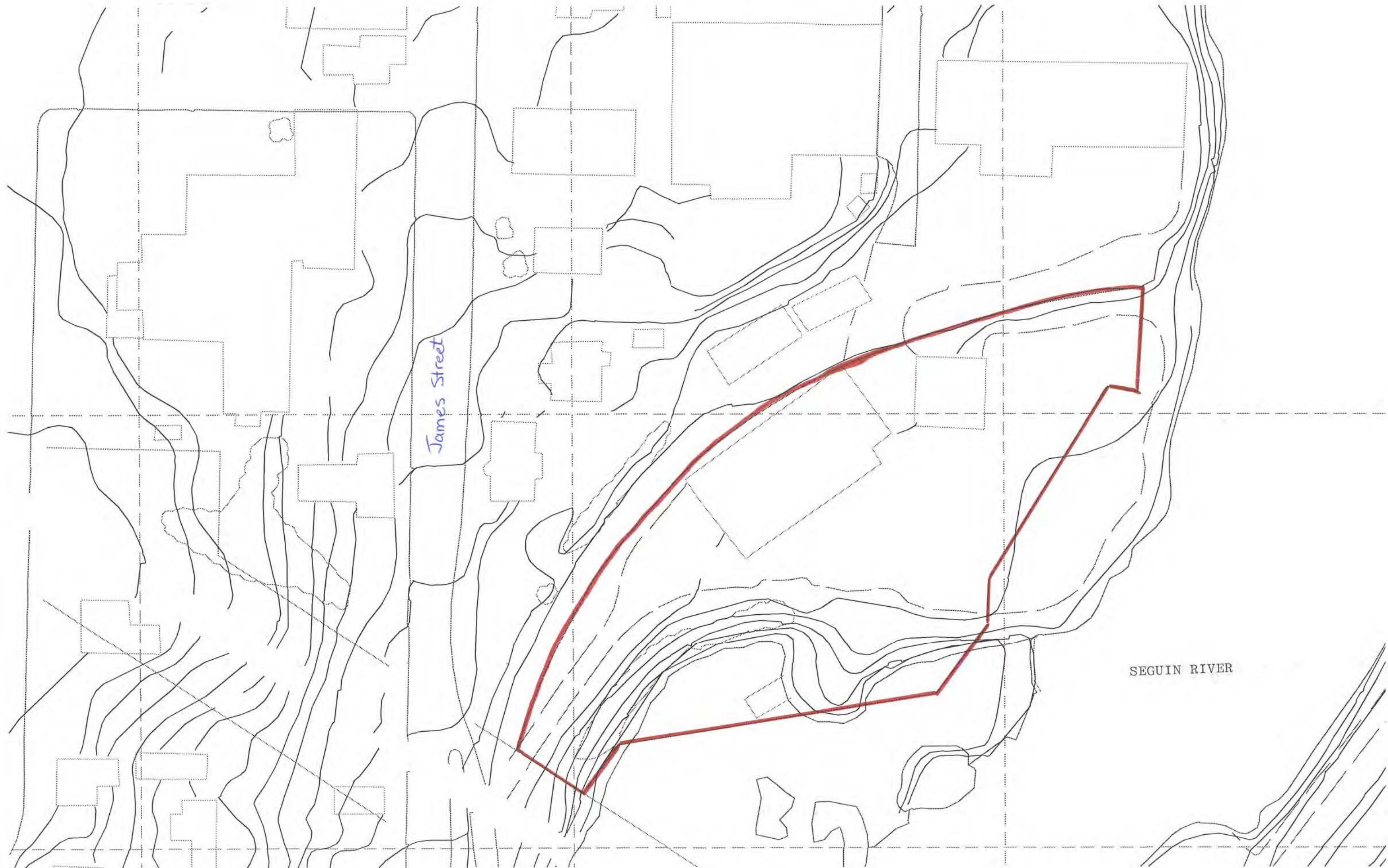
Zoning By-law Regulations

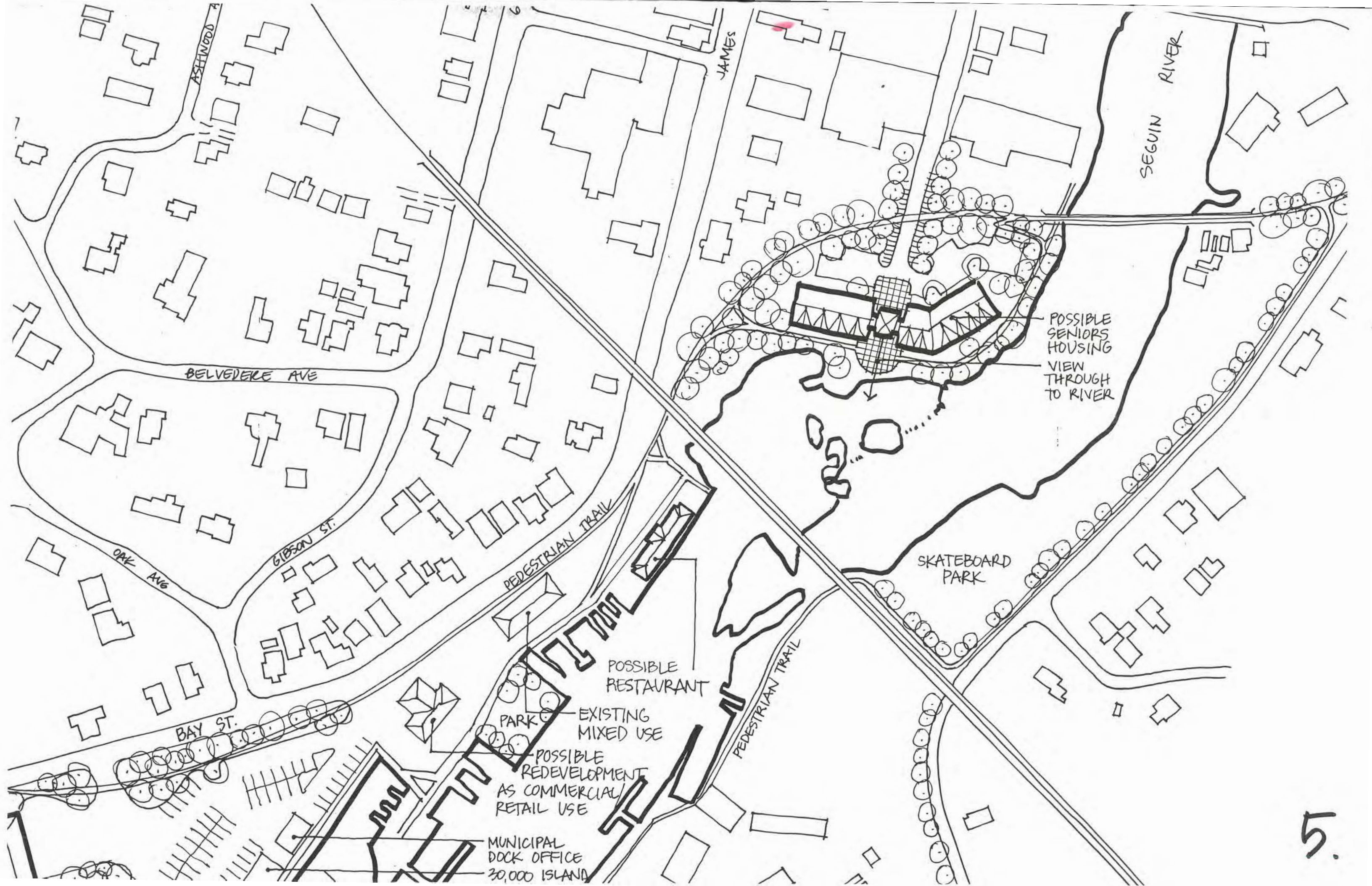
- The property has two zonings. The first is "General Commercial (C1)". This zone permits: a crisis centre, halfway house, retail store, service shop, department store, commercial and public garage, commercial school, custom workshop, dry cleaning establishment and/or distribution station, funeral home, business or professional office, eating establishment, place of entertainment, hotel, liquor licensed premise, automobile service station, motor vehicle gasoline bar, motor vehicle dealership, motor vehicle rental, motor vehicle wash, motor vehicle repair garage, motor vehicle body shop, miniature golf course, medical/dental clinic, snowmobile dealer, tourist home, building supply outlet, parking garage, structure or lot, publishing establishment which conducts retail sales in the same premises, provided that the retail sales area occupies less than 50 percent of the main floor area of the building, church, community centre, arena or public hall, public library, or a nursing home
- The second zoned area is an "Environmental Protection (EP)" zone. This zone permits: public and/or private recreation lands, conservation use, flood control, erosion control, provision of pedestrian access and other similar activities, dock or structure located in or on the shoreline of a body of water if it is accessory to the main use of the lot and where permission has been granted by a government agency having jurisdiction and in accordance with Section 3.24 of the by-law, any use located on the lot lawfully used for such purpose on the effective date of passing of the by-law but shall not include any addition or enlargement to an existing building or new accessory structure
- The EP zoning recognizes the flood plain of the Seguin River.

Additional Details

- Access is via Johnson Street off of Seguin Street. Bowes/Seguin Street provide the link to Highway 69
- Refer to the waterfront development concept plan for preferred concepts.

BEAVER LUMBER SOUTH





BELVEDERE AVE

GIBSON ST.

JAMES

SEGUIN RIVER

POSSIBLE SENIORS HOUSING
VIEW THROUGH TO RIVER

SKATEBOARD PARK

PEDESTRIAN TRAIL

POSSIBLE RESTAURANT

PARK
EXISTING MIXED USE

POSSIBLE REDEVELOPMENT
AS COMMERCIAL/
RETAIL USE

MUNICIPAL DOCK OFFICE
30,000 ISLAND

PEDESTRIAN TRAIL





SHELL OIL (see facing page)

Description of Lands

- Located along the waterfront fronting the former village of Parry Harbour
- 4.47 hectares total
- The western portion of the property is the water portion (approximately 1/3)
- Frontage does not exist on a municipal road - The Town Fitness Trail divides the property from Great North Rd. Access across this Fitness Trail can be arranged.
- There is 183 m of frontage on Georgian Bay

Physical Features

- A flat plateau characterizes the property with rock outcrops (typical of the area) to the south which rise from the plateau and drop towards the shoreline
- Shoreline has a gentle slope toward the water's edge
- Property is exposed to the "Harbour" providing excellent views of the activity
- Unique orientation of the site allows for many alternatives for quality development

Services

- The lands are fully serviced or serviceable with water, sewer, hydro and natural gas from Great North Rd. Sewer would be serviced through the pumping station on Great North Rd. The need to pump to this station may be necessary

Official Plan Policies

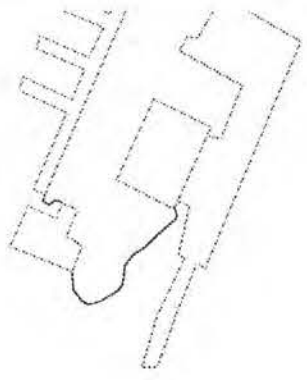
- The subject lands are designated Marine & Resort Residential. Section 7.11 outlines policies with respect to this designation
- It is believed the most significant changes to the Town's waterfront will occur within this designation. This category will include marinas, hotels, lodges/resorts/restaurants oriented toward the waterfront, public waterfront facilities & utilities, docking for recreation craft, open space, waterfront commercial uses which attract or service tourists or visitors
- Residential development will be considered if higher densities are proposed and architectural designs complement the waterfront and will be given preference where "resort" theme is maintained (ie. Condominiums, time-sharing apartments)
- Connection to municipal services will be required for any development
- Structures over 15 m in height may be permitted subject to the maintenance of waterfront vistas, compatibility of proposed use with surroundings, restriction of structure to a property area of 2 ha where no other development is allowed and use of site buffering & landscaping to minimize visual impact
- Expansion of marinas in this area will be supported by Council

Zoning By-law Regulations

- The present zoning is "Marine Residential (RM)" and "Marine Residential holding (RMh)" (to protect the flood plain). The following are the permitted uses: apartment building, lodging house, row houses, marina, hotel, resort, Liquor Licensed Premises, restaurant, convenience store, parking area, place of entertainment, community centre, public park and walkways, office space in conjunction with above facilities

Additional Details

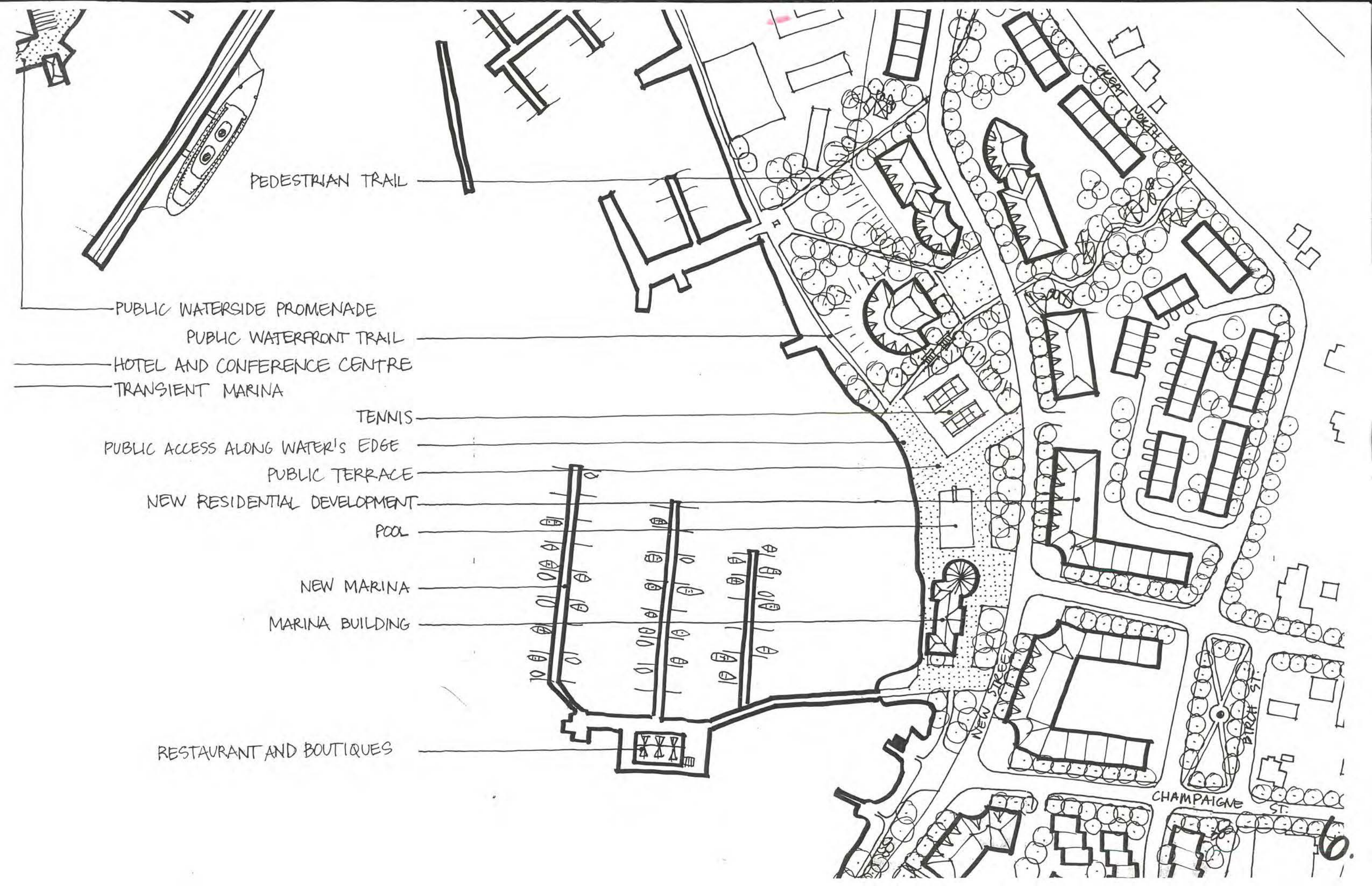
- Access is via Bowes St. & Great North Rd from Highway 69. Entrance is located on Great North Rd.
- The subject lands are presently vacant.



SHELL OIL



PARRY



PEDESTRIAN TRAIL

PUBLIC WATERSIDE PROMENADE

PUBLIC WATERFRONT TRAIL

HOTEL AND CONFERENCE CENTRE

TRANSIENT MARINA

TENNIS

PUBLIC ACCESS ALONG WATER'S EDGE

PUBLIC TERRACE

NEW RESIDENTIAL DEVELOPMENT

POOL

NEW MARINA

MARINA BUILDING

RESTAURANT AND BOUTIQUES

CHAMPAIGNE ST.

BIRCH ST.

NEW STREET

WATERFRONT YARD

SHELL OIL SITE





IMPERIAL OIL (see facing page)

Description of Lands

- Located on the waterfront fronting the former village of Parry Harbour. Total area of the property is 5.96 hectares
- The portion north of Champagne Street has approximately 396.24 m of frontage on public streets
- Average depth is 76.2 m
- The portion south of Champagne Street has 500 m of water frontage and an additional shore frontage is owned by the Town
- This portion also has 30.48 m & 137.16 m of frontage on Champagne Street and unopened Mill Street to the east, respectively
- There is also 244 m of frontage on Georgian Bay that provides excellent unobstructed views of the harbour and its activity

Physical Features

- North portion: rock to the north, flat sandy soils to the south. Overburden is shallow to the north but ranges from 0 to 4.6 m in thickness to the south
- South portion: high rocky shoreline with 2 plateau areas to the northwest along the Bay and the southwest adjacent to Olive St. with soil depths varying from 0 to over 3 m on the plateaus
- Drainage from either property is generally into the Bay
- Orientation of the property to the Bay offers a wide variety of alternatives for quality development

Services

- The lands are fully serviced or serviceable with water, sewer, hydro and natural gas. The north part and the northern portion of the south part would be serviced by the pumping station on Champagne Street. The only constraint is the intake feed located at 176 m above sea level

Official Plan Policies

- The subject lands are designated Marine & Resort Residential. Section 7.11 outlines policies with respect to this designation
- It is believed the most significant changes to the Town's waterfront will occur within this designation. This category will include marinas, hotels, lodges/resorts/restaurants oriented toward the waterfront, public waterfront facilities & utilities, recreational craft docking, open space, waterfront commercial uses which attract or service tourists or visitors. Site Plan Control will be necessary with all types of development
- Residential development will be considered if higher densities are proposed (up to 75 units per hectare) & architectural designs complement the waterfront and will be given preference where "resort" theme is maintained (ie. Condominiums, time-sharing apartments)
- Connection to municipal services will be required for any development
- Structures over 15 m in height may be permitted subject to the maintenance of waterfront vistas, compatibility of proposed use with surroundings, restriction of structure to a property area of 2 ha where no other development is allowed and use of site buffering & landscaping to minimize visual impact
- Expansion of marinas in this area will be supported by Council

Zoning By-law Regulations

- Present zoning is "Marine Residential (RM)" & "Marine Residential Holding (RMh)" (to recognize the flood plain) and has permitted uses as follows: apartment building, lodging house, row houses, marina, hotel, motel, Liquor Licensed premises, restaurant, convenience store, parking area, place of entertainment, tourist information building, marine retail outlet, indoor/outdoor theatres, gift shop, community centre, public hall, park or walkways, office space in conjunction with above facilities

Additional Details

- Access is via Bowes Street & Great North Road Property can be entered from Champagne Street & Olive Street with potential entrances easily developed from Great North Rd., Birch St. & Kate St.

IMPERIAL OIL

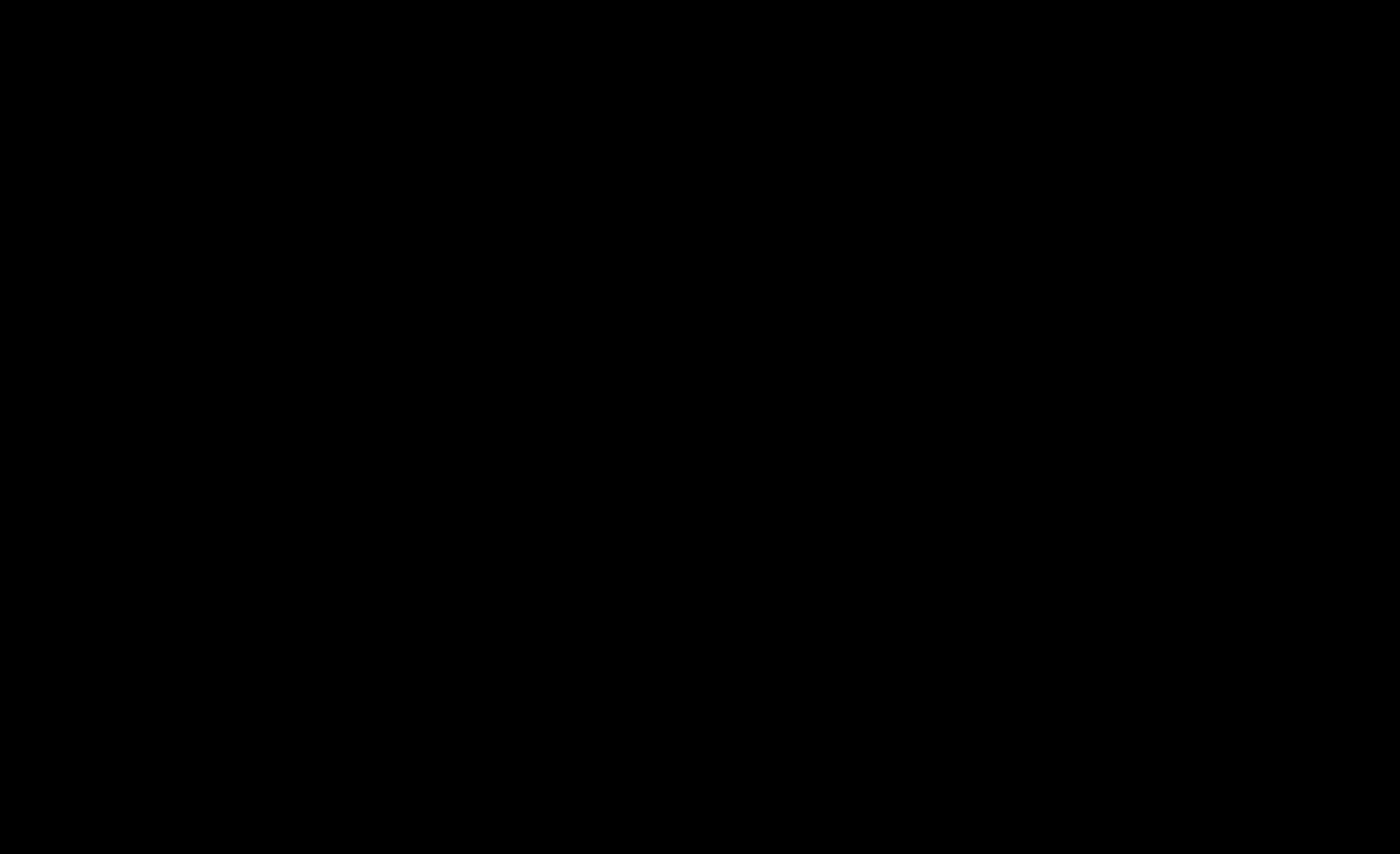


IMPERIAL OIL PROPERTY



HARBOUR AREA



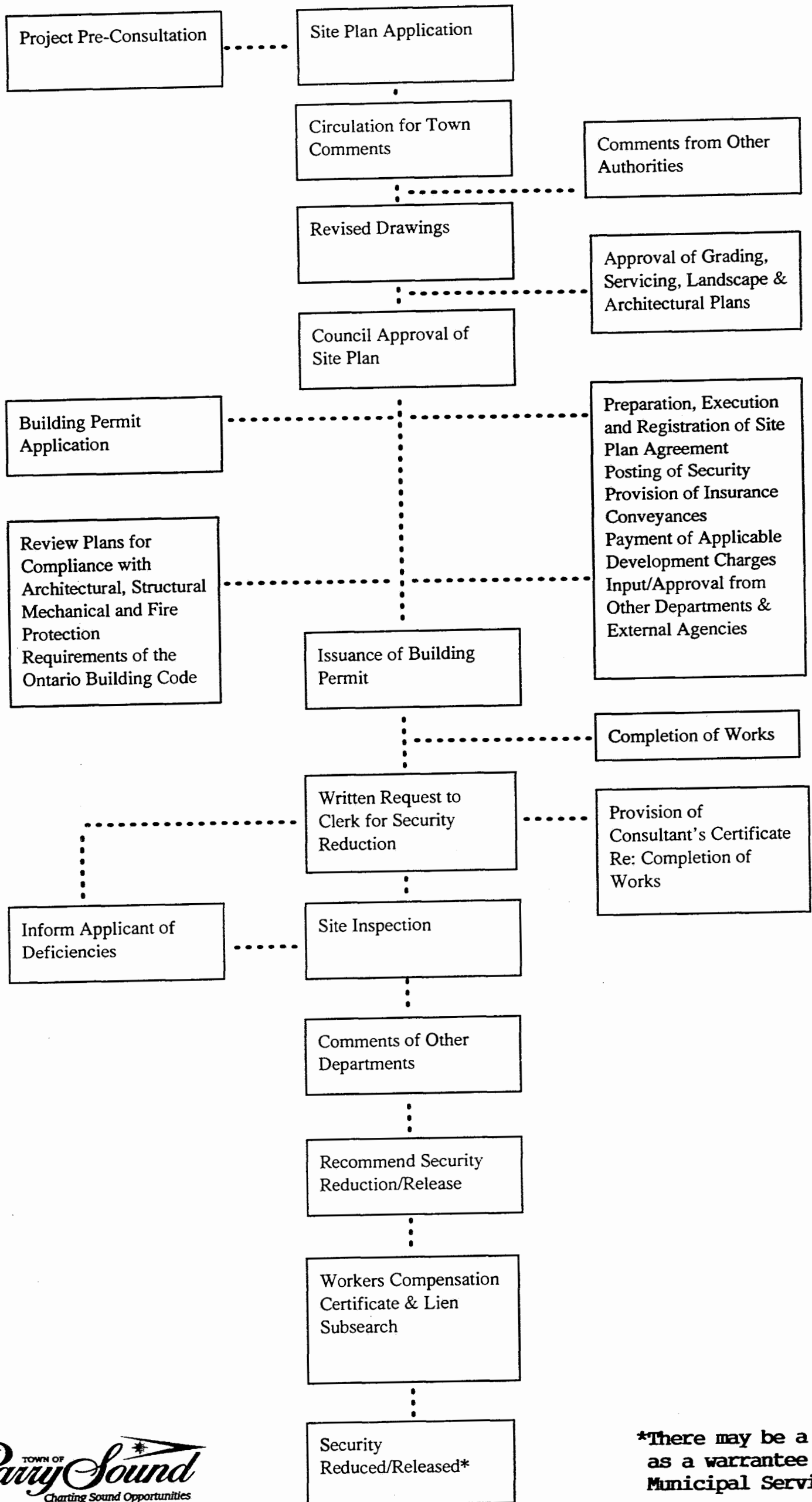


CONSTRUCTION APPROVAL PROCESS IN PARRY SOUND
 (An Overview of Site Plan Approval, Building Permits & Site Plan Inspections)

6-8 Weeks

20 Working Days

6-8 Weeks



***There may be a hold back as a warrantee for Municipal Services.**