



# Official Plan Update

## Section 26 Meeting

Jamie Robinson, RPP, MCIP  
Kathy Suggitt, RPP, MCIP

Tuesday December 19, 2023

# The Official Plan Update

## Why Are We Here Tonight?

- A Section 26(3) Meeting is required by the *Planning Act* to provide members of the public an opportunity to provide comments on updates that may be required to the Official Plan.
- The current Town of Parry Sound Official Plan was approved as modified on April 29, 2014.
- The Province requires municipalities to update their Plans every 5 years.
- The Updated Official Plan will guide all land use planning and development decisions in the Town for the next 20 years.

# What's Involved in a Comprehensive Review and Major Update of the Official Plan?

- There are several Provincial planning documents that form the basis for land use planning in Ontario.
- The Town of Parry Sound's Official Plan is required to be consistent with and have regard to:
  - The *Planning Act*;
  - The Provincial Policy Statement (2020); and
  - The Growth Plan for Northern Ontario (2011).
- Input from the Community and Council will help guide the future and preparation of appropriate policies.
- Province is approval authority.

# An Opportunity to Re/Set the Vision

## “A Sound Future – Parry Sound 2044”

- Imagine a Bold Vision of the Future
- Capitalize on what makes Parry Sound special
- Tackle Challenges with Creative Ideas and Optimism
- Enhance Strengths and Build on Opportunities
- Harness Development Climate and Investment Interests
- Drive Community Involvement and Engagement

# Required Official Plan Policy Areas

- Updating Goals & Objectives to reflect the community's Vision
- Protection of Water Quality
- Protection of Natural Environment
- Areas of archaeological potential
- Consultation with First Nations
- Supporting a Year-Round Economy
- Growth management
- Downtown and waterfront development/redevelopment
- Redevelopment or Conversions of existing land uses
- Land use compatibility
- Home industries & home occupations
- Housing Needs and accommodating Additional Dwelling Units
- Servicing requirements
- Roads & other infrastructure
- Wildland fire risks
- Managing shoreline development
- Pre-consultation and complete application requirements

# Some Planning Issues and Challenges

- Expanding employment opportunities
- Aging Population and Attracting Young Families
- Housing needs and available options don't match up
- Live/Work Population requires connectivity/infrastructure
- Harbour Lands, Waterfront and Downtown need stronger connection
- Aging municipal infrastructure and where/how to accommodate growth
- Climate change considerations
- Parking challenges

# What's Missing from Current OP

- Flexibility to harness current development climate
- Guiding growth and development according to servicing capabilities
- Redevelopment guidance
- Engagement and Relationship with First Nation
- Meeting climate change challenges
- Strong Active Transportation opportunities
- Encouraging a diversified commercial and industrial tax base
- Encouraging a stronger year-round economy
- Planning for Infrastructure and servicing needs
- Source water protection
- Additional Dwelling Units specific provisions
- Housing Needs and Housing Options

# Process and Timeline



## Background Research (Sept. 2023 – March 2024)

- Review of Background Information, Provincial Legislation and Plans
- **Section 26 Meeting**, Open House/Visioning Workshop, Stakeholder Meetings, Background Report

## Draft Official Plan Update (Feb 2024 – Aug 2024)

- Preparation of Draft Official Plan
- Public Process
- Statutory Public Meeting

## Final Official Plan (Sept 2024 – Nov 2024)

- Preparation of Final Official Plan
- Adoption of Draft Official Plan



# Phase 1 Work

- Kick off meeting with Town staff (late September)
- Section 26 Meeting with Council and Public (Dec. 19)
- Review Background Material
- Planning Issues Review and Identification
- Review of Provincial Policy
- Stakeholder identification and outreach
- Pre-consultation with Ministry as Approval Authority
- Initiation meeting with First Nation
- Review of Current Official Plan Policies
- Open House/Visioning Workshop– tentatively in January

# Opportunities for Comments

- The Town of Parry Sound encourages everyone to get involved and provide input and comments throughout this process.
- There will be opportunities to provide input and comments throughout all three (3) phases.
- The Town will be hosting:
  - Public Open House – Visioning Workshop (early 2024)
  - Public Open House –Draft New OP (~May 2024)
  - Statutory Public Meeting (~Sept. 2024)
- The Town will provide information and notice about the project and all public consultation events.

# Stay Involved



## **“A Sound Future Parry Sound 2044”**

### **Further Information:**

[www.townofparrysound.com](http://www.townofparrysound.com)

### **Questions? Contact Us:**

Jeremy Rand, Manager of Planning  
[jrand@townofparrysound.com](mailto:jrand@townofparrysound.com)

Kathy Suggitt, Associate, MHBC Planning  
[ksuggitt@mhbcplan.com](mailto:ksuggitt@mhbcplan.com)

# What revisions/updates are required to the Official Plan?

We welcome your comments and feedback at this early stage