

Section 26**Special Provisions**

The following zones refer to properties that for one reason or another, cannot be adequately covered by a standard zone classification. Each Special Provision Zone is its own classification and sets its own permitted uses and regulations by listing within the zone description or by reference to those identified in standard zones.

| Special Provision # | Description |
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| S.P. 26.02 (49 Parry Sound Rd.) | Despite the provisions of this By-law, the business of fabrication and repair of steel storage tanks, truck repair garage, a steel and concrete building supply outlet, and a business office may be permitted and further that outside storage of concrete or steel storage tanks and commercial motor vehicles may be permitted on part of Lot 22, Lots 23 and 24, Plan No. 63, Parry Sound Road, south side and Lots 25 and 26, Plan No. 63, MacFarlane Street, north side, provided that no further building takes place on these lots without an |
| S.P. 26.04 (22A Belvedere Ave) | Despite the provisions of this By-law, senior citizens apartments may be permitted on part of the Hotel Grounds, Plan 137, being Part 1, Plan 42R-3733, known locally as 22A Belvedere Street, provided that the apartment existing at the date of passing of this By-law shall have a maximum height of 14.5 meters and that all other provisions of the Multiple Residential (R3) zone are |
| S.P. 26.05 (Hall's Quarry Rd) | Despite the provisions of this By-law, a stone quarry together with all ancillary and accessory uses and structures normally associated with a stone quarry, may be permitted on part of Lots 24 and 25, Concession III, being part of Part 1, 42R-6564, known locally as 8 Quarry Road, provided that all other provisions of the Mineral Extraction (MX) |
| S.P. 26.06 (Champaigne St) | Despite the provisions of this By-law, the lands described as part Mill Block C, Plan 64 and part of Lot 150, Concession "A" former Township of Foley now in the Town of Parry Sound, and more particularly described as Parts 1 and 5, Plan 42R-8595 and known locally as 8 Champagne Street, may be used for an apartment building with a maximum of 18 units subject to a minimum lot frontage of nil, a minimum driveway width of 4.5 m (14.8 ft.) to Champagne Street with the westerly property boundary being considered the front lot line and further provided that all other applicable general provisions and zone requirements for the Marine Residential (RM) zone are met. |

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| <p>S.P. 26.10 (14 Parry Sound Road)</p> | <p>Despite the provisions of this By-law, a maximum of 8 townhouse/stacked townhouse dwelling units may be permitted on the lands described as part of Lot 44, Plan 10, Parry Sound Road, north side, Lot 43, Plan 10, Parry Sound Road, north side, part of Block K, Plan 21, part of Block L, Plan 21 more particularly described as Part 1, Plan 42R-10242, known locally as 14 Parry Sound Road, subject to a minimum lot frontage of 27 meters provided that all other provisions of the Multiple Residential (R3) zone in respect of a Townhouse use, are met.</p> |
| <p>S.P. 26.11 (14A Parry Sound Road)</p> | <p>Despite the provisions of this By-law, a maximum of 18 townhouse dwelling units may be permitted on the lands described as part of Lot 44, Plan 10, Parry Sound Road, north side, part of Block K, Plan 21 being more particularly described as Part 1, Plan 42R-11225, known locally as 14A Parry Sound Road subject to a minimum lot frontage of 27 meters provided that all other provisions of the Multiple Residential (R3) zone in respect of a Townhouse use, are met.</p> |
| <p>S.P. 26.12 (2-30 Georgian Bay Ave)</p> | <p>Despite the provisions of this By-law, a maximum of 15 townhouse dwelling units may be permitted on the lands described as Lots 1 to 15, Plan 42M-555, known locally as the "Cedars", 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30 Georgian Bay Avenue, subject to a minimum lot frontage of 6 meters, a maximum lot coverage of 50%, a minimum rear yard of 3 meters, a prohibition on accessory structures and provided that all other provisions of the Multiple Residential (R3) zone in respect of a Townhouse use are met.</p> |
| <p>S.P. 26.13 (1 Georgian Bay Ave)</p> | <p>Despite the provisions of this By-law, a maximum of 28 apartment dwelling units may be permitted in a single structure on the lands described as Block 16, Plan 42M-555, known locally as 1 Georgian Bay Avenue subject to the provision of a landscaping area comprising all of the northern side yard and 3 meters of the rear yard provided that all other provisions of the Multiple Residential (R3) zone in respect of an apartment use are met.</p> |
| <p>S.P. 26.15 (27 Forest St, the Friends)</p> | <p>Despite the provisions of this By-law, the lands described as part of Lots 3, 4, Blocks "I" and "G" and all of Lot 5, Plan No. 21, being further described as Part 1, Plan 42R-8450 and Parts 1, 2 and 3, Plan 42R-10525 on the west side of Forest Street known locally as 27 Forest Street, may be used for a maximum of 31 apartment dwelling units together with offices, reception areas, meeting rooms and ancillary services catering to the specialty needs of</p> <p>Continued</p> |

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| S.P. 26.15 Continued | the residents therein and to other community residents with similar specialty needs subject to the provision of a minimum of seventeen off street parking spaces, a side yard of nil where such side yard abuts a "Special Provision No. 28.15(SP28.15)" zone, a minimum of 17 meters frontage and provided that all other requirements of the Multiple Residential (R3) zone in respect of an apartment use are met. |
| S.P. 26.16 (84 Bowes St) | Despite the provisions of this By-law, six dwelling units may be permitted in the structure as it exists on the date of the passage of this by-law on the land described as Part of Lot 15 Plan 104, or Parts 2 and 3 of 42R11792, known locally as 84 Bowes Street, provided all other requirements of the Multiple Residential (R3) zone are met. |
| S.P. 26.17 (2 Avenue Rd) | <p>Despite the provisions of Sections 6.1 of By-law 2004-4653, as amended, the lands described as part of Lot "c", easterly side of Waubeek Street, Registered Plan No. 130 more particularly described as Parts 5, 6 and 7, Plan 42R-11 035, known locally as 2 Avenue Road, may be used for two Dwelling Units as arranged and generally described on Schedule "I" to By-law 2014-6460.</p> <p>Despite Section 6.2 of By-law 2004-4653, as amended, for those lands described above the minimum front yard shall be 3 metres.</p> <p>For those lands described above a maximum of 4 parking spaces are permitted subject to the provisions of Section 4.30.</p> <p>Except as noted above, all other provisions of By-law 2004-4653 apply. To the extent of any conflict between By-law 2014-6460 and By-law 2004-4653, as amended, the provisions of By-law 2014-6460 shall apply.</p> |
| S.P. 26.18 (19-25 Pine Dr) | <p>Despite the provisions of this By-law, the lands described as part of Lot 25, Concession I, McDougall, or more particularly described as Parts 2 and 3, Plan 42R-10676, and Part 1, Plan 42R-15454, save and except Parts 7, 9, 11, 12, 14 and 15 on Plan 42R-15536, in the Town of Parry Sound, known locally as 25 Pine Drive, are permitted a maximum gross floor area of 4,270 square meters devoted to any retail store and supermarket uses as generally described on Schedule "I" to By-law 2014-6408. In addition, a minimum parking space size of 2.75 meters 5.5 meters is permitted on the property.</p> <p>Except as noted above, all other uses and provisions of the C3 zone shall apply.</p> |
| S.P. 26.19 (Harris Dr) | Despite the provisions of this By-law, one seasonal dwelling unit may be permitted on the lands described as part of Lot 28, Concession 4, being more particularly described as Parts 2, 3, 4, 5 and 6, Plan 42R-11391, subject to a minimum front yard of 25 meters provided all other requirements of the Rural Residential (RR) zone in respect of a single family dwelling, are met. |

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| S.P. 26.20 (65 Harris Dr) | Despite the provisions of this By-law, one seasonal dwelling unit may be permitted on the lands described as part of Lot 28, Concession 4, being more particularly described as Parts 7, 8, 9, 10 and 11, Plan 42R-11391 known locally as 65 Harris Drive, subject to a minimum front yard of 25 meters provided all other requirements of the Rural Residential (RR) zone in respect of a single family dwelling are met. |
| S.P. 26.21 (78 Harris Dr) | Despite the provisions of this By-law, one seasonal dwelling unit may be permitted on the lands described as part of Lot 28, Concession 4, being more particularly described as Parts 12, 13 and 14, Plan 42R-11391 known locally as 78 Harris Drive, subject to a minimum front yard of 25 meters provided all other requirements of the Rural Residential (RR) zone in respect of a single family dwelling are met. |
| S.P. 26.22 (22 Emily St) | Despite the provisions of this By-law, a fourplex dwelling may be permitted on the lands described as Lot 9, Plan 63, Emily Street, east side, known locally as 22 Emily Street, subject to a minimum lot frontage of 16.8 meters, a minimum exterior side yard of 5.1 meters provided all other requirements of the Multiple Residential (R3) zone in respect of a fourplex dwelling are met. |
| S.P. 26.23 (1 Melissa st) | Despite the provisions of this By-law, a fourplex dwelling may be permitted on the lands described as Lot 28, Plan 96, Parry Sound Road, south side, known locally as 1 Melissa Street subject to a minimum interior side yard of 2.4 meters provided all other requirements of the Multiple Residential (R3) zone in respect of a fourplex dwelling are met. |
| S.P. 26.25 (3 Macfarlane St) | Despite the provisions of this By-law, a six unit apartment dwelling may be permitted on the lands described as Lots 1 and 2, Plan 63, James Street, south side, known locally as 7 MacFarlane Street, subject to a minimum lot frontage of 25.908 meters and a minimum front yard of 7 meters provided that all other requirements of the Multiple Residential (R3) zone in respect to an apartment dwelling are met. |
| S.P. 26.26 (59 Parry Sound Rd) | Despite the provisions of this By-law, a fourplex dwelling may be permitted on the lands described as Lot 27, Plan 96, Parry Sound Road, south side, known locally as 59 Parry Sound Road, subject to a minimum lot area of 745 square meters provided that all other requirements of the Multiple Residential (R3) zone in respect to a fourplex dwelling are met. |

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| <p>S.P.26.27 (66 Emily St)</p> | <p>Despite the provisions of this By-law, a semi-detached dwelling, a duplex dwelling or a single detached dwelling may be permitted on the lands described as Lot 31, Plan 63, Emily Street, east side, subject to a minimum lot frontage of 17.06 metres provided that all other requirements of the Residential Second Density zone are met.</p> |
| <p>S.P. 26.28 (25 Mary St)</p> | <p>Despite the provisions of this By-law, the lands described as the southeast part of Market Square, Plan No. 2, Mary Street, north side, known as 25 Mary Street and comprising only those lands occupied by the former Town Fire Hall as it existed on June 22, 1995, may allow for:</p> <ul style="list-style-type: none"> - dwelling unit or units on the upper floor of the building; - a retail store with the exception of a convenience store, video sales and rental outlet; flea market and second hand shop; - a business or professional office; - a medical or dental clinic; - a publishing establishment; - a club or fraternal organization; - a public use ancillary to the operation of the Town of Parry Sound or Parry Sound Power except those related to the use of storage of heavy equipment; in addition to the uses allowed in the Open Space (O1) zone provided that the maximum gross floor area does not exceed 333 square meters (3,585 square feet), the front yard and exterior side yard shall be nil and all other applicable requirements of the Open Space (O1) zone are met. For purposes of the Special Provision No. 28.28 zone, the following definitions shall govern: Flea Market means a building in which stalls or sales areas are set aside and rented or otherwise provided, and which are intended for use by various unrelated individuals or businesses to sell articles that are either home made, homegrown, handcrafted, old or obsolete. Secondhand Shop means a building or part of a building in which used goods, merchandise, substances, articles or things are offered or kept for sale at retail and may include such uses as a flea market, a pawnshop, an opportunity shop or similar use. - Video Sales and Rental Outlet means a building or part of a building wherein the primary use is the sale or rental of video tapes and may include the rental of video cassette recorders. |

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| S.P. 26.29 (20 Wakefield) | Despite the provisions of this By-law, a single family dwelling is permitted on the lands described as part of Lots 4 and 5, Plan 10, Wakefield Street, west side, more particularly described as Parts 3 and 4, Plan 42R-13473, subject to a minimum lot frontage of 14.6 meters provided that all other requirements of the Residential Second Density (R2) zone in respect of a single family dwelling are met. |
| S.P. 26.30 (44 Joseph St) | Despite the provisions of this By-law, a free standing apartment dwelling with a maximum of 30 dwelling units in addition to the uses permitted by the Highway Commercial (C3) zone may be permitted on the lands described as Lots 11 to 20 and 25 to 50 inclusive, Plan No. 171 and Parts 1, 2, 3, 4 and 5, Plan 42R-15745, provided that all requirements of the Multiple Residential (R3) zone – apartment use in respect of a free standing apartment dwelling, are met and all requirements of the Highway Commercial (C3) zone in respect of a commercial use, are met. |
| S.P. 26.33 (1 Avenue Rd) | Despite the provisions of this By-law, railroad museums or clubs, public utility undertakings, schools, clubs supporting the proper functioning of the residential area and postal substations may be permitted on the lands described as part of Lot 30, Concession II and part of Lot 5, Plan No. 117, Melvin Street, north side, being more particularly described as Part 1, Plan 42R-14261, provided that all requirements of the residential Second Density (R2) zone are met. |
| S.P. 26.34 (Great North Rd) | Despite the provisions of this By-law, a 81 unit 7 storey apartment may be permitted on the lands described as parts of Lot 35 and Block L, Plan No. 21, more particularly described as Part 1, Plan 42R-11494, Parts 1,2,5,6,8,9,10,11 and 12, Plan 42R-14216 and parts of Parts 4 and 7, Plan 42R-14216; Part 3 and part of Parts 1 & 2, Plan 42R-17445 and Lot 39 and part of Lot 40, Plan No. 10 subject to a minimum lot frontage of 16 metres and provided all other applicable requirements of the Multiple Residential (R3) zone in respect of an apartment are met. |
| S.P. 26.35 (20 Bowes St) | Despite the provisions of this By-law, an Automobile Sales Establishment and Retail Store may be permitted on the lands described as Lots 10, 11, 12 and part of Lot 13, Plan 1 0, Bowes Street, north side, known locally as 14, 18 and 20 Bowes Street, subject to a minimum rear yard of 0.9 meters provided all other requirements of the Highway Commercial (C3) zone are met. All other uses in the C3 zone are permitted subject to an "h" symbol and subject to the provisions of the C3 zone. |

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| <p>S.P. 26.37 (35 Tudhope St, Serenity)</p> | <p>Despite the provisions of this By-law, a 56 bedroom retirement residence may be permitted on the lands described as Lot 53 Registrar's Compiled Plan No. 338 and Lots 24 and 25 Plan M-405, known locally as 29 Tudhope Street subject to a minimum rear yard of 3.5 metres and provided all other applicable requirements of the Multiple Residential (R3) zone in respect of a retirement residence are met.</p> |
| <p>S.P. 26.39 (21 Belvedere Ave)</p> | <p>Despite the provisions of this By-law, a 101 bed long term care facility and a 24 unit Senior Citizen's apartment may be permitted on the lands described as part of the Hotel Grounds, Plan No. 137 and part of Lots 1 and 2, Plan 121, Belvedere Avenue, east side, known locally as 21 Belvedere Avenue, subject to a maximum lot coverage of 32% and the provision of parking for the 24 senior citizen apartment units at a rate of 3 spaces for every 4 dwelling units provided all other requirements of the Residential Second Density (R2) zone in respect of a home for the aged are met. The maximum height regulation set forth in the Residential Second Density (R2) zone shall not apply to penthouses required to house mechanical facilities occupying in the aggregate, less than 10.5% of the area of the roof on which they are located.</p> |
| <p>S.P. 26.40 (176 Louisa St)</p> | <p>Despite the provisions of this By-law, the lands described as part of Part 1, Plan 42R-10331, known locally as 176 Louisa Street may be used for:</p> <ul style="list-style-type: none"> -one single family dwelling unit if occupied by the owner, caretaker, watchman or other similar person and his family employed on the lot on which such dwelling unit is located and in accordance with the provisions of Section 4.1 of this By-law; -a building supply outlet; -a parking garage; -a service station; -a farm implement dealer; -a marina; -a business office accessory to a permitted use located on the property; -a business office not accessory to a permitted use on the property subject to a maximum floor space of 160 square meters; -an automotive sales establishment; -a contractor's or tradesman's shop or yard; -a machine or welding shop; -a light manufacturing or light industrial undertaking that is conducted wholly within an enclosed building and which shall emit no obnoxious sound, smell, dust, fumes or smoke and which in general, shall not be detrimental in appearance or <p>Continued</p> |

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| <p>S.P. 26.40 Continued</p> | <p>in effect to surrounding uses except that an obnoxious use as defined in Section 3 of this By-law shall not be allowed;</p> <ul style="list-style-type: none"> -a truck, transport or bus storage area; -a warehouse; -a public garage; -a retail use accessory to a permitted use on the property where the retail use comprises no more than 25% of the floor area of the structure devoted to the particular permitted use; <p>provided all requirements of the Restricted Industrial (M1)</p> |
| <p>S.P. 26.41 (1 Louisa St)</p> | <p>Despite the provisions of this By-law, a computer sales and service business together with accessory uses may be permitted on the lands described as part of Lot 1, Plan 137, being more particularly described as Part 1, Plan 42R-4404, known locally as 1 Louisa Street, subject to vehicular access being restricted to Louisa Street and the provision of a 6 foot opaque privacy fence abutting the adjacent residential properties, provided all requirements of the Highway Commercial (C3) zone are met.</p> |
| <p>S.P. 26.43 (11 Albert St)</p> | <p>Despite the provisions of this By-law, a 6 unit apartment dwelling may be permitted on the lands described as part of Lot 10, Plan 105, being more particularly described as Parts 3 and 4, Plan 42R-12989, subject to a lot frontage of 28 meters and a southerly side yard of 1.5 meters, provided all other requirements of the Multiple Residential (R3) zone in respect to an apartment dwelling are met.</p> |
| <p>S.P. 26.44 (Louisa St)</p> | <p>The lands affected are a portion of the lands described Part of Lots 6, 7, 8, 9 and 10 on the west side of Louisa Street on Plan 21, or more particularly described as Part 3 42R9332, Part 2 of 42R9754, and Parts 2 and 8 of 42R10238.</p> <p>Despite Section 8.2 - Zone Requirements of By-law 2004-4653, as amended, for those lands described above, up to 160 Apartment Dwelling Units are permitted on the subject property subject to a maximum height of 17 metres.</p> <p>Despite Section 8.2 - Zone Requirements of By-law 2004-4653, as amended, for those lands described above, the minimum yard requirements shall be in accordance with Schedule II to By-law 2018-687 4, being:</p> <ul style="list-style-type: none"> a) The minimum setback between any Apartment Dwelling and the most westerly portion of any lot line immediately abutting the CN Rail Line shall be 35 metres. This setback shall be maintained as a landscaped area where natural vegetation is retained <p>Continued</p> |

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| <p>S.P. 26.44 continued</p> | <ul style="list-style-type: none"> b) The minimum setback between any Apartment Dwelling and the most southerly interior side yard lot line shall be 25 metres. Within this same yard, a minimum of 15 metres shall be maintained as a landscaped area where natural vegetation is retained. c) The minimum setback between any Apartment Dwelling and the northerly interior side yard lot line shall be 19 metres. Within this same yard, a minimum of 15 metres shall be maintained as a landscaped area where natural vegetation is retained. d) The minimum setback between any Apartment Dwelling, parking area or access and the rear lot line of Parts 3-7 of 42R10238 line shall be generally in accordance with Schedule II to By-law 2018-6874. A minimum of 5 metres shall be maintained as a landscaped area where natural vegetation is retained. Where this setback cannot be satisfied, a 2-metre wooden privacy fence shall be required. <p>The lands have been zoned with a Holding Zone ("h" symbol) that shall not be lifted until the following has been completed:</p> <ul style="list-style-type: none"> a) The execution of a Site Plan Agreement. This agreement shall address onsite and offsite improvements which include but are not limited to municipal water and sewer servicing upgrades, sidewalks, upgrades to Louisa Street, stormwater management, and the recommendations of the Noise and Vibration study and the Traffic Impact Study. b) CN reviews and signs off on the Noise and Vibration Study c) CN reviews and signs off on the stormwater management report d) The Proponent enters into a development agreement and environmental easement for noise in favour of CN. |
| <p>SP26.45</p> | <p>Despite the provisions of this By-law, all uses allowed by the Residential First Density (R1) zone may be permitted on the lands described as part of Part 43, Plan PSR-1515 and part of the remainder of Parcel 11666 Parry Sound, south section, subject to a prohibition on the development of any structures on the part of Part 43, Plan PSR-1515 covered by this zone provided that all requirements of the Residential First Density (R1) zone are met.</p> |

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| <p>S.P. 26.47 (Bay St)</p> | <p>Despite the provisions of this By-law, the lands described as Lots 1, 2 and 3, Plan 155, may be used for a contractor's yard in addition to the uses allowed by the Tourist Commercial (C4) zone, provided that all operations of the contractor's yard are contained within the existing boathouse and:</p> <ul style="list-style-type: none"> - the minimum lot area is that area which existed March 19, 1991; - the minimum lot area is that which existed March 19, 1991; - the minimum lot depth is that which existed March 19, 1991; - the minimum front yard shall be nil; - the minimum rear yard shall be 7 m [22.9 ft.]; - the minimum side yard shall be nil from the west side lot line and 3 m [9.28 ft.] from the east side lot line; - the maximum building height shall be 8 m [26.2 ft.]; - the maximum ground floor area shall be 305 m² [3,283.1 ft²]; - the minimum number of parking spaces shall be eight (8); - all other applicable provisions of the Tourist Commercial (C4) shall be met. |
| <p>S.P. 26.49 (Winnifred Ave)</p> | <p>The lands affected are described as Lots 21-44, Lots 46-49, and Blocks 51 and 52 of 42M648.</p> <ul style="list-style-type: none"> i) Despite Section 7.1 - R2 Permitted Uses of By-law 2004-4653, as amended, for those lands described above, Single Detached Dwellings, Semi-Detached Dwellings and three-unit Row or Townhouse or Maisonette Dwellings are permitted. ii) Despite Section 7.2 - R2 Zone Requirements of By-law 2004-4653, as amended, for those lands described above, Single Detached Dwellings are permitted subject to a minimum lot frontage of 12 metres. iii) Despite Section 7.2 - R2 Zone Requirements of By-law 2004-4653, as amended, for those lands described above, Semi-Detached Dwellings are permitted subject to a: <ul style="list-style-type: none"> a) minimum lot area of 240 square metres per unit; b) minimum lot frontage of 7 metres per unit; c) minimum interior side yard setback of 0 metres for the party wall and a minimum interior side yard setback of 1.3 metres for end wall; d) maximum lot coverage of 40%; e) minimum parking space dimension of 2.75 metres x 5.75 metres; and f) maximum of two driveways per semi-detached structure (i.e. one driveway per unit), with a maximum cumulative driveway width at the street line of 7 metres per semi-detached structure (excluding any flare), and a minimum width between driveways of 2.75 metres (excluding any flare). There shall be no minimum setback between driveways on a separate lot. <p>(continued)</p> |

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| <p>S.P. 26.49 Continued</p> | <p>iv) Despite Section 3.D, the definition of Dwelling - Row or Townhouse or Maisonette and Section 7.2- R2 Zone Requirements of By-law 2004-4653, as amended, for the lands described above three-unit Row or Townhouse or Maisonette Dwellings are permitted subject a:</p> <ul style="list-style-type: none"> a) maximum of three principal dwelling units; b) minimum of one private entrance per principal unit; c) minimum lot area of 190 square metres per unit; d) minimum lot frontage of 5.8 metres per unit; e) minimum interior side yard setback of 0 metres for internal units and a minimum f) maximum lot coverage of 40%; g) minimum parking space dimension of 2.75 metres x 5.75 metres; and h) maximum cumulative driveway width at the street line of 9 metres (excluding any flare), and a minimum width between driveways of 2.75 metres (excluding any flare) per each Row House complex. There shall be no minimum setbacks between driveways on a separate lot. <p>Except as noted above, all other provisions and accessory uses of the R2 zone and Bylaw 2004-4653, as amended, shall continue to apply for the single detached and semidetached units, and all other provisions and accessory uses of the R3 zone and By-law 2004-4653, as amended, shall continue to apply for the three-unit Townhouse units.</p> |
| <p>S.P. 26.50 (Winnifred Ave)</p> | <p>The land affected is described as Lot 45 of 42M648.</p> <ul style="list-style-type: none"> i) Despite Section 7.1 - R2 Permitted Uses of By-law 2004-4653, as amended, for those lands described above, Single Detached Dwellings, Semi-Detached Dwellings and three-unit Row Dwellings are permitted. ii) Despite Section 7.2 - Zone Requirements of By-law 2004-4653, as amended, those lands described above shall be subject to the provisions of the S.P. 26.49 zone, but with a minimum lot frontage of 5 metres. <p>Except as noted above, all other provisions and accessory uses of the R2 zone and By-law 2004-4653, as amended, shall continue to apply for the single detached and semi-detached units, and all other provisions and accessory uses of the R3 zone and By-law 2004-4653, as amended, shall continue to apply for the three-unit Townhouse units.</p> |

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| <p>S.P. 26.52 (70 Isabella St)</p> | <p>Despite the provisions of this By-law, the lands described as Lots 14 to 18, Lots 88 and 89 and part of Lots 19, Registered Plan 135, known locally as 70 Isabella Street, may be used for: institutional uses, all uses allowed in the Residential Second Density zone, government offices, private, public or trade schools, apartments, retirement homes, day nurseries, places of worship, community halls, business offices, professional offices and nursing homes; provided that all such uses take place within the building existing on the property at the time of passing of this By-law; and any apartment use be restricted to a maximum of twenty-one (21) units and that all other applicable requirements of the Residential Second Density (R2) zone are met.</p> |
| <p>S.P. 26.53 (Albert/PS Rd)</p> | <p>Despite the provisions of this By-law, the lands described as Lots 2, 3 and 4, Plan 105, Albert Street, west side and part of Lots 9, 10 and 11, Plan 105, Forest Street, east side, may be used for up to a 36 unit residential development complex including apartments, rowhouse dwellings, triplexes or duplexes, provided that all provisions of the Residential third Density (R3) zone are met.</p> |
| <p>S.P. 26.54 (70 Parry Sound Dr)</p> | <p>Despite the provisions of this By-law, the lands described as Part 1, Plan 42R-8608, Parts 1 and 2, Plan 42R-16084 and part of Part 2, Plan 42R-5633 may be used for a motor vehicle body shop, a motor vehicle repair garage, a motor vehicle dealership and a wholesale trade provided that all provisions of Highway Commercial (C3) zone are met.</p> |
| <p>S.P. 26.59 (Pine Dr & 100 Bowes)</p> | <p>Despite the provisions of the By-law, the lands described as part of Lot 26, Concession 1, geographic Township of McDougall now in the Town of Parry Sound more particularly described as part of Part 1, Plan 42R-16633, may be used for all the uses allowed by the District Commercial (C5) zone including Home Improvement Establishment and excluding department stores, warehouse membership clubs, home and auto supply stores, theatres/ cinemas, Liquor Control Board of Ontario liquor stores, Brewer's Retail beer stores and banks subject the following restrictions:</p> <ul style="list-style-type: none"> a) a total maximum floor space limit of 11,705 square metres gross leaseable area; b) a maximum floor space limite for a supermarket of 4,645 square metres gross leasable area including mezzanine, storage, office and associated service space; c) a maximum floor space limit for a home improvement establishment of 4,645 square metres gross leasable area including any garden centre, indoor storage and office space; d) a maximum floor space limit for non-department store Department Store Type Merchandise uses of 1,858 square metres gross leasable area; <p>Continued</p> |

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| <p>S.P. 26.59 Continued</p> | <p>e) a maximum floor space limit for other ancillary service/commercial space uses of 2,415 square metres gross leasable area; f) a minimum unit size for non-department store Department Store Type Merchandise uses of 371 square metres; and g) a minimum parking space width of 2.7 metres provided that all other requirements of the District Commercial (C5) zone are met.</p> |
| <p>S.P. 26.60 (57 Forest St)</p> | <p>Despite the provisions of this By-law, the lands described as part of Lot 13, Plan 21, Forest Street, west side, more particularly described as Part 5, Plan 42R-9872 may be used for a residential garage accessory to the single detached dwelling located on a lot under common ownership and abutting known as 57 Forest Street provided that all requirements of the Residential Second Density (R2) zone in respect of accessory structures and in a manner treating the two lots as one are met.</p> |
| <p>S.P. 26.61 (19 Gibson St)</p> | <p>Despite the provisions of this By-law, the lands described as part of Lots 12 & 13, Plan 86, Gibson Street, east side may be used for a single detached dwelling or a converted dwelling subject to the front lot line being the easterly lot boundary; a minimum lot frontage of nil; a minimum lot area of 390 square metres; a minimum lot depth of 19 metres; a minimum rear yard of 1.5 metres; a maximum lot coverage of 35% and access by a registered right-of-way to Gibson Street provided that all other requirements of the Residential Second Density (R2) zone are met.</p> |
| <p>S.P. 26.64 (105 Gibson)</p> | <p>Despite the provisions of this By-law, a converted dwelling containing four dwelling units may be permitted on the lands described as part of Lot 39, Plan 22, Gibson Street, east side known locally as 105 Gibson Street provided all applicable requirements of the Residential Second Density (R2) zone in respect of a converted dwelling are met.</p> |
| <p>S.P. 26.65 (156 Louisa St)</p> | <p>Despite the provisions of this By-law, an auction and storage barn where second hand merchandise is stored indoors and auctioned may be permitted in addition to the uses allowed under the Rural (RU) zone on the lands described as part of Lot 25, Concession 2, being more particularly described as the remainder of those lands covered by Instrument No. 74300 in the Registry Office for the District of Parry Sound, known locally as 156 Louisa Street provided all applicable requirements of the "Rural (RU)" zone are met.</p> |

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| <p>S.P. 26.67 (48 Bowes St)</p> | <p>Despite the provisions of this By-law, the lands described as part of Lot 3, Plan 21, Bowes Street, north side, more particularly described as Parts 1 and 2, Plan 42R-11166, known locally as 48 Bowes Street, may be used for a Business or Professional Office and one Accessory Dwelling Unit within the same building, subject to a minimum lot frontage of 17 metres and a maximum of 6 parking spaces, subject to the provisions of the Highway Commercial (C3) zone.</p> |
| <p>S.P.26.68 (Louisa St)</p> | <p>Despite the provisions of this By-law, the lands described as part 7, plan 42R-10238 on the west side of Louisa Street, may be used for a residential garage accessory to the single detached dwelling located on a lot under common ownership and abutting known as 38 Louisa Street provided that all requirements of the Residential Second Density (R2) zone in respect of accessory structures and in a manner treating the two lots as one are met.</p> |
| <p>S.P.26.70 (51 Bowes St)</p> | <p>Despite the provisions of this By-law, the lands described as Lot 3, Plan 124, Bowes Street, south side more particularly described as Parts 1 & 2, Plan PSR-1826 known locally as 51 Bowes Street in the Town of Parry Sound may be used for all uses allowed in the “Highway Commercial (C3)” zone subject to access to the lot being provided from Beaver Street and the maintenance of an existing vegetative buffer along the south boundary of the lot provided that all applicable requirements of the “Highway Commercial (C3)” zone are met.</p> |
| <p>S.P. 26.71 (70A Bowes St.)</p> | <p>Despite the provisions of this By-law, the lands described as part of Park Lot 8, Plan 21, Bowes Street, north side more particularly described as Part 1, Plan 42R-5568 know locally as 70A Bowes Street in the Town of Parry Sound may be used for all uses allowed in the “Highway Commercial (C3)” zone including a place of worship provided that all applicable requirements of the “Highway Commercial (C3)” zone are met.</p> |
| <p>S.P. 26.72 (82-98 Louisa St)</p> | <p>Despite the provisions of this By-Law, the lands described as part of Lots 26 and 27, Concession 2 and part of the original shore road allowance in front thereof, geographic Township of McDougall now in the Town of Parry Sound more particularly describe as part of Part 3, Plan 42R-17916 located on the west side of Louisa Street may be used for single detached dwellings subject to a minimum lot frontage of 58 metres provided that all other requirements of the “Rural (RU)” zone are met.</p> |

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| <p>S.P. 26.73 (11 Salt Dock Rd)</p> | <p>Despite the provisions of this By-Law, the lands described as part of Lot 20, Concession A and part of the original road allowance between Concession A and 2, formerly Township of McDougall, now in the Town of Parry Sound, and Part of Parcel J, Registered Plan 137, more particularly described as part of Parts 1,2 and 3, Plan 42R-19106 located on the north side of Salt Dock Road may be used for apartment dwellings subject to a maximum building height of 16.5 metres and a maximum density of 50 dwelling units per hectare provided that all other requirements of the “Multiple Residential (R3)” zone are met.</p> |
| <p>S.P. 26.74 (11 Salt Dock Rd)</p> | <p>Despite the provisions of this By-Law, the lands described as part of Lot 20, Concession A and part of the original road allowance between Concession A and 2, formerly Township of McDougall now the Town of Parry Sound, and Part of Parcel J, registered Plan 137, more particularly described as part of Parts 1 and 3, Plan 42R-19106 located on the north side of Salt Dock Road may be used for uses accessory to the development allowed on the abutting “Special Provision No. 26.73(Sp.26.73)” zoned lands; setback, density, frontage and lot coverage requirements for the development allowed on the abutting “Special Provision No. 26.73(Sp.26.73)” zoned lands and prohibiting any residential uses on the property provided that all other requirements of the “Multiple Residential (R3)” zone are met.</p> |
| <p>S.P. 26.75 (150 Louisa St)</p> | <p>Despite the provisions of the By-law, the lands described as part of Lot 25, Concession 2, being more particularly described as Parts 2 and 3 Plan 42R-1005 known locally as 150 Louisa Street, may be used for all uses allowed by the Restricted Industrial (M1) zone including:</p> <ul style="list-style-type: none"> - heavy vehicle repair including outside storage of such vehicles, and parts in the westerly side yard and rear yard of the property in an orderly manner and parking of operative vehicles in the front yard; - construction/contractor’s yard where any fabrication takes place within a building and where outside storage of building material and equipment is restricted to the westerly side yard and rear yard and must be arranged in an orderly manner; - welding shop where all fabrication takes place inside a building and where storage of raw materials and equipment necessary for the manufacture is permitted in the westerly side yard and rear yard of the property in an orderly manner; - owner operator haulage contractor where outside storage of vehicles is allowed in the westerly side yard and rear yard and parking of operative vehicles is allowed in the front yard; <p>provided all requirements of the restricted Industrial (M1) zone are met.</p> |

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| <p>S.P. 26.76 (11 Ansley St)</p> | <p>Despite the provisions of this By-law, the lands described as Lot 81 and part of Lots 84, 85, 86 and 87, Plan 135, being more particularly described as Part 8 Plan 42R-17302, known locally as surplus land from the former Isabella Street school located on Ansley Street, may be used for all uses allowed by the Residential Second Density (R2) zone including a townhouse development with a maximum density of 14 dwelling units provided all requirements of the Multiple Residential (R3) zone in respect of a townhouse development, are met.</p> |
| <p>S.P. 26.77 (64 Parry Sound Dr)</p> | <p>Despite the provisions of this By-law, the lands described as part of Lot 16 Concession A, designated as Part 1, Plan 42R-5633, formerly Township of McDougall now Town of Parry Sound, save and except, Part 1, Plan 42R-16520, known locally as 64 Parry Sound Drive, may be used for a business office, a professional office, a retail store, an automobile sales establishment, and automobile repair garage, and a crisis centre provided all requirements of the Highway Commercial (C3) zone, are met.</p> |
| <p>S.P. 26.78 (24 Bay St)</p> | <p>Despite the provisions of this By-law, the lands described as part of Lot 20, Plan 2, northwest side of Bay Street designated as Parts 1, 2, 4 and 6 Plan 42R-3088, Town of Parry Sound, known locally as 24 Bay Street, may be used for an antique shop, a convenience store, a marine retail outlet, a real estate office, a retail store not exceeding 162 square metres, a tourist establishment, a tourism information centre, a travel agent or tourism office provided all requirements of the Tourist Commercial (C4) zone, are met.</p> |
| <p>S.P. 26.79 (81 River St)</p> | <p>Despite the provisions of this By-law, the lands described as part of Lots 9 and 10, Plan 21, Louisa Street west side, Town of Parry Sound, known locally as 81 River Street, may be used for an eight (8) unit apartment consisting of four 3 bedroom units and four 1 bedroom units with a 2.5 metre privacy fence to be located on the side lot lines to the rear of the building face and on the rear lot line provided all requirements of the Multiple Residential (R3) zone in relation to an apartment dwelling are met.</p> |
| <p>S.P. 26.80 (46 Bowes St)</p> | <p>Despite the provisions of this By-law, the lands described as Lot 9, Plan 115 and part Park Lot 3, Plan 21, Bowes Street, north side, Town of Parry Sound, known locally as 46 Bowes Street, may be used for a Business or Professional Office with accessory dwelling units in compliance with section 4.9 where one of the accessory dwelling units may be located below the office use provided all requirements of the Highway Commercial (C3) zone are met.</p> |

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| <p>S.P. 26.81 (21 Beatty St)</p> | <p>Despite the provisions of this By-law, the lands described as Lot 42 and part of Lots 43 and 44, Plan M-405 and Lot 83 and part of Lot 41 Registrar's Compiled Plan No. 338 in the Town of Parry Sound, known locally as 21 Beatty Street may be used for a school subject to a minimum parking requirement of one space per staff member plus one space for every 22.3 square metres of floor space in a gymnasium provided all other requirements of the Institutional (I) zone are met.</p> |
| <p>S.P. 26.83 (8A Bay St)</p> | <p>Despite the provisions of this By-law, the lands described as part of Lot 28, Plan 2, northwest side of Bay Street designated as Part 1, Plan 42R-13297, Town of Parry Sound, known locally as 8A Bay Street, may be used for a semi-detached dwelling unit with the ground floor only of such unit containing a retail store provided all requirements of the Residential Second Density (R2) zone, are met.</p> |
| <p>S.P. 26.84 (47 Marion Ave)</p> | <p>Despite the provisions of this By-law, the lands described as part of Lot 24, Plan 123, Marion Avenue, north side and part of the closed section of Waubeek Street more particularly described as Parts 4, 5, 6, 8, 9 and 14, Plan 42R-14320, Town of Parry Sound, known locally as 47 Marion Avenue, may be used for a single detached dwelling including one accessory apartment unit with a maximum lot coverage of 38%, a minimum front yard of 3 metres and a minimum rear yard of 3.6 metres provided all other applicable requirements of the Residential First Density (R1) zone, are met.</p> |
| <p>S.P. 26.85 (Louisa St)</p> | <p>Despite the provisions of this By-law, the lands described as part of Lot 25, Concession 2, geographic Township of McDougall now in the Town of Parry Sound more particularly described as part of Part 3, Plan 42R-2747 being part of 139 Louisa Street may be used for:</p> <ul style="list-style-type: none"> - a class I industrial use; - an auto repair garage; - an auto body shop; - a boat repair facility; - a custom workshop; - a mini warehouse and public storage; - a printing and publishing establishment; - a building supply outlet; - a parking garage; - a service station; - a farm implement dealer; - a marina; - a business office accessory to a permitted use located on the property; <p>Continued</p> |

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| <p>S.P. 26.85 Continued</p> | <ul style="list-style-type: none"> - a business office not accessory to a permitted use on the property subject to a maximum floor space of 160 square metres; - an automotive sales establishment; - a contractor's or tradesman's shop or yard; - a machine or welding shop; - a light manufacturing or light industrial undertaking that is conducted wholly within an enclosed building and which shall emit no obnoxious sound, smell, dust, fumes or smoke and which in general, shall not be detrimental in appearance or in effect to surrounding uses except that an obnoxious use as defined in Section 3 of this By-law shall not be allowed; - a truck, transport or bus storage area; - a warehouse; - a public garage; <p>Accessory Uses:</p> <ul style="list-style-type: none"> - a retail use accessory to a permitted use on the property where the retail use comprises no more than 25% of the floor area of the structure devoted to the particular permitted use; - one accessory dwelling (see section 4.9) occupied by the owner, caretaker or security officer; - an accessory commercial use; <p>subject to vehicular access being restricted to the former Highway 69 portion of Louisa Street and provided all requirements of the Restricted Industrial (M1) zone are met.</p> |
| <p>S.P. 26.86 (143 A, B & C William St)</p> | <p>Despite the provisions of this By-law, the lands described as part of Parcel "L", Plan No. 137, Town of Parry Sound, District of Parry Sound, more particularly described as part of Part 2, 3 and 4, Plan 42R-8512 being part of William Street Park may be used for single detached dwellings subject to the use of a common use driveway with its entrance at the north edge of the property approximately aligned with the Isabella Street intersection provided all requirements of the "Residential First Density (R1)" zone are met.</p> |

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| S.P. 26.87 | <p>Despite the provisions of this By-law, the lands described as part of Lot 15, Plan No. 22, Church Street, east side, Town of Parry Sound, District of Parry Sound, known locally as 48 Cascade Street may be used for a converted dwelling with a maximum of five dwelling units provided all requirements of the "Residential Second Density (R2)" zone in respect of a converted dwelling are met.</p> |
| S.P. 26.88 (College Dr) | <p>The lands affected are described as part of Part 1, Plan 42R18846, Town of Parry Sound, District of Parry Sound, fronting on Parry Sound Drive.</p> <p>Despite Sections 3.R and 14.1 of By-law 2004-4653, as amended, for those lands described above, one of the following three uses shall be permitted on the subject property, either a 60 unit Retirement Residence, a 60 unit Retirement Residence - Special or a 60 unit Dwelling - Apartment. Specifically, for these lands, a Retirement Residence - Special shall be defined as:</p> <p>"Retirement Residence - Special Means a residence providing accommodation for retired persons or couples where each private bedroom or living unit has a separate private bathroom or shares a separate private bathroom with no more than one other unit and each private bedroom or living unit has a separate entrance from a common hall, but where common facilities for the preparation and consumption of food may be provided and common lounges, recreation rooms, medical care facilities and other personal services for the residents may also be provided."</p> <p>Despite the "Apartment Dwelling, Retirement Residence" provisions of Section 8.2 of By-law 2004-4653, as amended, for those lands described above, a Retirement Residence or a Retirement Residence - Special shall be subject to each unit having a maximum of two bedrooms, a reduced easterly interior side yard of 0.5 metres, and a maximum height of four storeys.</p> <p>Despite Section 4.31 - Parking Requirements of By-law 2004-4653, as amended, for those lands described above, a parking requirement of 1 parking space per Retirement Residence - Special unit applies.</p> <p>Despite Section 4.31 - Parking Requirements of By-law 2004-4653, as amended, for those lands described above a parking requirement of 1.15 parking spaces per Dwelling - Apartment unit applies.</p> <p>Continued</p> |

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| <p>S.P. 26.88 Continued (College Dr)</p> | <p>Despite Section 4.30 (n), two barrier-free parking spaces shall be provided for every 30 standard parking spaces for any Retirement Residence, Retirement Residence Special or Dwelling - Apartment on the subject lands.</p> <p>A Retirement Residence - Special, Retirement Residence or a Dwelling – Apartment shall be subject to the "Apartment Dwelling, Retirement Residence" provisions of Section 8.2 of By-law 2004-4653, as amended, in all other regards.</p> <p>Except as noted above, all other uses and provisions of the C3 zone and By-law 2004-4653, as amended, shall continue to apply. Full parking requirements shall apply to any other use other than as described in this Special Provision zone.</p> |
| <p>S.P. 26.89 (12 College Dr)</p> | <p>Despite the provisions of this By-law, the lands described as part of the easterly part of Part 1, Plan 42R-19887, Town of Parry Sound, District of Parry Sound may be used for a retirement residence with a maximum height of four (4) stories and senior citizen housing in apartment, townhouse and fourplex forms provided these uses comply with the requirements of the "Multiple Residential (R3)" zone and the maximum density of the senior citizen housing does not exceed 50 dwelling units per hectare. This property may also be used for uses accessory to a retirement residence occupying the westerly part of Part 1, Plan 42R-19887.</p> |
| <p>S.P. 26.91 (Louisa St)</p> | <p>Despite the provisions of this By-law, the lands described as part of Lot 25, Concession 1, geographic Township of McDougall now in the Town of Parry Sound more particularly described as part of Parts 1 to 4, Plan 42R-14713, part of Part 4, Plan 42R-15179, part of Part 1, plan 42R-16628 and Parts 1 and 2, Plan 42R-17371, located on the east side of Louisa Street north of 294 Louisa Street may be used for all uses allowed by the "Highway Commercial (C3)" zone with the exception of accessory dwelling units.</p> |

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| <p>S.P. 26.93 (60 Bowes St)</p> | <p>Despite the provisions of this By-law, the lands described as Part of Park Lot 6, North side Bowes Street, Plan 21 as in RO164212, and Part of Park Lot 7, North side Bowes Street, Plan 21 as in RO50488, except RO128784, known locally as 60 and 64 Bowes Street, and as more specifically identified as cross-hatched Schedule "I" to By-law 2014-6422, are permitted a reduced parking space size of 2.7 metres by 6 metres, all uses in the C3 zone and subject to the provisions of the C3 zone.</p> <p>In addition, despite the provisions of this By-law, the lands described as Part of Lot 27, Concession 1 McDougall, Part 2 of 42R4359, Town of Parry Sound, and as identified hatched on Schedule "I" to By-law 2014-6422, are only permitted a parking lot, a reduced parking space size of 2.7 by 6 metres and a Garage – Private, subject to the provisions of the C3 zone. These lands require vegetated or fenced 3 metre interior side yards and a rear yard.</p> |
| <p>S.P. 26.94 (58 Emily St)</p> | <p>Despite the Sections 4.44 and 24.3 of By-law 2004-4653, a portion of the lands described as (Part of Lot 1 S/S of Hamilton Street Plan 63, Part of Lot 150 Concession A formerly in the Township of Foley now in the Town of Parry Sound, or as more particularly described as Part 5 of Plan 42R12349 and Part 4 of Plan 42R6932) and as identified as cross-hatched on Schedule "I" to By-law 2014-6427 shall be permitted a structure, as existing on the date of the passing of this By-law, which may be used for the purpose of a Veterinary Pharmaceutical Compounding and Distribution Facility.</p> <p>For the purpose of this By-law, a Veterinary Pharmaceutical Compounding and Distribution Facility shall be defined as: Veterinary Pharmaceutical Compounding and Distribution Facility- means a building or part thereof used for the manufacturing, fabrication, compounding and distribution of drugs in pharmaceutical preparations for veterinary use. Except as noted above, all other permitted uses and provisions of the EP zone shall apply.</p> |
| <p>S.P. 26.95 (105 Isabella St)</p> | <p>Despite the provisions of this By-law, the lands described as part of Lots 11 and 12, Plan 91, Gibson Street, west side, known locally as 105 Isabella Street in the Town of Parry Sound, are permitted a multiple unit dwelling which contains up to a maximum of four dwelling units in a building as existing on the date of this by-law's passage, in addition to all the uses in the Residential Second Density "R2" zone.</p> |

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| S.P. 26.97 (Emily St) | Despite the provisions of By-law 2004-4653, as amended, the lands shall be limited to those uses as existing on the date of the passage of this by-law until the Holding Symbol ("h" symbol) is lifted. The "h" symbol cannot be lifted until such a time that access can be provided in accordance the Official Plan. Once the "h" symbol is lifted, all uses and provisions of the Marine Residential (RM) zone shall apply. |
| S.P. 26.99 (Church St) | The lands affected are described as Parts 2-7 of 42R20638. Despite Section 8.2 of By-law 2004-4653, as amended, for those lands described above, 10 Apartment Dwelling Units are permitted subject to a Minimum Lot Area of 1270 square metres, a reduced Front Yard of 4 metres, a reduced Interior Side Yard of 4.6 metres, and a reduced Exterior Side yard of 4 metres. All other provisions of the R3 zone, and the provisions By-law 2004-4653, as amended, shall continue to apply. |
| S.P. 26.101 (1 Joseph) | The lands affected are described as Part 1 of 42R20638. Despite Section 4.31 of By-law 2004-4653, as amended, for those lands described above one parking space per Apartment Dwelling Unit shall be permitted. Despite Section 8.2 of By-law 2004-4653, as amended, for those lands described above 18 Apartment Dwelling Units are permitted subject to a Minimum Lot Area of 2,030 square metres, a reduced Rear Yard of 2.5 metres, and a reduced Interior Side Yard of 1.6 metres. All other uses and provisions of the R3 zone, and the provisions By-law 2004-4653, as amended, shall continue to apply. |
| S.P. 26.102 (82 & 86 Gibson) | Despite the provisions of this By-law, the land described as Part of Lot 27, E/S of Church Street, Plan 22, known locally as 82 Gibson Street, in the Town of Parry Sound, is permitted: <ul style="list-style-type: none"> • A two storey 10-unit Apartment Dwelling; • A 55 unit Apartment Dwelling which also contains in the same structure a Club (Friendship Centre) subject to a maximum GLA of 469 sq m, Business or Professional Offices (One Kid's Place, Boardroom and Early Years) subject to a maximum GLA of 276 sq m, and a Place of Assembly (Gymnasium) subject to a maximum GLA of 355 sq m; and • A reduced Standard Parking Space Dimension of 2. 7 metres by 6 metres. <p>Provided such development occurs in a manner as largely identified on Schedule "II" to By-law 2016-6635. Reduced yards and setbacks from the "Proposed Severance Line" as identified on Schedule "II" to By-law 2016-6635 are also permitted. All other provisions of the Multiple Residential (R3) zone shall apply.</p> |

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| <p>S.P. 26.103 (24 Addie St)</p> | <p>The lands affected are described as Lot 12 on the north side of Addie Street Plan 89, or 24 Addie Street, in the Town of Parry Sound.</p> <p>Despite Section 4.32 of By-law 2004-4653, for those lands described above a maximum 1.5 metre projection into the front yard is permitted for an exterior staircase Despite Sections 7.1 and 7.2, for those lands described above a Dwelling -Semi-Detached is permitted subject to:</p> <ul style="list-style-type: none"> i. a maximum lot coverage of 35.9% for the main building and accessory uses ii. a minimum lot area of 250 square metres; and iii. a minimum rear yard setback of 5.5 metres. <p>All other uses and provisions of By-law 2004-4653, as amended, shall continue to apply.</p> |
| <p>S.P. 26.104 (60 Seguin)</p> | <p>The lands affected are a portion of the lands described as Pt reserve PI 86; Pt Waubeek St PI 2; Pt Lt 1 Ashwood Dr south of Waubeek St PI 86 (formerly Church St) closed by PS10294 Pt 1 42R16527, in the Town of Parry Sound, known locally as 60 Seguin Street.</p> <p>Despite Section 7.2 - Zone Requirements of By-law 2004-4653, as amended, for those lands described above, a reduced rear yard of 10.0 metres is permitted.</p> <p>All other provisions of By-law 2004-4653, as amended shall continue to apply.</p> |
| <p>S.P. 26.105 (60a Seguin)</p> | <p>The lands affected are a portion of the lands described as Pt reserve PI 86; Pt Waubeek St PI 2; Pt Lt 1 Ashwood Dr south of Waubeek sf PI 86 (formerly Church St) closed by PS10294 Pt 1 42R16527, in the Town of Parry Sound, known locally as 60a Seguin Street.</p> <p>Despite Sections 3.L and 7.2 - Zone Requirements of By-law 2004-4653, as amended, for those lands described above, a Dwelling Unit - Single Detached is permitted with a reduced lot depth, a reduced rear yard, and a reduced front yard in a manner largely identified on Schedule II to By-law 2018-6812.</p> <p>Despite Sections 4.13, 4.30 and 4.31 of By-law 2004-4653, as amended, for the lands described above, a Dwelling Unit - Single Detached is permitted with no direct access and frontage onto a year-round maintained municipal roadway, and no on-site parking spaces in a manner largely identified on Schedule II to By-law 2018- 6812.</p> <p>Continued</p> |

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| <p>S.P. 26.105 Continued</p> | <p>For the purposes of this By-law for those lands described above, the front lot line shall be considered to be the north/south lot line fronting along the unopened road allowance, the rear lot line as immediately abutting the rail corridor, and the side interior lot line as the lot line running in an east/west manner to the north of the dwelling.</p> <p>All other provisions of By-law 2004-4653, as amended shall continue to apply.</p> |
| <p>S.P. 26.106 (128 Gibson)</p> | <p>The lands affected are a portion of the lands described as Lot 7 and part of Lot 8 on the westside of Gibson Street on Plan 62, in the Town of Parry Sound, known locally as 128 Gibson Street.</p> <p>Despite Sections 4. 1. 1 (d) and 7. 1 of By-law 2004-4653, as amended, for those lands described above, an Accessory Dwelling Unit is permitted above a detached Garage - Private as an accessory use to the existing Duplex Dwelling.</p> <p>Despite Section 7.2 - R2 Zone Requirements of By-law 2004-4653, as amended, for those lands described above, the Accessory Dwelling Unit located above a detached Garage - Private, is subject to a maximum height of 7.62 metres (25 feet), a minimum Interior Side Yard setback of 1.22 metres (4 feet), and a minimum rear yard setback of 10.5 metres (34.4 feet)</p> <p>All other provisions of By-law 2004-4653, as amended shall continue to apply.</p> |
| <p>S.P. 26.107 (Hanna Rd)</p> | <p>The lands affected are a portion of the lands described as Part 3 of 42R20780, in the Town of Parry Sound.</p> <p>Despite Section 4.44 of By-law 2004-4653, as amended, for those lands described above, a Single Detached Dwelling Unit is permitted with an on-site sewage disposal system.</p> <p>Despite Section 7.2 - R2 Zone Requirements of By-law 2004-4653, as amended, for those land described above, a minimum lot frontage of 13.5 metres is permitted.</p> <p>All other provisions of By-law 2004-4653, as amended shall continue to apply.</p> |

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| <p>S.P. 26.108 (24 Albert)</p> | <p>The lands affected are described as part of Lot 3 on the east side of Albert Street of Plan 104/105, or more particularly described as Part 5 of 42R9595, in the Town of Parry Sound. Despite Section 7.1 of By-law 2004-4653, as amended, for those lands described above, a Dwelling - Fourplex is permitted subject to the Fourplex Dwelling provisions of 8.2 of the By-law. Despite Sections 4.23 (e), 4.30 (a) i), and 4.30 (e) of By-law 2004-4653, as amended, for those lands described above, five parking spaces are permitted in the front yard.</p> <p>All other uses and provisions of the R2 zone, and the provisions By-law 2004-4653, as amended, shall continue to apply.</p> |
| <p>S.P. 26.109 (32 GNR)</p> | <p>The lands affected are described 32 Great North Road, known as part of Lot 8 on Plan 10, or Parts 1-4 of 42R3051 and Part 5 of 42R3807.</p> <p>Despite Section 4.30 (g), the minimum parking space size shall be 2.7 m by 6m. All other provisions and uses of the R3 zone, and the provisions By-law 2004-4653, as amended, shall continue to apply.</p> |
| <p>S.P. 26.111 (Pine Drive)</p> | <p>The lands affected are a portion of the lands described Part Lot 26 Concession 1 Designated As Parts 1 &2 On PI 42R18868 Subject to an Easement Over Pt 2 42R18868 in Favour of Pt 3 42R18868.</p> <p>Despite Section 14.2 - C3 Zone Requirements of By-law 2004-4653, as amended, for those lands described above, a hotel with a maximum height of 15.1 metres is permitted.</p> <p>Despite Section 4.30 (g) - Dimension of Parking Spaces By-law 2004-4653, as amended, for those lands described above, the minimum standard parking space dimension shall be 5.75 metres by 2.75 metres.</p> <p>The lands have been zoned with a holding Zone ("h" symbol) that shall not be lifted until the following has been completed:</p> <p>a) The execution of a Site Plan Agreement. This agreement shall require at the cost of the proponent any onsite and offsite improvements which include but are not limited to municipal water and sewer servicing upgrades, pedestrian pathways and stormwater management.</p> <p>Except as noted above, all other uses and provisions of the C3 zone and By-law 2004-4653, as amended shall continue to apply.</p> |

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| <p>S.P. 26.112 (32 Riverdale Rd)</p> | <p>The lands affected are described as Lot 72 on Plan 172, in the Town of Parry Sound, municipally described as 32 Riverdale Road.</p> <p>Despite Section 6.1 of By-law 2004-4653, as amended, for those lands described above, a Dwelling - Accessory is permitted within the existing Dwelling – Single Detached, subject to the provisions of the Residential Second Density (R2) zone.</p> <p>Despite Section 4.30 (g) - Dimension of Parking Spaces By-law 2004-4653, as amended, for those lands described above, the minimum standard parking space dimension shall be 5.4 metres by 3 metres. Except as noted above, all other uses and provisions of the R2 zone and By-law 2004-4653, as amended shall continue to apply.</p> |
| <p>S.P. 26.113 (9 Great N Road)</p> | <p>The lands affected are described as part of the Parry Sound Lumber Company property on Plan 137; part of the road reservations on the east & west sides of the Seguin River on Plan 137, south of the bridge on Seguin Street.</p> <p>Despite Section 4.31 - Parking Requirements of By-law 2004-4653, as amended, for those lands described above, a restaurant/brew pub is permitted with a main building area of 355 square metres, a kitchen container in the front yard, a wood patio area of 80 square metres, two shipping containers and a patio area of 150 square metres subject to a parking requirement of 25 spaces.</p> <p>Despite Sections 4.1 (b) and 4.41 of By-law 2004-4653, as amended, for those lands described above, a shipping container is permitted between the building and the roadway. Such shipping container shall be located at the northeastern corner of the building.</p> <p>Except as noted above, all other uses and provisions of the C3 zone and By-law 2004-4653, as amended shall continue to apply.</p> |
| <p>S.P. 26.115 (14-16 William)</p> | <p>The lands affected are described as part of lot 34, east side of Gibson Street on Plan 22, part of lot 5, west side of William Street on Plan 2.</p> <p>Despite Sections 3D and 12.1 of By-law 2004-4653, as amended, for those lands described above, a Dwelling - Converted is permitted which contains five dwelling units. Except as noted above, all other uses and provisions of the C1 zone and By-law 2004-4653, as amended shall continue to apply.</p> |

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| <p>S.P. 26.117 (11 Miller)</p> | <p>The lands affected are described as Lot 4 on the east side of Miller Street Plan 7, Part of Lot 29 Concession 1 formerly in the Township of McDougall but now in the Town of Parry Sound.</p> <p>a) Despite Sections 4.9 (d) and (e), and Section 12.1 of By-law 2004-4653, as amended, for those lands described above, 11 dwelling units shall be permitted within a single structure subject to the R2 "Triplex provisions" of Section 7.2 of By-law 2004-4653, as amended.</p> <p>b) Despite Section 4.13(a) of By-law 2004-4653, as amended, for those lands described above, a minimum of 10 parking spaces shall be required in the rear yard. Access to this parking area transverses over lands described as Part 1 of 42R14856 is not be guaranteed and is at the sole discretion of the owner of Part 1 of 42R14856.</p> <p>c) Despite Sections 7.2 and 8.2 of By-law 2004-4653, as amended, for those lands described above, any new development on the subject property shall be subject to a minimum front yard setback of 6 metres from Miller Street.</p> <p>d) Except as noted above, all other provisions of the C1 zone and By-law 2004-4653, as amended shall continue to apply.</p> |
| <p>S.P. 26.118 (20 Salt Dock Road, the Light House)</p> | <p>The lands described as Part of Block Q on Plan 123 and part of Part 7 on 42R129, located on the south side of Salt Dock Road, shall be subject to the requirements of Section 8.0, Multiple Residential (R3) Zone and the following site specific provisions shall apply:</p> <ul style="list-style-type: none"> - Despite Section 8.2 of By-law 2004-4653, as amended, the property shall be limited to a maximum of 43 Apartment Dwelling Units - Despite Section 8.2 of By-law 2004-4653, as amended, the maximum height shall be 12.5 metres; - In addition to the maximum height, a structure for an elevator shall be permitted on the roof with a maximum projection of 0.8 metres from the roof and a maximum north-south dimension of 2.8 metres and a maximum east-west dimension of 3.3 metres. - Despite Section 4.23(e) of By-law 2004-4653, as amended, the front yard may be utilized for a combination of parking, snow storage and landscaped open space, and that a minimum of 29% of the front yard shall be devoted to the landscaped area. |

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| <p>S.P. 26.118 Continued</p> | <ul style="list-style-type: none"> - Despite Section 4.30(e)(iv) of By-law 2004-4653, as amended, parking spaces in the front yard are permitted. - Despite Section 4.30(g) of By-law 2004-4653, as amended, each indoor standard parking space shall have a minimum width of 2.7 metres and a minimum length of 6.0 metres. The lands shall be limited to those uses existing on the date of the passage of this bylaw until the Holding Zone ("h" symbol) is lifted. The "h" symbol shall not be lifted until such time as a Site Plan Agreement has been executed with the Town of Parry Sound. This agreement shall address onsite and offsite matters including, but not limited to: <ul style="list-style-type: none"> - the completion of required upgrades to municipal water and sewer servicing infrastructure, if upgrades are required - the provision of required stormwater management facilities, - design related matters such as roof colour, - restrictions on mechanical equipment on the roof, - the identification and provision of on-site plantings and vegetation retention; - the identification of trail connections, - the identification of offsite parking for trail users, - blasting plan if blasting is required, - implementation of any and all recommendations of the February 2019 Endangered and Threatened Species Assessment as prepared by RiverStone Environmental Solutions Inc. and revised in accordance with the peer review undertaken by Fri Ecological Services; and - implementation of any and all recommendations of the February 26, 2019 Traffic Impact Brief prepared by Tatham Engineering Limited and revised in accordance with the peer review undertaken by Triton Engineering Services Limited. Except as noted above, all other provisions of By-law 2004-4653, as amended, shall continue to apply." |
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| <p>S.P. 26.118 (70 Joseph St Parry Sound Mall)</p> | <p>The lands affected are described as Parts 3 and 5 of 42R3846, 70 Joseph Street.</p> <p>Despite Section 16.1 - Permitted Uses of the District Commercial (C5) Zone of By-law 2004-4653, as amended, for those lands described above, a School shall be permitted.</p> <p>Except as noted above, all other uses and provisions of the C5 zone and By-law 2004-4653, as amended shall continue to apply.</p> |
| <p>S.P. 26.119(h) (9 Church St)</p> | <p>The lands affected are described as Lot 5 on the East Side of Church Street on Plan 2, in the Town of Parry Sound.</p> <p>Despite Section 12.2 - C1 Zone Requirements of By-law 2004-4653, as amended, for those lands described above, a structure may be permitted with:</p> <ol style="list-style-type: none"> 1. a maximum height of 16.8 metres; 2. a minimum rear yard of 3 metres to closest point of the rear main wall at or above the structures front lot line grade; 3. no required minimum rear yard setback for the building's foundation or retaining wall; 4. a minimum northerly interior side yard setback of 6 metres to the main wall of the building; 5. a minimum northerly interior side yard setback of 4.5 metres to a vestibule, which shall have a maximum height of 4 metres; 6. a minimum southerly interior side yard setback of 1 metre to the main wall of the building; 7. a minimum setback of 6 metres from the front lot line to the main wall on the fourth storey, measured perpendicularly to the front lot line's upward, vertical projection; and 8. a minimum setback of 9 metres from the front lot line to the main wall on the fifth storey, measured perpendicularly to the front lot line's upward, vertical projection. <p>Despite Section 4.30 (g), 10 underground parking spaces are permitted and shall be reserved for the residential units, and a minimum required parking space size of 2.79 metres by 6 metres shall apply to all non-accessible spaces;</p> <p>Continued</p> |

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| <p>S.P. 26.119 (h) Continued</p> | <p>Despite Section 4.30 (e) ii), a minimum driveway width of 3.5 metres for a two-way driveway shall be permitted provided on-site signalling devices are used for the safe and orderly flow of traffic;</p> <p>Sections 4.9 (e) shall only limit that a minimum of 50% of the front half of the ground floor be maintained as commercial space; and Section 4.25 shall be exempted.</p> <p>The lands have been zoned with a Holding Zone ("h" symbol) that shall not be lifted until the following has been completed:</p> <p>a) The execution of a Site Plan Agreement. This agreement shall require, at the cost of the proponent, any onsite and offsite improvements, which include but are not limited to, any necessary water and sewer servicing upgrades, vegetative buffers, and stormwater management; and</p> <p>b) The payment of Cash-in-Lieu for parking for any deficient parking spaces.</p> <p>Except as noted above, all other uses and provisions of the C1 zone and By-law 2004-4653, as amended shall continue to apply.</p> |
| <p>S.P. 26.120</p> | <p>Despite the provisions of this by-law, the subject lands are permitted an Equipment Sales, Service and Rental Establishment and a Greenhouse, Nursery, Garden Centre as existing on the date of this By-law's passage.</p> |