



52 Seguin Street, Parry Sound, Ontario P2A 1B4
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The Corporation of the Town of Parry Sound Notice of Complete Applications and Public Meeting Concerning Proposed Amendments to the Official Plan (OPA#6 - Hilts) and Zoning By-law 2004-4653 (Z/25-02 - Hilts) of the Town of Parry Sound

Take notice that the Council of the Corporation of the Town of Parry Sound will hold a public meeting on **Tuesday March 18, 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 Official Plan Amendment pursuant to Sections 17 and 21 of the Planning Act as well as a Zoning By-Law Amendment pursuant to Section 34 of The Planning Act, as amended.

The proposed Official Plan Amendment would amend the Town of Parry Sound Official Plan in order to permit standalone residential on the subject lands. In addition, the amendment would allow for a net density on the subject lands of 120 units per hectare.

The proposed Amending By-law would change the zoning of the subject lands to Special Provision 26.142 (C3) subject to a Holding Provision (h) in order to permit a 72-unit apartment dwelling on the subject lands as well as facilitate site specific exemption along with limiting the permitted commercial uses on the lot.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Parry Sound to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Town of Parry Sound before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Council of the Town of Parry Sound before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal 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 Zoning By-law Amendment or Official Plan 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

Dated at Parry Sound this 26th day of February, 2025

**EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED
OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW:**

Applications have been received to amend the Official Plan, as well as Zoning By-law 2004-5643 of the Town of Parry Sound for properties described as Part of Park Lot A, Plan 91 and located at 12 and 14 Joseph Street.

The proposed Official Plan Amendment would permit an increased unit density for an Apartment Dwelling of 120 units per hectare as well as permit standalone residential uses on the subject lands.

The subject lands are currently zoned Highway Commercial (C3) which permits a wide range of uses, but does not permit Apartment Dwellings. The proposed Zoning Amendment would rezone the lands to Special Provision SP 26.142 in order to add Apartment Dwelling as a permitted use and would limit commercial uses to the following:

- | | | |
|-----------------------------------|----------------------------------|----------------------------|
| - Art Gallery | - Commercial School | - Printing Establishment |
| - Bakery | - Crisis Centre | - Restaurant |
| - Business or Professional Office | - Halfway House | - Retail Store |
| - Clinic | - Laundromat | - Video Rental outlet |
| | - Personal Service Establishment | - Veterinary Establishment |

The Apartment Dwelling Use would also be subject to the following Provisions:

- a) The minimum frontage for an Apartment Dwelling shall be 70.0 metres;
- b) The maximum number of Residential Units shall be 72;
- c) The minimum size of a standard parking space shall be 2.75 x 6.0 metres;
- d) The minimum side yard for an Apartment Dwelling shall be 3.0 metres;
- e) The minimum rear yard for an Apartment Dwelling shall be 8.9 metres;
- f) The maximum height for an Apartment Dwelling shall be 16.8 metres; and
- g) All other requirements of the Multiple Residential Zone (R3) shall apply to Apartment Dwelling Uses on the subject lands.

The lands shall be subject to a Holding(h) Provision. The Holding Provision(h) may be removed once Traffic Impact Statement and Functional Servicing Reports have been received to the satisfaction of the Town of Parry Sound with respect to the proposed uses on the subject lands in addition to the lands merging on title.

All other applicable provisions of the Highway Commercial (C3) Zone shall continue to apply with respect to the lands located within the land subject to Special Provision 26.142.

LOCATION MAP



APPLICATION SKETCH



1 SITE PLAN
Scale: 1:250



2 KEY PLAN
Scale: 1:1,000

Section	Zoning Provision	Highway/Commercial (C3) Zone	Proposed C3-XX (H) Zone
14.2	Minimum Lot Area	800m ²	64 ha
	Minimum Lot Frontage	20m	71.6
	Lot Depth	30m	90
	Minimum Front Yard	6m	34
	Minimum Rear Yard	9m	9
	Minimum Interior	3m	3
	Minimum Exterior	N/A	N/A
	Side Yard	N/A	N/A
	Maximum Height	10.5m	16.8m
	Maximum Lot Coverage	50%	28%
	Maximum Gross Floor Area	3,720 m ² (40,043 ft ²) including the floor area of any accessory use	7056 m ² residential 1764m ² parking
4.23	Landscaped Area	3m landscape strip abutting Residential Zone.	3M
4.31	Parking Requirements	Apartment Dwellings - Required = 90 Proposed = 103 Visitor = 14 15% of which shall be dedicated as visitor parking.	Required = 90 Proposed = 103 Visitor = 14