



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/23-05 – Legend Spirits Co. (7 Great North Road)

Take notice that the Council of the Corporation of the Town of Parry Sound will hold a public meeting on **Tuesday November 21, 2023 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 Zoning By-Law Amendment under Section 34 of The Planning Act, as amended.

The purpose of the application is to permit additional uses on the subject lands. Specifically, if approved, the application would change the zoning of the property from the existing zone of Highway Commercial (C3) in part and Environmental Protection (EP) in part to Special Provision 26.138 (C3) in part, and Special Provision 26.139 (EP).

Special Provision 26.138 is proposed to include the following:

- That the existing setbacks shall be deemed to comply;
- That the existing lot coverage be deemed to comply;
- That a Distillery and Alcoholic Spirits Manufacturing Facility be a permitted use on the subject lands;
- That a Tasting Room, Guided Tours and Retail Liquor sales be permitted as Uses Accessory to a Distillery and Alcoholic Spirits Manufacturing Facility; and
- That all other Uses and Regulations of the Highway Commercial (C3) zone shall be applicable to the subject lands.

Special Provision 26.139 is proposed to include the following:

- That a 370.0 square metre outdoor patio connected to the main building be permitted;
- That a Site Plan Agreement be entered into with the Town of Parry Sound that implements the recommendations of the Environmental Impact Statement from RiverStone Environmental Solutions Inc. dated October 20, 2023; and
- That all other Uses and Regulation of the Environmental Protection (EP) zone shall be applicable to the subject lands.

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 (OLT) 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:

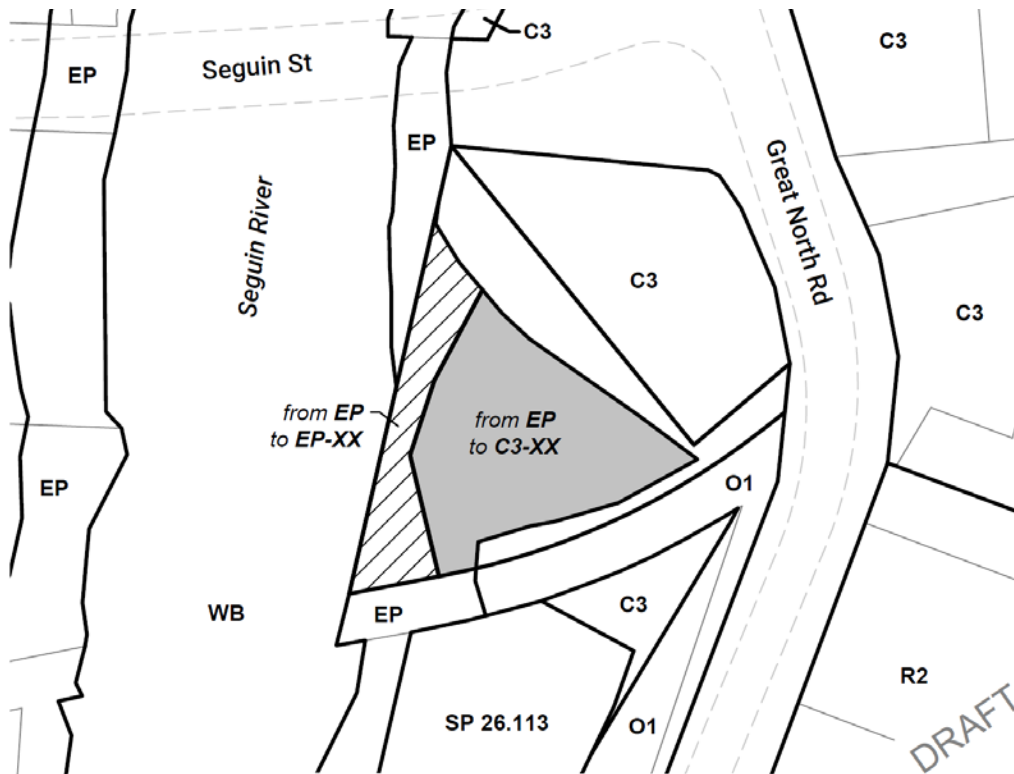
Rebecca Johnson
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rjohnson@townofparrysound.com

Dated at Parry Sound this **31st day of October, 2023**

Location Map:



Draft Proposed Zoning Schedule:



- LANDS TO BE REZONED FROM THE ENVIRONMENTAL PROTECTION (EP) ZONE TO A 'HIGHWAY COMMERCIAL EXCEPTION XX' (C3-XX) ZONE
- LANDS TO BE REZONED FROM THE ENVIRONMENTAL PROTECTION (EP) ZONE TO A 'ENVIRONMENTAL PROTECTION EXCEPTION XX' (EP-XX) ZONE