



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 Complete Applications and Public Meeting Concerning Proposed Amendments to the Official Plan (OPA#8) and Zoning By-law 2004-4653 (Z/26-01) for 2745464 Ontario Inc.

Take notice that the Council of the Corporation of the Town of Parry Sound will hold a public meeting on **Tuesday March 3, 2026 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 proposes to amend the Town of Parry Sound Official Plan in order to change the designation on the subject lands from Open Space to Highway Commercial in part, Rural Residential in part, and Environmentally Sensitive in part.

The proposed Zoning By-law Amendment would change the zoning of the subject lands from Open Space Zone (OS1) to Highway Commercial Zone (C3) in part, Rural Residential Zone (RR) in part, and Environment Protection Zone (EP) in part. The zoning would also limit certain uses on the subject lands to low effluent producing uses only, until such time as full municipal services are available.

If a specified 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 6th day of February, 2026

EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW:

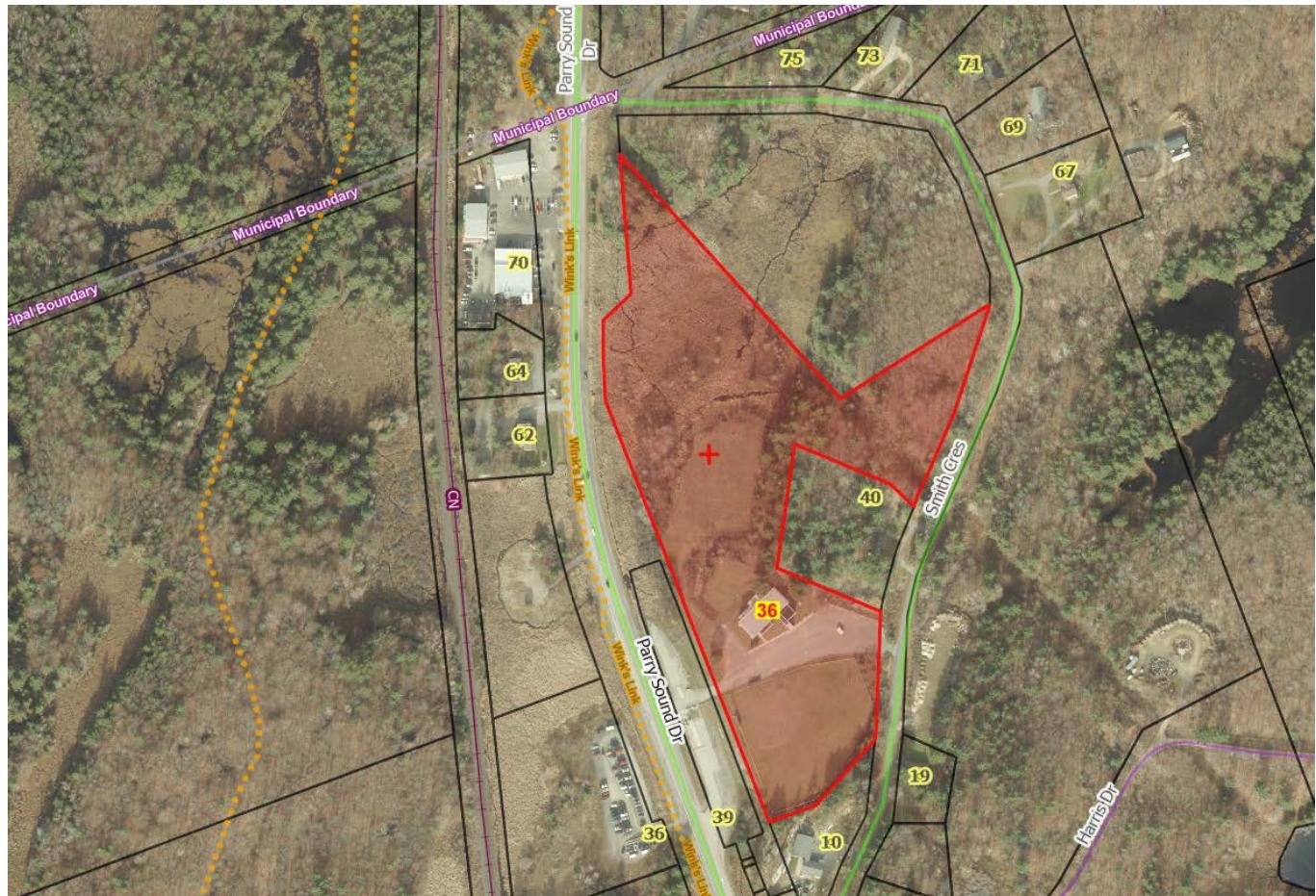
Applications have been received to amend the Official Plan and Zoning By-law 2004-4653 of the Town of Parry Sound for the lands legally described as Part of Lot 29, Concession 4, formerly in the Township of McDougall, now in the Town of Parry Sound, being parts 1, 3, 5, 10 and 11 and part of part 8, Plan 42R-10581 and municipally known as 36 Smith Crescent.

The subject lands are currently designated as Open Space and are zoned as Open Space Zone (O1).

The proposed Official Plan Amendment would change the designation to Highway Commercial in part, Rural Residential in part, and Environmental Protection in part.

The proposed Zoning Amendment would change the zoning of the lands to Highway Commercial Zone (C3) in part, Rural Residential Zone (RR) in part, and Environmental Protection Zone (EP) in part. The application would also limit uses to low-effluent producing uses only until such time full municipal services are available to the subject lands.

LOCATION MAP



Proposed Official Plan Schedule



Lands to be redesignated from the Open Space designation to the Rural Residential designation



Lands to be redesignated from the Open Space designation to the Highway Commercial designation



Lands to be redesignated from the Open Space designation to the Environmentally Sensitive designation

Proposed Zoning Schedule



 Lands to be rezoned from the Open Space (O1) Zone to the Rural Residential (RR) Zone

 Lands to be rezoned from the Open Space (O1) Zone to the Highway Commercial (C3) Zone

 Lands to be rezoned from the Open Space (O1) Zone to the Environmental Protection (EP) Zone