



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

---

## **The Corporation of the Town of Parry Sound Notice of a Complete Application Concerning a Proposed Draft Plan of Subdivision S2024-01 (1000291691 Ontario Inc.)**

**TAKE NOTICE THAT** the Town of Parry Sound has received an application for a draft plan of subdivision in fulfillment of Section 51(19.4) of the Planning Act.

**ANY PERSON OR AGENCY** may make written submissions to the Town of Parry Sound at any time before a decision is made on the file. We would advise **agencies** wishing to make a written submission to do so no later than **July 12, 2024**. Written submissions from **members of the public** are accepted at **any time** throughout the planning process, up until the date a decision is made.

**A DECISION CAN ONLY BE APPEALED** to the Ontario Land Tribunal (OLT) in specific circumstances and only by those specific individuals, corporations or public bodies listed under Section 51(39) of the Planning Act. An appeal may not be made by any unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of an association or group on its behalf.

**NO PERSON OR PUBLIC BODY** shall be added as a party to the hearing of an appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, written submissions to the Town of Parry Sound or made a written request to be notified of changes to the conditions, or in the OLT's opinion, there are reasonable grounds to add the person or public body as a party.

**IF A PERSON OR PUBLIC BODY** would otherwise have an ability to appeal the decision of the Town of Parry Sound to the OLT but the person or public body does not make written submissions to the Town of Parry Sound in respect of the proposed plan of subdivision before The Town of Parry Sound gives or refuses to give approval to the proposed plan of subdivision, the person or public body is not entitled to appeal the decision.

**IF A PERSON OR PUBLIC BODY** does not make written submissions to the Town of Parry Sound in respect of the proposed plan of subdivision before the Town of Parry Sound gives or refuses to give approval to the proposed plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Town of Parry Sound on the proposed draft plan of subdivision, 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 draft plan of subdivision 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 **11<sup>th</sup> day of June, 2024**

## Explanation of the Purpose and Effect of the Proposed Draft Plan of Subdivision

The subject lands are legally described as Part of Lot 27, Concession 2, formerly in the Township of McDougall, now in the Town of Parry Sound, being Parts 1 and 2, PCL-26446. PCL26446.

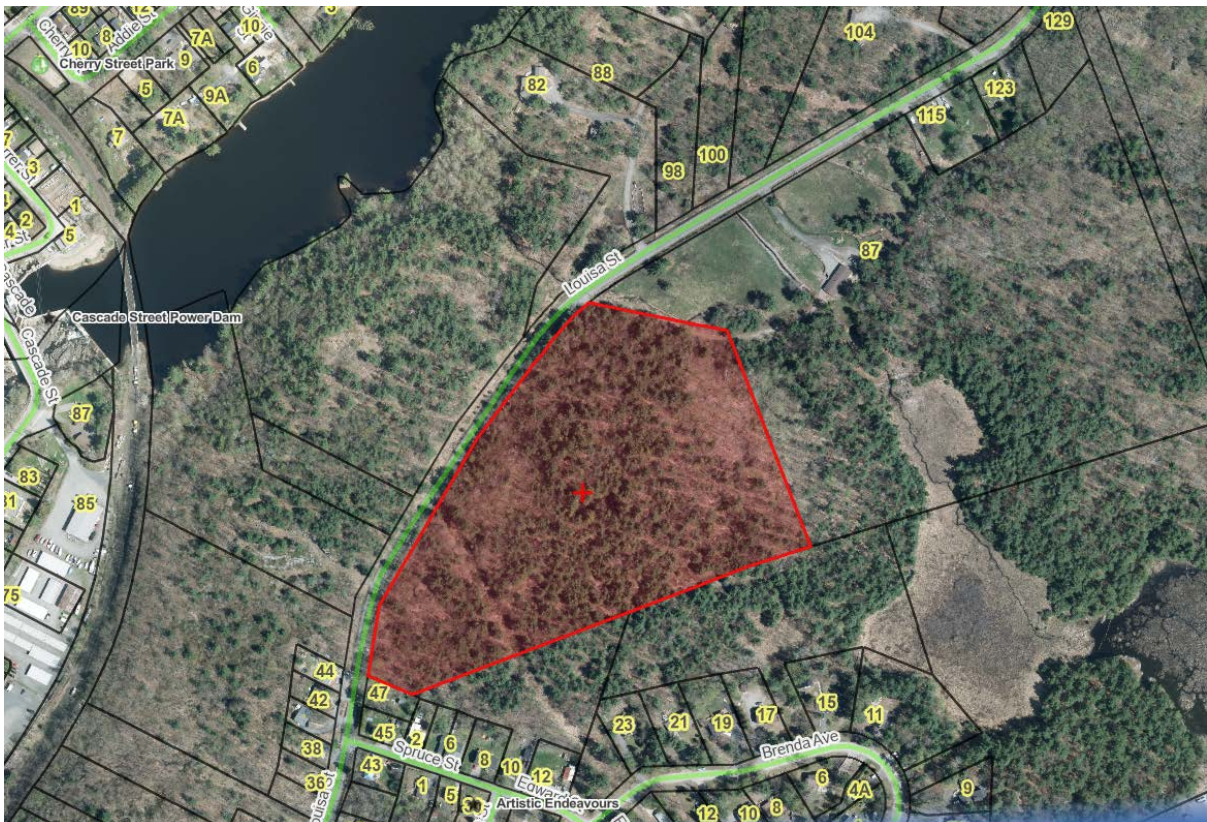
The land subject to this application is approximately 6.35 hectares in area with frontage on Louisa Street.

The draft plan of subdivision proposes to create 17 Single Detached Residential Units, 135 Townhouse Units and 160 Apartment Dwelling units. The proposed lot and block plan is broken down as follows:

- 17 Single Detached lots
- 12 Townhouse blocks;
- 1 open space block;
- 1 parkland block;
- 1 block for a pedestrian walkway
- 3 blocks for internal road access; and
- 2 stormwater management blocks.

The proposed lots will be accessed via a new municipal roadway extending from Louisa Street. All lots are proposed to be serviced via full municipal water and sewer services.

### Location Map:





# Proposed Development Plan:



**HUNION**  
Group Inc.

THIS DRAWING IS TO BE USED FOR  
CONSTRUCTION ONLY AND IS NOT TO BE USED FOR  
CONSTRUCTION.

DEVELOPABLE AREA: 6.29ha  
 MAX. DENSITY PERMITTED: 313 units  
 5% PARKLAND REQUIRED: 0.31ha

SINGLE DETACHED: 0.75ha (17 units)  
 3 STOREY STACKED TOWNHOUSES: 1.1ha (93 units)  
 BACK-TO-BACK TOWNHOUSES: 0.73ha (38 units)  
 6 STOREY APARTMENT: 0.96ha (160 units)

TOTAL UNITS: 312 units  
 PARKLAND DEDICATION: 0.19ha  
 OPEN SPACE: 1.31 hectare

PARKING REQUIREMENTS: -1 space/unit  
 Total parking required: 312 spaces  
 Total parking provided: 328 spaces

SINGLE DETACHED: 17 spaces required  
 17 spaces provided

TOWNHOUSES: 4 spaces required  
 4 spaces provided

3 STOREY STACKED TOWNHOUSES: 93 spaces required  
 62 spaces provided (31 deficient)

BACK-TO-BACK TOWNHOUSES: 38 spaces required  
 82 spaces provided (44 surplus)

APARTMENT: 160 spaces required  
 163 spaces provided (3 surplus)

- LEGEND**
- Property Line
  - Minimum 15 metre Watercourse Setback
  - Trail (as feasible by site topography)
  - Apartment (6 storey plus undercover at grade parking)
  - Townhouses
  - 3 Storey Stacked Townhouses
  - Back-to-Back 2-Level Townhouses
  - Single Detached
  - Parkland Dedication
  - Open Space
  - Stormwater Management Block

TRIANGLE PARLY SOUND  
 CONCEPT PLAN

Scale: 1:1500  
 Project Number: TR PS  
 Project Start Date: June 2023

DATE: FEB 2024  
 SHEET: 51

DRAWING NO: CP1

# Proposed Lot Plan:



**DRAFT PLAN OF SUBDIVISION**  
**FILE #**  
 MCDUGALL COV 2 FT LOT 27 RP  
 42R14377 PARTS 1 AND 2 PCL26446

**OWNERS CERTIFICATE**  
 I HEREBY AUTHORIZE THE ENGINEER TO SUBMIT THIS PLAN FOR APPROVAL.

**ENGINEER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE DIMENSIONS OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN ARE TRUE TO THE RECORDS OF THE TOWN OF HARRY SOUND AND TO THE ACTUAL MEASUREMENTS AND ACCURATELY SHOWN.

**DATE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**ADDITIONAL INFORMATION**  
 TO BE SPECIFIED BY INDICATING, TRENCH AND WATER

LAND USE	LOT BLOCK #		AREA		UNITS
	1	2	sq. m	sq. ft.	
Single Detached Residential	1-17	18-24	278	1,060	17
Medium Density Residential	25	26-27	1,047	4,166	9
Medium Density Residential	28-30	31-32	1,119	4,352	9
Medium Density Residential	33	34	518	1,988	3
Medium Density Residential	35	36	518	1,988	3
Medium Density Residential	37	38	518	1,988	3
Medium Density Residential	39	40	518	1,988	3
Medium Density Residential	41	42	518	1,988	3
Medium Density Residential	43	44	518	1,988	3
Medium Density Residential	45	46	518	1,988	3
Medium Density Residential	47	48	518	1,988	3
Medium Density Residential	49	50	518	1,988	3
Medium Density Residential	51	52	518	1,988	3
Medium Density Residential	53	54	518	1,988	3
Medium Density Residential	55	56	518	1,988	3
Medium Density Residential	57	58	518	1,988	3
Medium Density Residential	59	60	518	1,988	3
Medium Density Residential	61	62	518	1,988	3
Medium Density Residential	63	64	518	1,988	3
Medium Density Residential	65	66	518	1,988	3
Medium Density Residential	67	68	518	1,988	3
Medium Density Residential	69	70	518	1,988	3
Medium Density Residential	71	72	518	1,988	3
Medium Density Residential	73	74	518	1,988	3
Medium Density Residential	75	76	518	1,988	3
Medium Density Residential	77	78	518	1,988	3
Medium Density Residential	79	80	518	1,988	3
Medium Density Residential	81	82	518	1,988	3
Medium Density Residential	83	84	518	1,988	3
Medium Density Residential	85	86	518	1,988	3
Medium Density Residential	87	88	518	1,988	3
Medium Density Residential	89	90	518	1,988	3
Medium Density Residential	91	92	518	1,988	3
Medium Density Residential	93	94	518	1,988	3
Medium Density Residential	95	96	518	1,988	3
Medium Density Residential	97	98	518	1,988	3
Medium Density Residential	99	100	518	1,988	3
Medium Density Residential	101	102	518	1,988	3
Medium Density Residential	103	104	518	1,988	3
Medium Density Residential	105	106	518	1,988	3
Medium Density Residential	107	108	518	1,988	3
Medium Density Residential	109	110	518	1,988	3
Medium Density Residential	111	112	518	1,988	3
Medium Density Residential	113	114	518	1,988	3
Medium Density Residential	115	116	518	1,988	3
Medium Density Residential	117	118	518	1,988	3
Medium Density Residential	119	120	518	1,988	3
Medium Density Residential	121	122	518	1,988	3
Medium Density Residential	123	124	518	1,988	3
Medium Density Residential	125	126	518	1,988	3
Medium Density Residential	127	128	518	1,988	3
Medium Density Residential	129	130	518	1,988	3
Medium Density Residential	131	132	518	1,988	3
Medium Density Residential	133	134	518	1,988	3
Medium Density Residential	135	136	518	1,988	3
Medium Density Residential	137	138	518	1,988	3
Medium Density Residential	139	140	518	1,988	3
Medium Density Residential	141	142	518	1,988	3
Medium Density Residential	143	144	518	1,988	3
Medium Density Residential	145	146	518	1,988	3
Medium Density Residential	147	148	518	1,988	3
Medium Density Residential	149	150	518	1,988	3
Medium Density Residential	151	152	518	1,988	3
Medium Density Residential	153	154	518	1,988	3
Medium Density Residential	155	156	518	1,988	3
Medium Density Residential	157	158	518	1,988	3
Medium Density Residential	159	160	518	1,988	3
Medium Density Residential	161	162	518	1,988	3
Medium Density Residential	163	164	518	1,988	3
Medium Density Residential	165	166	518	1,988	3
Medium Density Residential	167	168	518	1,988	3
Medium Density Residential	169	170	518	1,988	3
Medium Density Residential	171	172	518	1,988	3
Medium Density Residential	173	174	518	1,988	3
Medium Density Residential	175	176	518	1,988	3
Medium Density Residential	177	178	518	1,988	3
Medium Density Residential	179	180	518	1,988	3
Medium Density Residential	181	182	518	1,988	3
Medium Density Residential	183	184	518	1,988	3
Medium Density Residential	185	186	518	1,988	3
Medium Density Residential	187	188	518	1,988	3
Medium Density Residential	189	190	518	1,988	3
Medium Density Residential	191	192	518	1,988	3
Medium Density Residential	193	194	518	1,988	3
Medium Density Residential	195	196	518	1,988	3
Medium Density Residential	197	198	518	1,988	3
Medium Density Residential	199	200	518	1,988	3
Medium Density Residential	201	202	518	1,988	3
Medium Density Residential	203	204	518	1,988	3
Medium Density Residential	205	206	518	1,988	3
Medium Density Residential	207	208	518	1,988	3
Medium Density Residential	209	210	518	1,988	3
Medium Density Residential	211	212	518	1,988	3
Medium Density Residential	213	214	518	1,988	3
Medium Density Residential	215	216	518	1,988	3
Medium Density Residential	217	218	518	1,988	3
Medium Density Residential	219	220	518	1,988	3
Medium Density Residential	221	222	518	1,988	3
Medium Density Residential	223	224	518	1,988	3
Medium Density Residential	225	226	518	1,988	3
Medium Density Residential	227	228	518	1,988	3
Medium Density Residential	229	230	518	1,988	3
Medium Density Residential	231	232	518	1,988	3
Medium Density Residential	233	234	518	1,988	3
Medium Density Residential	235	236	518	1,988	3
Medium Density Residential	237	238	518	1,988	3
Medium Density Residential	239	240	518	1,988	3
Medium Density Residential	241	242	518	1,988	3
Medium Density Residential	243	244	518	1,988	3
Medium Density Residential	245	246	518	1,988	3
Medium Density Residential	247	248	518	1,988	3
Medium Density Residential	249	250	518	1,988	3
Medium Density Residential	251	252	518	1,988	3
Medium Density Residential	253	254	518	1,988	3
Medium Density Residential	255	256	518	1,988	3
Medium Density Residential	257	258	518	1,988	3
Medium Density Residential	259	260	518	1,988	3
Medium Density Residential	261	262	518	1,988	3
Medium Density Residential	263	264	518	1,988	3
Medium Density Residential	265	266	518	1,988	3
Medium Density Residential	267	268	518	1,988	3
Medium Density Residential	269	270	518	1,988	3
Medium Density Residential	271	272	518	1,988	3
Medium Density Residential	273	274	518	1,988	3
Medium Density Residential	275	276	518	1,988	3
Medium Density Residential	277	278	518	1,988	3
Medium Density Residential	279	280	518	1,988	3
Medium Density Residential	281	282	518	1,988	3
Medium Density Residential	283	284	518	1,988	3
Medium Density Residential	285	286	518	1,988	3
Medium Density Residential	287	288	518	1,988	3
Medium Density Residential	289	290	518	1,988	3
Medium Density Residential	291	292	518	1,988	3
Medium Density Residential	293	294	518	1,988	3
Medium Density Residential	295	296	518	1,988	3
Medium Density Residential	297	298	518	1,988	3
Medium Density Residential	299	300	518	1,988	3
Medium Density Residential	301	302	518	1,988	3
Medium Density Residential	303	304	518	1,988	3
Medium Density Residential	305	306	518	1,988	3
Medium Density Residential	307	308	518	1,988	3
Medium Density Residential	309	310	518	1,988	3
Medium Density Residential	311	312	518	1,988	3
Medium Density Residential	313	314	518	1,988	3
Medium Density Residential	315	316	518	1,988	3
Medium Density Residential	317	318	518	1,988	3
Medium Density Residential	319	320	518	1,988	3
Medium Density Residential	321	322	518	1,988	3
Medium Density Residential	323	324	518	1,988	3
Medium Density Residential	325	326	518	1,988	3
Medium Density Residential	327	328	518	1,988	3
Medium Density Residential	329	330	518	1,988	3
Medium Density Residential	331	332	518	1,988	3
Medium Density Residential	333	334	518	1,988	3
Medium Density Residential	335	336	518	1,988	3
Medium Density Residential	337	338	518	1,988	3
Medium Density Residential	339	340	518	1,988	3
Medium Density Residential	341	342	518	1,988	3
Medium Density Residential	343	344	518	1,988	3
Medium Density Residential	345	346	518	1,988	3
Medium Density Residential	347	348	518	1,988	3
Medium Density Residential	349	350	518	1,988	3
Medium Density Residential	351	352	518	1,988	3
Medium Density Residential	353	354	518	1,988	3
Medium Density Residential	355	356	518	1,988	3
Medium Density Residential	357	358	518	1,988	3
Medium Density Residential	359	360	518	1,988	3
Medium Density Residential	361	362	518	1,988	3
Medium Density Residential	363	364	518	1,988	3
Medium Density Residential	365	366	518	1,988	3
Medium Density Residential	367	368	518	1,988	3
Medium Density Residential	369	370	518	1,988	3
Medium Density Residential	371	372	518	1,988	3
Medium Density Residential	373	374	518	1,988	3
Medium Density Residential	375	376	518	1,988	3
Medium Density Residential	377	378	518	1,988	3
Medium Density Residential	379	380	518	1,988	3
Medium Density Residential	381	382	518	1,988	3
Medium Density Residential	383	384	518	1,988	3
Medium Density Residential	385	386	518	1,988	3
Medium Density Residential	387	388	518	1,988	3
Medium Density Residential	389	390	518	1,988	3
Medium Density Residential	391	392	518	1,988	3
Medium Density Residential	393	394	518	1,988	3
Medium Density Residential	395	396	518	1,988	3
Medium Density Residential	397	398	518	1,988	3
Medium Density Residential	399	400	518	1,988	3
Medium Density Residential	401	402	518	1,988	3
Medium Density Residential	403	404	518	1,988	3
Medium Density Residential	405	406	518	1,988	3
Medium Density Residential	407	408	518	1,988	3
Medium Density Residential	409	410	518	1,988	3
Medium Density Residential	411	412	518		