



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

Please note that the previous Notice indicated the incorrect number of apartment dwelling units. The applicant is proposing a total of 17 Apartment Dwelling Units to be enabled through these applications. The number has been corrected in the Notice below.

The Corporation of the Town of Parry Sound Notice of Complete Applications and Public Meeting Concerning Proposed Amendments to the Official Plan (OPA#7) and Zoning By-law 2004-4653 (Z/25-07) of the Town of Parry Sound for 1000007127 Ontario Inc.

Take notice that the Council of the Corporation of the Town of Parry Sound will hold a public meeting on **Tuesday September 16, 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 an apartment dwelling on the subject lands with reduced interior side yard setbacks. In addition, the amendment would allow for an increase in height from three (3) storeys to four (4) storeys.

The proposed Amending By-law would change the zoning of the subject lands to Highway Commercial (C3) to Special Provision 26.143 (C3) in order to permit 17 apartment dwelling units on the subject lands as well as facilitate site specific parking, building height and interior side yard setback reductions.

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 Official Plan and Zoning By-Law Amendments are 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 **21st day of August, 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 the subject lands legally described as Rear Lot 11, Plan 10 and located at 27 Bowes Street.

The subject lands are currently zoned Residential Second Density (R2) which permits residential uses but does not permit Multiple Unit or Apartment Dwellings.

The proposed Official Plan Amendment and Zoning Amendment would permit standalone residential development in the form of Townhouse Dwellings and Apartment Dwellings in addition to reduced setbacks provisions, increased height and a reduction to parking requirements.

The proposed Zoning Amendment would rezone the lands From Residential Second Density (R2) to Special Provision 26.143 in order to add Townhouse Dwellings and Apartment Dwelling as a permitted use on the subject lands subject to the following:

- a) The minimum Lot Area for an Apartment Dwelling shall be 1,612.0 square metres;
- b) The minimum Lot Frontage for an Apartment Dwelling shall be 20.1 metres;
- c) The maximum number of Apartment Dwelling Units shall be 17;
- d) The minimum number of parking spaces shall be 1.11 per unit;
- e) The minimum side yard for an Apartment Dwelling shall be 1.0 metres on one side and 1.5 metres on the other side;
- f) The maximum height for an Apartment Dwelling shall be four (4) storeys to a maximum of 15.1 metres; and
- g) All other applicable provisions of the Multiple Residential Zone (R3) shall apply to Apartment Dwellings and Townhouse Dwellings

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 26.143 (C3).

LOCATION MAP



FRONT ELEVATION



PROPOSED SITE PLAN

BERNARD WATT ARCHITECT
 3 FOLLIS AV SUITE 101
 TORONTO ON M6G 1S4
 416 920 1660
 bwa@berwatt.com

