



# ***A Sound Future – Parry Sound 2044***

Official Plan Update | Policy Directions

 **MHBC** PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

May 7, 2024 | 7:00PM



# Presentation Overview

- Recap and Status of Project
- Parameters for Required Updates
- Introduction of New Community Structure
- Review of Updated Land Use Designations
- Summary of other Key Updates
- Next Steps and Public Comment Period



# Process to Date



# Community Engagement and Discussion Paper #1

## Three strong themes emerged:

1. Importance of the natural environment and natural setting of Parry Sound;
  2. The challenges and opportunities relating to managing growth and development, and the change that is starting to occur; and,
  3. Finding a way to balance these to align with the future vision of the Town.
- Process of creating an updated Vision Statement will remain on-going as we progress through the Official Plan update.

# Parameters of the Official Plan Update

1. Updates based on major themes/topic areas and concepts that have emerged through engagement efforts;
2. Legislative changes;
3. Minor updates; and,
4. Reorganization to ensure the document is more user-friendly.



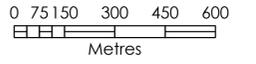
# Community Structure

- Need for a new map to show long-term, high-level vision.
  - Where uses and activities will be found and directed.
- Purpose of map is to capture what general uses would be directed where in Town.
- Policies will describe each element/building block and the general growth and development direction for each.

# OFFICIAL PLAN | MAP A COMMUNITY STRUCTURE

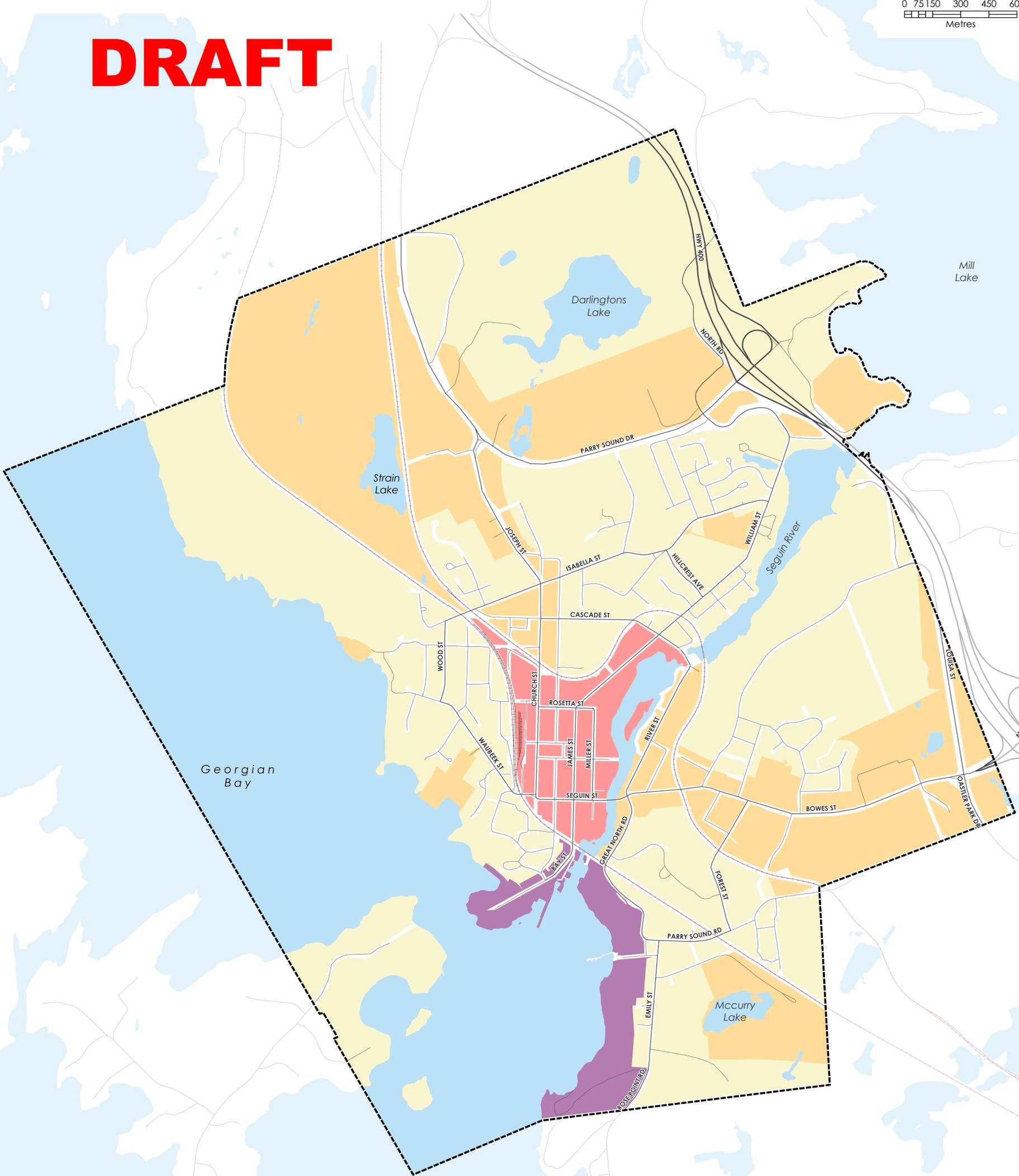


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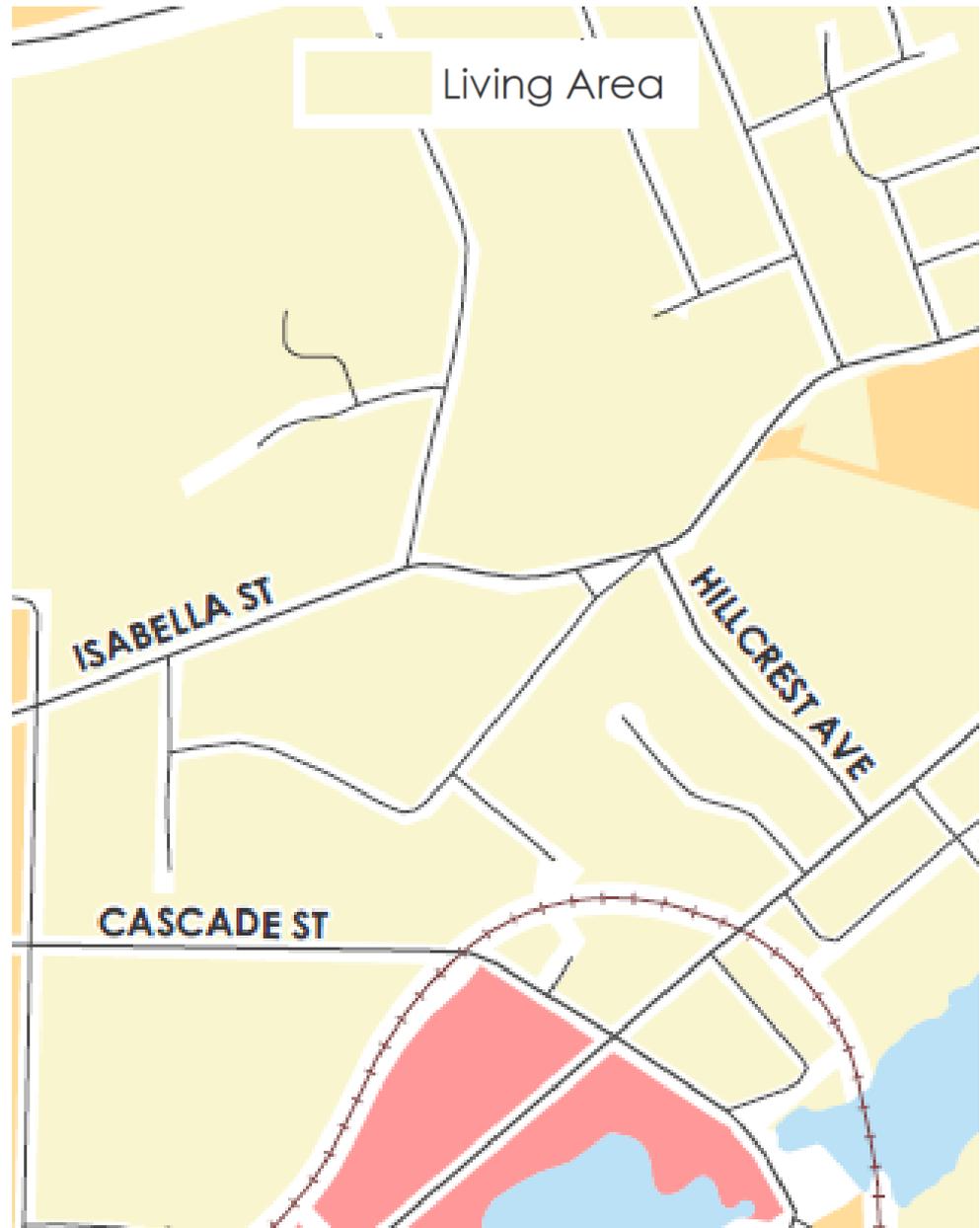
- Municipal Boundary
- Provincial Highway
- Arterial / Collector
- Local / Private
- Railway
- Living Area
- Central Commerce Area
- Economic/Mixed-Use Area
- Harbour Area
- Waterbody

# DRAFT



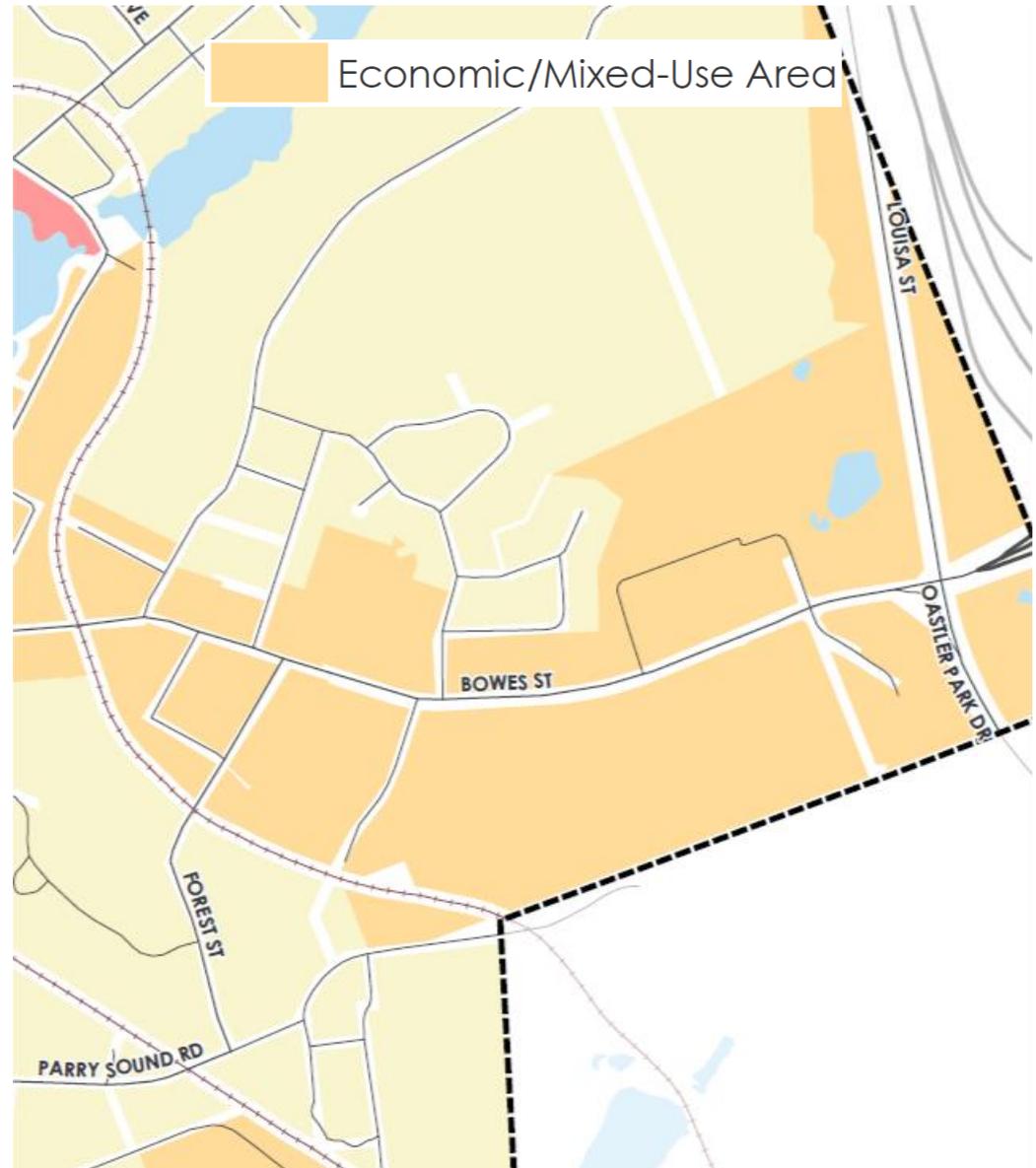
## Living Area

- Residential uses of all types in a variety of building forms:
  - Single detached
  - Townhouses
  - Apartments
- Supportive uses such as:
  - Schools
  - Daycare facilities
  - Parks



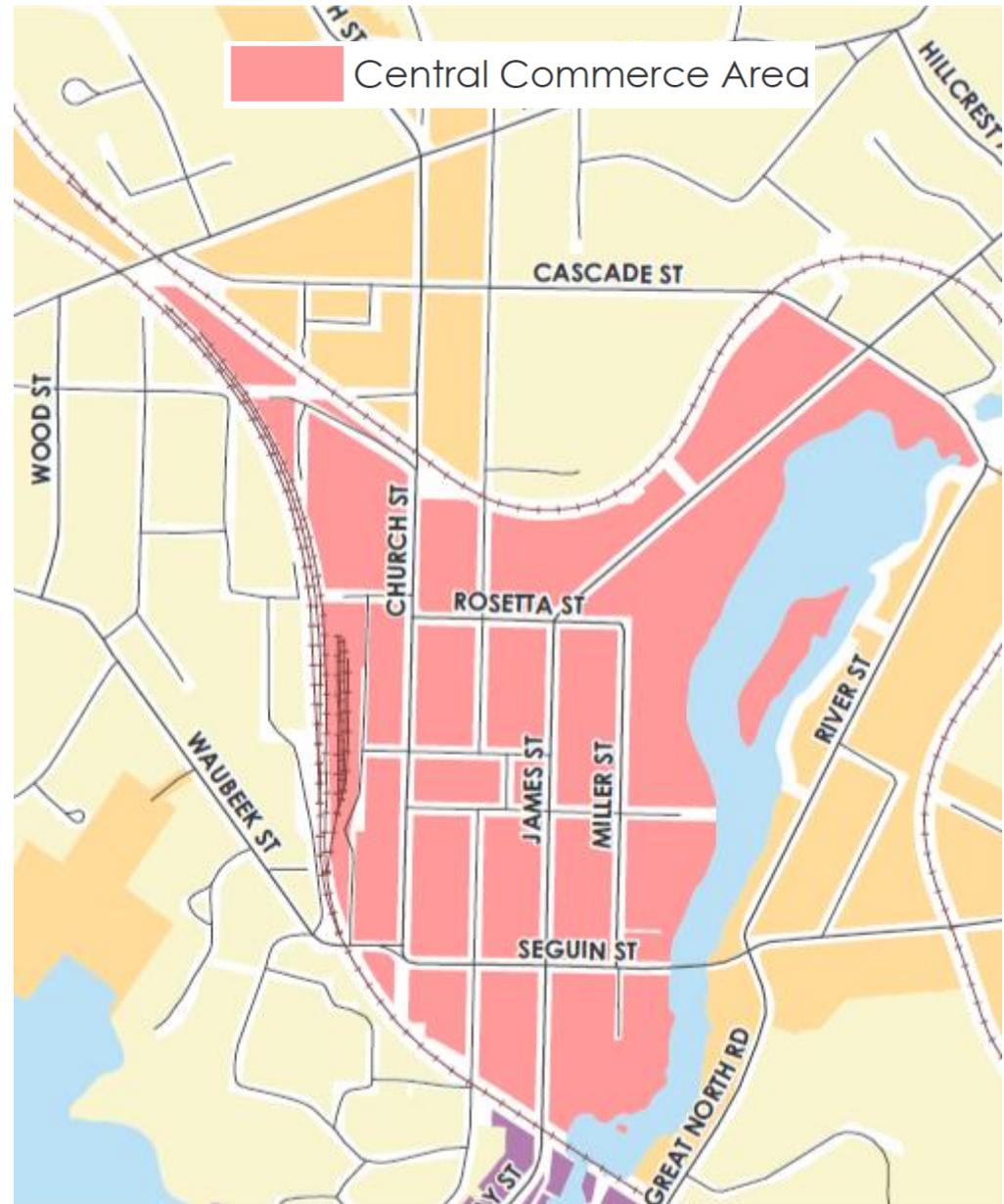
## Economic/Mixed-Use Area

- Areas where there are existing jobs.
- Opportunity to introduce a range of other uses.
- Support living and working in close proximity for a more walkable neighbourhood.



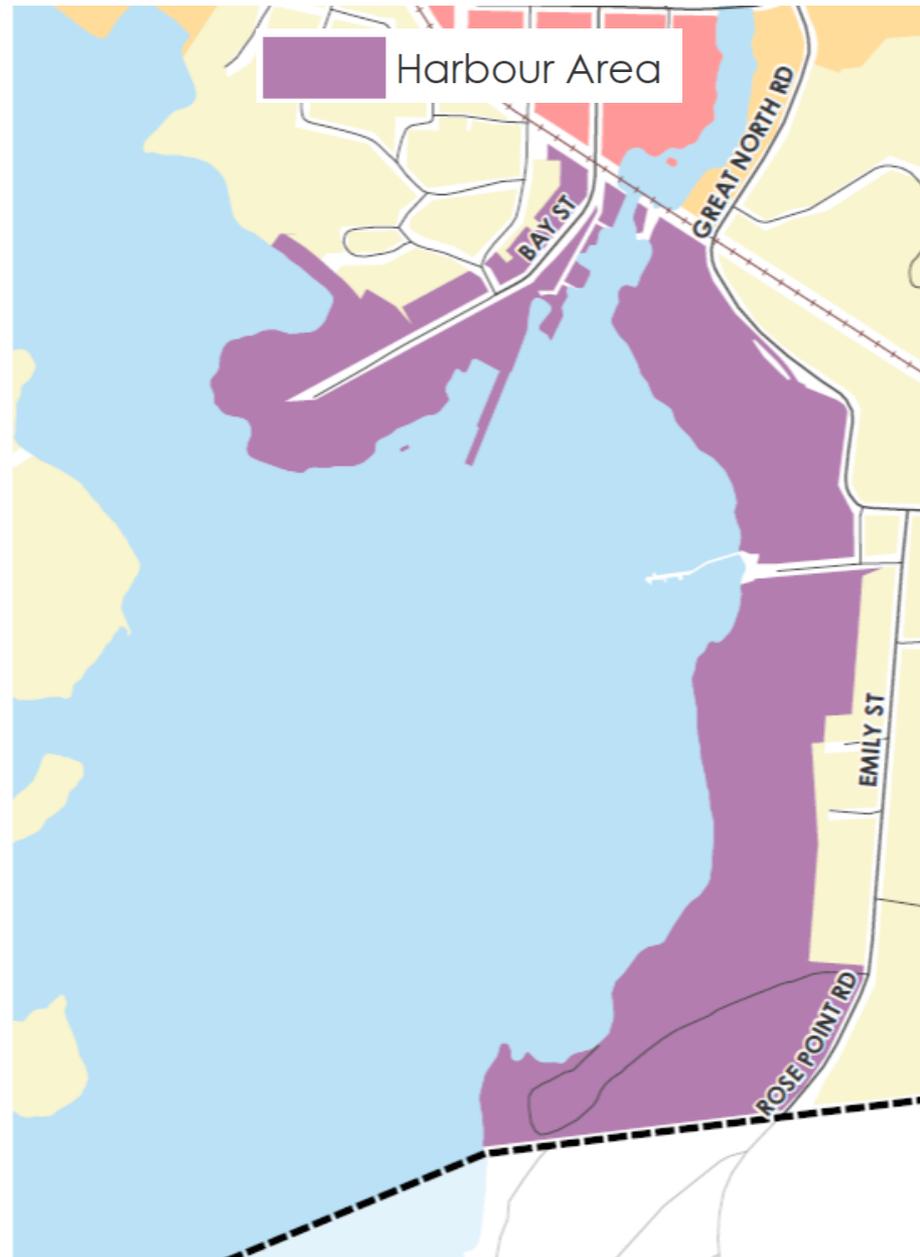
## Central Commerce Area

- Area identified as centre of Town that provides opportunities for a mix of:
  - Retail
  - Office
  - Government
  - Agency services
  - Residential
  - Public gathering spaces
- Supporting and encouraging local business.



## Harbour Area

- Area of public and private lands and future investment opportunities.
- Potential for residential, accommodation and other tourist attraction type uses.
- This area of Town could see the most change over the next 20+ years through redevelopment.
- Ensuring continuous public access to the Harbour Area and trails system.





# Land Use Designations

- Current OP has eight (8) broad Designations.
- Reduce the overall number of Designations to allow flexibility and encourage a greater mix of uses.
- Goal is to achieve long-term vision through updated and re-organized Land Use Designations.
- Provide the Town greater flexibility to help neighbourhoods evolve more naturally over time and guide decision-making.



# Land Use Designations

## **Urban Residential Designations Recommendation:**

- Reduce from 3 designations to 1 designation.
- Establish criteria to evaluate appropriateness of different densities.

## **Commercial/Mixed-Use Area Designations Recommendation:**

- Reduction the number of designations.
- Encourage more mixed-use areas beyond Joseph Street.

# Other Section Updates

- **Housing Strategy**
  - Encourage a greater diversity of housing types and options across broader areas of Town.
- **Economy**
  - Strengthening the year-round economy by leveraging tourism and promoting a diversity of jobs.
- **Municipal Infrastructure**
  - Align the land use and development policies with infrastructure considerations.

# Next Steps

- Discussion Paper 2 to be released for public comment.
- Comment period open until May 29, 2024 via an online form or in writing to the Town's OP email account – [officialplan@parrysound.ca](mailto:officialplan@parrysound.ca)
- First draft of Official Plan expected to be released early summer.