



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

**The Corporation of the Town of Parry Sound Notice of a Complete Application and Public Meeting
Concerning a Proposed Zoning By-law Amendment – Z/25-06 – 12-14 Joseph Street (Hilts)**

Take notice that the Council of the Corporation of the Town of Parry Sound will hold a public meeting on **Tuesday June 17, 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 zoning amendment would amend site specific Special Provision 26.142 (C3) in order to increase the permitted number of units in an Apartment Dwelling from 80 to 91, as well as implement the following additional site specific Regulations:

- a) The number of required parking spaces for an Apartment Dwelling shall be 1.09 spaces per unit (7% visitor parking), instead of the required 1.25 space per unit (15% visitor parking);
- b) The minimum size of a standard parking space shall be 2.75 x 5.5 instead of the permitted 2.75 x 6.0; and
- c) The minimum required width of a landscape buffer shall be 1.7 metres instead of the required 3.0 metres.
- d) All other requirements of the Multiple Residential Zone (R3) shall apply to Apartment Dwelling Uses on the subject lands.

The lands currently contain a Holding Provision (h) which shall continue to apply to the subject lands. Prior to the removal of the Holding (h), a satisfactory Traffic Impact Statement and Functional Servicing Report shall be submitted to the satisfaction of the Town of Parry Sound and the subject lands shall merge on title.

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 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:

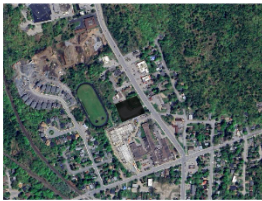
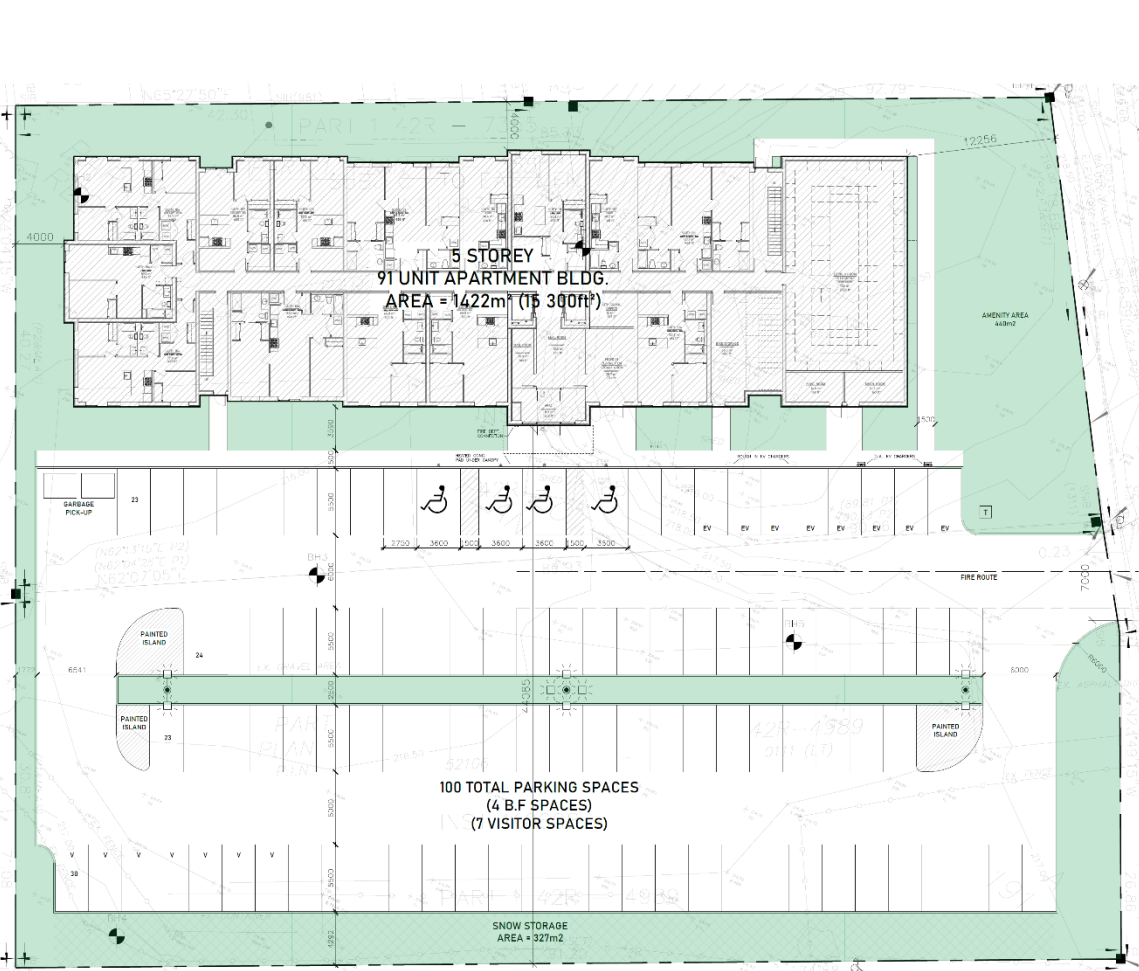
Rebecca Johnson Clerk/Executive Assistant
52 Seguin Street Parry Sound, ON P2A 1B4
T. (705) 746-2101 x220
F. (705) 746-7461
RJohnson@parrysound.ca

Dated at Parry Sound this 28th day of May, 2025

LOCATION MAP



APPLICATION SKETCH



KEY PLAN
N S

TOWN OF PARRY SOUND ZONING BY LAW 2004 4653 STANDARDS		
	RESIDENTIAL COMMERCIAL (C2) SPECIAL PROVISION 20.14.2 ZONE	PROPOSED
LOT AREA (min.)	6000 m²	6342.2 m²
LOT FRONTAGE (min.)	70 m	71.6 m
LOT DEPTH (min.)	30 m	10.0 m
FRONT YARD (min.)	6 m	12.2 m
INT. SIDE YARD (min.)	3.0 m	44.0 m
REAR YARD (min.)	6.9 m	4.0 m
LANDSCAPED OPEN SPACE		1822m² (28.7%)
BUILDING HEIGHT	16.8m	15.6m
LOT COVERAGE (max.)	50 %	22.3%
GROSS FLOOR AREA (max.)	3720m²	7100m²
NUMBER OF UNITS (max.)	80 (site specific)	91
PARKING (min.)	1.25 spaces per dwelling unit 15% of which shall be dedicated as visitor parking	100 spaces 7 visitor parking spaces 4 B.F. spaces
SIZE OF PARKING SPACES	2.75x4	2.75 x 5.5
AMENITY SPACE		440.35m²