



52 Seguin Street, Parry Sound, Ontario P2A 1B4 Tel: (705) 746-2101 • Fax: (705) 746-7461 •  
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**The Corporation of the Town of Parry Sound Notice of a Complete Application and Public Meeting Concerning a Proposed Zoning By-law Amendment  
Z/25-01 – TOWN OF PARRY SOUND (Housekeeping Amendment)**

Take notice that the Council of the Corporation of the Town of Parry Sound will hold a public meeting on **Tuesday March 4, 2025 at 7:00 p.m.** in Council Chambers at the Town of Parry Sound's Municipal Office, 52 Seguin Street (Gibson Street entrance) to consider a proposed Zoning By-Law Amendment under Section 34 of The Planning Act, as amended.

The proposed amending by-law would amend Section 4.6.1 of Zoning By-law 2004-4653 (Number of Dwelling Units per Lot) of the Town's Zoning By-law. The purpose of the proposed amendment is to address barriers to ancillary dwelling unit development. The by-law would also improve interpretation and correct grammar, punctuation and formatting.

If approved, the application would remove the requirement for Ancillary Dwelling Units from only being permitted in the second storey of a detached garage. The proposed by-law would also remove the requirement for the unit to meet the general character of the accessory building and surrounding neighbourhood. Additionally, a number of redundancies are being removed including the requirement that the Ancillary Dwelling Unit being required to meet all other applicable law. Lastly, the proposed by-law would correct grammatical, punctuation and formatting errors.

Any person may make a submission in support of, or in opposition to, or ask a question regarding the proposed Zoning By-law Amendment. Written submission can be made to the Planning Department by emailing [Planning@parrysound.ca](mailto:Planning@parrysound.ca) . Please ensure that all written submissions include your name and contact information.

Members of the public do not have the right to appeal the decision; only the applicant, the property owner, the Minister of Municipal Affairs and Housing, a specified person under the Planning Act or public body that has an interest in the matter, may appeal the decision.

Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

If you wish to be notified of the decision of the Town of Parry Sound on the proposed Zoning By-law Amendment, you must make a written request to the undersigned.

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.

**Additional Information** relating to the proposed Zoning By-Law Amendment is available for inspection between 8:30 a.m. and 4:30 p.m. by contacting:

Rebecca Johnson Clerk/Executive Assistant  
52 Seguin Street Parry Sound, ON P2A 1B4  
T. (705) 746-2101 x220  
F. (705) 746-7461  
[RJohnson@parrysound.ca](mailto:RJohnson@parrysound.ca)

Dated at Parry Sound this **10<sup>th</sup> day of February, 2025**

## EXISTING BY-LAW

### 4.6.1.2 Ancillary Dwelling Units

Notwithstanding any other provisions of this Bylaw regarding the number of dwelling units on a single lot, an ancillary dwelling unit is permitted accessory to any single detached dwelling, semi-detached dwelling, or townhouse in a R1, R2 and R3 zones, and RR and RU Zones not abutting Georgian Bay, Mill Lake or Darlington Lake, subject to the following provisions:

- (a) The ancillary dwelling unit is located in the second storey of a detached garage;
- (b) Any new structure which contains the ancillary dwelling unit shall meet the same interior side yard and exterior side yard setback requirements of the principal residential use in that zone. The rear yard requirement for any new ancillary dwelling unit shall be 3 metres.
- (c) An ancillary dwelling unit is not permitted if the lot also contains two or more detached legal non-conforming residential structure;
- (d) The accessory structure containing the ancillary dwelling unit shall meet all requirements of Section 4.1
- (e) The ancillary dwelling unit shall be designed to maintain the general character of the accessory building and surrounding neighbourhood.
- (f) The ancillary dwelling unit and main dwelling shall meet all other applicable provisions of this By-law and any other fire, health, safety, or occupancy regulations or by-laws;
- (g) A minimum of one parking space is provided for the ancillary dwelling unit and does not result in a separate driveway being required.
- (h) Despite the maximum height for accessory structures in Sections 6.2, 7.2, 8.2, 9.2, 10.2, 12.2 and 25.2, accessory structures with an Ancillary Dwelling shall be permitted a maximum height of 8 metres; and
- (i) A Tandem Parking Space is permitted as a parking space for an Ancillary Dwelling Unit.

## PROPOSED BY-LAW

### 4.6.1.2 Ancillary Dwelling Units

Notwithstanding any other provisions of this Bylaw regarding the number of dwelling units on a single lot, an ancillary dwelling unit is permitted accessory to any single detached dwelling, semi-detached dwelling, or townhouse in a R1, R2 and R3 zones, and RR and RU Zones not abutting Georgian Bay, Mill Lake or Darlington Lake, subject to the following provisions:

- (a) Any new structure which contains the ancillary dwelling unit shall meet the same interior side yard and exterior side yard setback requirements of the principal residential use in that zone. The rear yard requirement for any new ancillary dwelling unit shall be 3 metres.
- (b) An ancillary dwelling unit is not permitted if the lot also contains two or more detached legal non-conforming residential structure;
- (c) The accessory structure containing the ancillary dwelling unit shall meet all requirements of Section 4.1
- (d) A minimum of one parking space is provided for the ancillary dwelling unit
- (e) Despite the maximum height for accessory structures in Sections 6.2, 7.2, 8.2, 9.2, 10.2, 12.2 and 25.2, accessory structures with an Ancillary Dwelling shall be permitted a maximum height of 8 metres; and
- (f) A Tandem Parking Space is permitted as a parking space for an Ancillary Dwelling Unit.