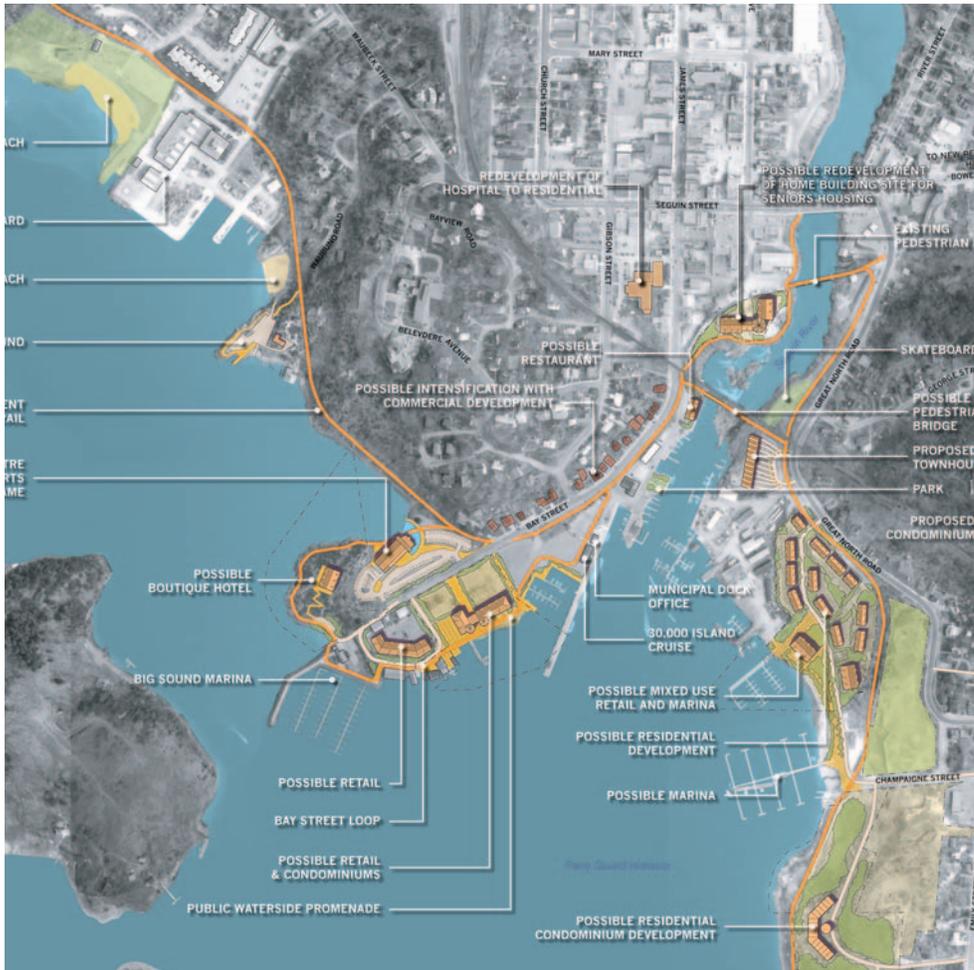


# Parry Sound Waterfront Development Concept

UPDATE  
2006



May 2006

Town of Parry Sound  
The Planning Partnership





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*Town of Parry Sound*

May 2006

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## Parry Sound's Waterfront: Vision For The Next 10 Years

As the “world renowned jewel of the 30,000 Islands on Georgian Bay”, Parry Sound’s waterfront is a gathering place; a special place that has been recognized by UNESCO as a Biosphere Reserve. The Georgian Bay waterfront is a special place that is cherished and visited often by local residents and tourists alike. It is a place where land meets water, where culture meets nature - a place of vitality and economic opportunity.

The waterfront for the next 10-20 years includes a balance of residential and commercial development, interspersed with an abundance of green space and public waterfront promenades, confirming the waterfront as a year-round destination.

Find yourself in Parry Sound on the shore of Georgian Bay.



*Views from around Parry Sound's Waterfront - clockwise from top left: houses on Bay Street; the park on top of the new water treatment plant; Fitness Trail crossing the Seguin River; Bay Street and the mouth of the Seguin from the railway trestle.*



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*Charles W. Stockey Centre for the Performing Arts and Bobby Orr Hall of Fame*



*Rotary/Algonquin Regiment Fitness Trail*



## Parry Sound's Waterfront: Mission Statement

To create economic opportunities on Parry Sound's waterfront that will identify it as the "world renowned jewel of the 30,000 Islands on Georgian Bay", by facilitating waterfront development that is aesthetically pleasing, identifies the waterfront as a public gathering space and protects our natural environment.



*Views from around Parry Sound's Waterfront - clockwise from top left: looking north on Bay Street; looking east from Big Sound Marina; Fitness Trail crossing the Seguin River; looking west from the railway trestle.*



# Parry Sound Waterfront Concept



## Ten Fundamental Principles for the Parry Sound Waterfront

The original Waterfront Master Plan & Concept Vision was prepared in 1999. Since then, the waterfront has seen the construction of a 24,000 sq. ft. performing arts centre and hall of fame – the Charles W. Stockey Centre for the Performing Arts and Bobby Orr Hall of Fame. As a catalyst for additional waterfront development, the Stockey Centre has generated increased interest in other waterfront development opportunities.

The waterfront concept is one demonstration of the possible redevelopment of the Parry Sound waterfront. Since most of the development will occur by the private sector, the Town will be faced with the responsibility of reviewing the appropriateness of various sites and building plans. The following principles should provide the foundation of all concepts and be used to evaluate the appropriateness of development applications for all waterfront property.

Waterfront development should be founded on a commitment to achieve:

1. An active year-round waterfront;
2. An identified Destination Point;
3. Open views through waterside development to Georgian Bay, the harbour and the river;
4. Public access along the water's edge with significant public places;
5. A seamless mix of public & private sector developments within the context of a "waterfront district", not a grouping of private enclaves;
6. Residential use to ensure year-round and 24 hour activity;
7. A connected system of public spaces and pedestrian routes;
8. Buildings with a compatible scale and character to Parry Sound;
9. Environmental restoration; and,
10. An healthy system of natural features.



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WAUBEK STREET  
PROJECT STREET  
WAUBEK STREET

ROSETTA STREET  
MCMURRAY STREET  
MARY STREET  
CHURCH STREET  
SEGUN STREET  
GIBSON STREET  
MILLIN DRIVE  
JAMES STREET

RIVER STREET  
BOWES STREET

WINDMILL ROAD  
RAYVIEW ROAD  
BELEVORE AVENUE

GEORGE STREET  
GREAT NORTH ROAD

BAY STREET

GREAT NORTH ROAD

CHAMPAIGNE STREET

EMILY STREET

0m 100m 200m 300m 400m 500m



## Description Of The Waterfront Concept

The Town of Parry Sound's waterfront is a significant area for continued growth. The waterfront has evolved from an industrial hub to a major tourist destination and a focus for recreation and cultural activities for residents. The Town has been implementing waterfront projects to redevelop the area for the past 20 years. The waterfront concept on the facing page demonstrates one scenario for the ultimate redevelopment of the Parry Sound Waterfront.

The string of development and destinations along the waterfront are connected by the Rotary/Algonquin Regiment Trail. In the late 1980's the Town and its partners converted an old railway line to a now popular year round multi use trail used for walking, cycling and snowmobiling.

The following describes the key destinations and possible/existing development along the waterfront.

1. The north end of the waterfront is referred to as Prospect Point. The concept illustrates single detached housing accessed from a cul-de-sac at the end of Waubeek Street. The end of the road opens with clear views and public access to the waterfront trail, ensuring that the waterfront is an amenity to all of the new homeowners. The site would have been ideal for higher density residential development, however, the developer has chosen to market single detached housing.
2. The Town developed a new expanded beach and park - Waubuno Park - to replace the old town beach that was limited in size and was difficult to access. The new beach is a large sandy area with adjacent open play fields, public boat launch and parking.
3. The old town beach remains. It will provide a focus for activities in association with a new development - Sail Parry Sound, a sail training centre and club.
4. The foot of Bay Street is known as Bob's Point. It is home to the magnificent Charles W. Stockey Centre for the Performing Arts and Bobby Orr Hall of Fame. This facility provides a year round attraction to the area. The Town developed Big Sound Marina in the late 1980's with 120 transient slips. New initiatives in this area could include additional slips for a Yacht Club and a boutique inn or specialty Bed



& Breakfast. In addition, if the existing government uses were to relocate elsewhere in Town, the site could be redeveloped for retail uses or accommodation.

5. The Town Dock area is the location of existing waterfront uses, including the 30,000 Island Cruise and the municipal Dock Office are integrated within the context of possible new commercial development adjacent to the Seguin River. The Town developed the Dock Office and upgraded the parking lot and streetscape in the late 1980's. The site is a popular destination for boaters, tourists and residents. The site is programmed with various activities including an art market and music performances all summer. This area offers additional opportunities for retail uses.



6. Bay Street offers tremendous possibilities for intensification of tourist commercial uses to create an attractive link from downtown's main shopping street - James Street - to the harbour activities and attractions. Conversion of existing residential uses has already occurred over the past few years. There are many successful restaurants and shops in the area.



*Changes to Bay Street: before (top) and after (bottom).*

7. The spectacular site of the existing McNabb Home Building Centre complex lends itself nicely to a link to James Street and should be referred to as the James Street Linkage area. This site could be redeveloped as new housing, possibly for seniors. The concept illustrates a new building oriented to the river edge and the pedestrian trail. Views along Miller Street through to the river are left open through the new building.



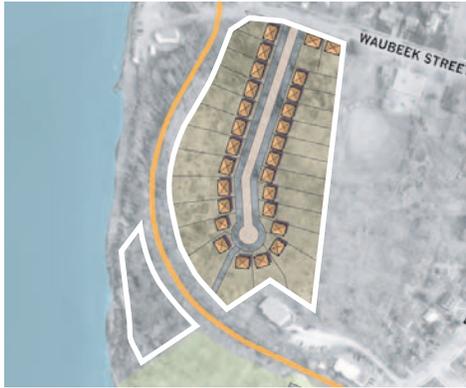
8. The concept illustrates a new pedestrian crossing of the Seguin River connecting both sides of the waterfront.
9. The concept illustrates redevelopment of the area locally known as the “harbour”, as a new residential neighbourhood. The former Shell Oil lands could be developed with a mix of low rise condominiums and town houses by extending existing streets as the framework for development along the terraces with dramatic views of the harbour. A public waterside trail is illustrated to maintain a clearly public edge to the waterfront which is open and accessible to all. The new residential development should be integrated within the site’s rocky treed landscape to ensure a unique Parry Sound character.
10. The concept illustrates redevelopment of the former Imperial Oil lands, as a new residential neighbourhood.

The next sections describe the specific physical features, planning policy and zoning regulations for 7 key areas of development potential:

- **Area 1** - Prospect Point;
- **Area 4** - Bob’s Point & Surrounding Area;
- **Area 5** - Town Dock & Surrounding Area;
- **Area 6** - Bay Street Corridor;
- **Area 7** - McNabb Home Building Centre South;
- **Area 9** - Former Shell Oil lands; and,
- **Area 10** - Imperial Oil lands.

## Area 1

## Prospect Point



#### Description of Lands

Located at the base of Waubeek Street between the pumphouse and Little League Ball Park. It is about one kilometre from the downtown.

The property is 3.226 hectares (7.97 acres) and is separated into two parts by the Rotary/Algonquin Regiment Fitness Trail (Town fitness trail). The larger part (2.955 ha) is located directly east of the Town fitness trail. The smaller part (0.271 ha) flanks the Town fitness trail to the west and has water access across the 66 foot shoreline road allowance.

The property has 92.3 metres of frontage on Waubeek Street.

#### Physical Features

The site's topography is undulating, with gradients between 3% and 5%. The general slope is toward Georgian Bay. It is 15m above water level and the view from the site is spectacular. A 4m rock cut dominates the southwestern portion of the site and brush divides the property. There is minimal topsoil coverage and the site is characterized by a major granite outcropping. Pine, Oak, Hemlock, and some Birch are the tree species; otherwise scrub covers the land.

This site, as with all the others in this package, commands a spectacular view of the Big Sound. Sunsets can be enjoyed every evening and sailboats can be seen at any time of day from this location.

#### Services

The site is serviceable by water, sewer, hydro, and natural gas. This infrastructure will need to be extended from Waubeek Street for any development.

#### Official Plan Policies

The property is designated Residential Medium Density. The Official Plan permits the uses in the Residential Low Density policy (single detached dwellings, schools, parks, churches, local commercial uses and public utilities), converted dwellings, duplexes, triplexes and semi detached dwellings. Fourplexes, row housing and apartments are permitted subject to the satisfaction of certain criteria. Home occupations are also a permitted use.

Residential development in this category is allowed up to a maximum net density of 50 units per hectare.

#### Zoning By-law Regulations

The bulk of the property is zoned "Residential Second Density (R2)". This zone permits: Bed & Breakfast, converted dwelling house, semi-detached dwelling house, duplex, triplex, boarding house, home occupation, Home for the Aged, single detached dwelling, day nursery, public park, or play lot.

On the Bay side of the site, the property is zoned "Residential First Density Holding (R1h)". This zoning will allow single de-



tached dwellings, park or playground, and day nurseries subject to the removal of the holding symbol.

Between these two zones lies an “Open Space (O1)” zone, the bulk of which is used for the Fitness Trail. This zone permits various recreational and natural uses including public parks and conservation uses.

### Additional Details

Access to this site is obtained from Waubeek Street. Bowes/Seguin/Waubeek provide the link to Highway 69.

Contamination of the site is not a likelihood given its previous uses.

At the moment, this site has been given draft approval for a 27 lot, single family dwelling plan of subdivision.

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## Area 4 Bob's Point & Surrounding Area



### Description of Lands

Located at the base of Bay St. on the waterfront just across from Parry Island. The Rotary/Algonquin Regiment Fitness Trail is adjacent to the property on the east side. Also just a short distance to the east is the town dock and the Town's Central Business District.

The entire site is greater than 12 hectares. (Municipally owned is approximately 2.347 ha). Water lots comprise approximately 8.231 ha of the Point.

Access is available from Highway 69 via Bowes Street/Seguin Street then towards the water on James Street/Bay Street.

Any development at this site would command a prominent position on the waterfront in Parry Sound. There are excellent views from the highpoint of land in all directions. In addition, there is access to the downtown and all services are available.

Contamination is present on some of the land, however, a previous clean-up of the Town owned lands has been completed and a current clean-up effort is being undertaken to revitalize the portion of the area owned by Ontario Realty Corporation

### Physical Features

1. Bob's Point is dominated by two features. The first is a large flat area of land formed when the area was filled to link the mainland to Bob's Island. This area is the site of the new Charles W. Stockey Centre for the Performing Arts and the Bobby Orr Hall of Fame. The Performing Arts Centre is an acoustically perfect 480 seat concert hall.

2. This property is presently occupied by government services buildings. The OPP, MNR, & MNDM have office space on this lot. The area provides parking for special events and off-hours.

The shoreline has been modified. Steel and wood were used to straighten and retain the shore. There are a few slips and privately owned boat houses located between the government offices and the Big Sound Marina. Interestingly, the MNR property (part of the water lot) extends to cover a portion of the town pier near the end of the pier. Should the government services relocate elsewhere in Town, the site would be an ideal location for a boutique hotel and retail uses.

3. Bob's Island is a large rock outcrop about 10 m high. It is mostly a natural area, but the southern portion connects to the Big Sound Marina, a municipal transient marina. There is a significant fish habitat adjacent to the northern boundary of the Point located within the water portion of the Water Lots. This would also be an ideal site for a boutique hotel.

4. The Big Sound Marina opened in 1987. It is a transient marina with 40 slips that will accommodate boats between 40 and 60 feet and

# Parry Sound Waterfront Development Concept



*View looking south along waterfront promenade and retail uses on redeveloped site with current government building.*

80 slips for boats under 40 feet in length. The Marina has washrooms, showers, laundry, internet service and complementary barbecues.

## Services

Sewer, water, hydro & natural gas are available to this site that will accommodate development in this area. The Town is willing to co-operate with any developer who proposes an appropriate development for the land.

## Official Plan Policies

The area is designated Waterfront Commercial by the Official Plan. The category permits hotels, motels, lodges or resorts, restaurants, marinas and related marine uses, service and or commercial uses which attract or service waterfront visitors and tourists to the area

When development is on land greater than 1.2 ha, some lower density free standing residential development and/or commercial office space not serving the tourist market may be permitted as long as the development does not compose more than 25% of the value of the total individual development.

Site Plan Control will be in effect for any development in this area and will be reviewed on the basis of the maintenance of waterfront vistas, the provision of public access to the shore line, architectural design of facilities to complement the tourism nature of the area, and appearance of the development from land and water.

Due to the unique conditions of some of the parcels in this area, the Zoning By-law will set special regulations, limitations and allow appropriate development to take place without

the need for amendments or variances. Development in this area will be restricted to the availability of municipal services.

A portion of the Water Lots on the northern face of the site are designated Environmentally Sensitive. This recognizes the fish habitat and therefore, no development or fill is permitted. Portions of the site are also located in the floodplain. Certain assurances would be required prior to any development on these portions.

This site has a unique provision relating to this site recognizing that the MNR offices represent a major employer to the Town. Should the MNR wish to relocate, the Town will provide what assistance it can to facilitate its relocation to another area of Town.

## Zoning By-law Regulations

The majority of the property is zoned "Tourist Commercial (C4)" or "Tourist Commercial Holding (C4h)" (to acknowledge the flood plain). Permitted uses include: hotel, tourist establishment, camp ground, farmer's market, motel, restaurant, place of amusement/entertainment, antique shop, retail store not exceeding 162 square metres, convenience store, marina, marine air base, marine passenger service, marine retail outlet, real estate office, travel agent or tourism office, a tourist information centre

There is a small portion of land zoned SP.26.47 which, in addition to the uses allowed in a C4 zone, permits a building contracting business located entirely within a boathouse to be permitted. Such a use is also subject to various setback and parking requirements.



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## Area 5

## Town Dock &amp; Surrounding Area

**Description of Lands**

Located on Bay Street on the waterfront facing the South channel. The property is 2.41 hectares (of which, 1.20 hectares is water lot).

There are excellent views of the activity in the harbour that can be seen as well as the spectacular sunrises.

Access is available from Highway 69 via Bowes Street/Seguin Street then towards the water on James Street/Bay Street.

**Physical Features**

This area is currently the location of the office and departure point for 30,000 Islands Cruise. This facility has parking on the south side of the area. The Town built a Dock Office that opened in 1987 to provide a tourist information office, washrooms and showers. The building also programs events on the waterfront in the summer. The parking lot was also upgraded in 1987. There are other privately owned and operated commercial and retail uses in this area. The area also includes a recently re-developed multi unit residential building along Bay Street.

**Services**

Sewer, water, hydro & natural gas are available to this site.

**Official Plan Policies**

The site is designated Waterfront Commercial by the Official Plan.

Permitted uses include: hotels, motels, lodges or resorts, restaurants, marinas and related marine uses, service and or commercial uses which attract or service waterfront visitors and tourists to the area.

When development is on land greater than 1.2 ha, a limited amount of lower density free standing residential development and/or commercial office space not serving the tourist market may be permitted as long as the development does not compose more than 25% of the value of the total individual development.

Site Plan Control will be in effect for any development in this area and will be reviewed on the basis of the maintenance of waterfront vistas, the provision of public access to the shore line, architectural design of facilities to complement the tourism nature of the area, and appearance of the development from land and water.

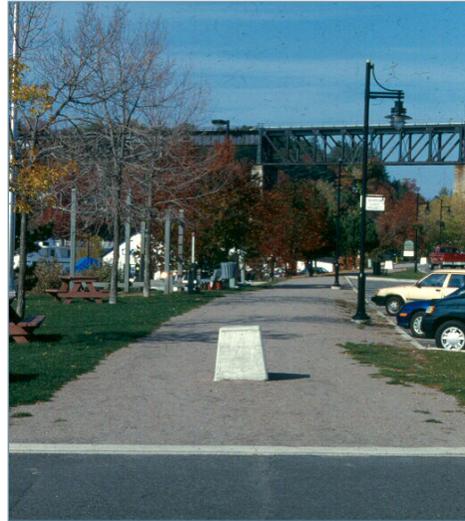
Due to the unique limitations of some of the parcels in this area, the Zoning By-law will set special regulations to recognize these limitations and allow appropriate development to take place without the need for amendments of variances.



Development in this area will be restricted to the availability of municipal services.

## Zoning By-law Regulations

The majority of the property is zoned “Tourist Commercial (C4)” or “Tourist Commercial Holding (C4h)” (to acknowledge the flood plain). Permitted uses include: hotel, tourist establishment, camp ground, farmer’s market, motel, restaurant, place of amusement/entertainment, antique shop, retail store not exceeding 162 square metres, convenience store, marina, marine air base, marine passenger service, marine retail outlet, real estate office, travel agent or tourism office, a tourist information centre



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## Area 6 Bay Street Corridor



### Description of Lands

This area is located south of Seguin Street. It is the continuation of downtown's main shopping street James Street.

It is approximately 400m in length and is comprised of privately owned parcels of land that are currently used for commercial and/or residential uses.

The old hospital immediately north of this area is currently being redeveloped as a multi-unit residential building.

Access is via Seguin Street from Highway 69.

### Physical Features

A high-quality urban atmosphere combined with a scenic harbour view aptly describe this location. Bay Street is an ideal location for the conversion of existing residential structures to tourist commercial uses that will augment the existing restaurants and shops.

### Services

The site is serviced or serviceable by water, sewer, hydro, and natural gas.

### Official Plan Policies

The site is designated Waterfront Commercial by the Official Plan.

Permitted uses include: hotels, motels, lodges or resorts, restaurants, marinas and related marine uses, service and or commercial uses which attract or service waterfront visitors and tourists to the area.

It is intended that those residential uses located on the northwest side of Bay Street will in time be converted to commercial. However, residential uses on this side of Bay Street shall be permitted by this Plan.

Site Plan Control will be in effect for any development in this area and will be reviewed on the basis of the maintenance of waterfront vistas, the provision of public access to the shore line, architectural design of facilities to complement the tourism nature of the area, and appearance of the development from land and water.

Due to the unique limitations of some of the parcels in this area, the Zoning By-law will set special regulations to recognize these limitations and allow appropriate development to take place without the need for amendments of variances.

Development in this area will be restricted to the availability of municipal services.

### Zoning By-law Regulations

Approximately half of the properties in this area are zoned Residential Second Density to recognize their existing residential use. Permitted uses in this zone include: single



detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, converted dwelling, boarding house, home for the aged, school, place of worship, group home, day nursery.

The rest of the properties are zoned “Tourist Commercial (C4)” . Permitted uses include: hotel, tourist establishment, camp ground, farmer’s market, motel, restaurant, place of amusement/entertainment, antique shop, retail store not exceeding 162 square metres, convenience store, marina, marine air base, marine passenger service, marine retail outlet, real estate office, travel agent or tourism office, a tourist information centre



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## Area 7

## McNabb Home Building Centre South

**Description of Lands**

Located south of Seguin Street, west of the mouth of the Seguin River, in the downtown. The site provides spectacular views of the harbour, the river mouth and is adjacent to the Rotary/Algonquin Regiment Fitness Trail.

The lands are approximately 0.93 hectares (2.2898 acres). The site is currently owned by McNabb Home Building Centre who operate a commercial home improvement business.

Access is via Johnson Street off of Seguin Street. Bowes/Seguin Street provide the link to Highway 69.

**Physical Features**

A high-quality urban atmosphere combined with a scenic harbour view aptly describe this location. The terrain of this lot slopes towards the river. Most of the property has a gradual slope and only the closest few metres to the river have a steeper gradient.

A fish spawning sanctuary is located just south of the property in a small, well-shaded enclave.

**Services**

The site is serviced or serviceable by water, sewer, hydro, and natural gas. Services can be extended easily from the abutting lands.

**Official Plan Policies**

The subject area is designated in the Official Plan as Central Business District. The intended planned function of this designation is to provide for the residents of Parry Sound and surrounding areas, the most diverse concentration of central activities in the Town, including retail, office, service, entertainment and other commercial activities, as well as governmental, institutional, residential and community activities. All of these uses are essential components of this mix of activities.

This category will include all types of retail and business uses including: retail and wholesale trade, professional and business offices, community, business, personal, recreational and other service operations, public and private parking areas, government and institutional uses, parks and open spaces.

Major office buildings and administrative quarters of major businesses and service activities, large hotels and convention facilities, large and specialty retail operators and major cultural activities will be encouraged to locate in this area. Where a proposal for one of these functions or its like is considered by the Town, every effort will be made to encourage its location in this area.

Residential uses shall be permitted above or behind commercial uses within the same building as the commercial use.



Special consideration with regard to the provisions of off street parking facilities will be extended to this area. The Town will maintain and improve an inventory of off street and on street public parking to serve the area. The payment of a cash fee in lieu of the provision of parking shall be considered for development in this area.

Adequate buffering shall be required between parking facilities and street allowances in this district.

Portions of the site are located within the floodplain and certain conditions must be met prior to development.

## Zoning By-law Regulations

The property has two zonings. The first is “General Commercial (C1)”. This zone permits: an art gallery, automotive sales establishment, auto repair garage, auto service station, bakery, bank, beer store, broadcasting studio, building supply store, business or professional office, car wash, clinic, club, commercial school, crisis centre, custom workshop, dry cleaning establishment and/or distribution station, entertainment establishment, equipment rental establishment, funeral parlour, gas bar, halfway house, hotel, laundromat, liquor store, liquor licensed premise, lodging/tourist home, marine retail outlet, mini warehouse and public storage, miniature golf course, motor vehicle rental establishment, nursery or garden centre, parking garage, structure or lot, personal service establishment, place of amusement, printing and printing establishment, recreational vehicle sales storage and repair, restaurant, retail store, service outlet/shop, shopping centre,

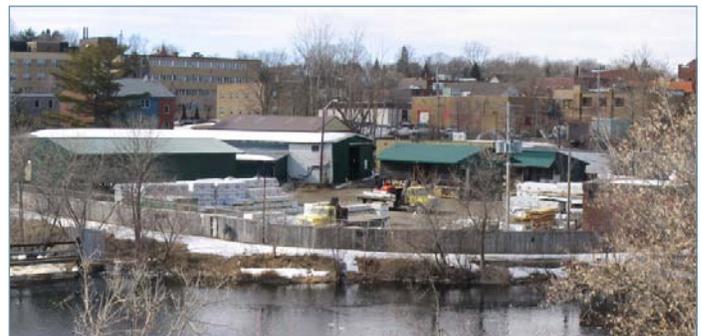
supermarket, taxi stand, tourist establishment, training centre, veterinary clinic, video rental outlet, wholesale, converted dwelling, accessory dwelling units, institutional and public services uses

The second zoned area is an “Environmental Protection (EP)” zone. This zone permits: buildings or structures intended for flood or erosion control or slope stabilization, conservation use without buildings or structures, parks without buildings or structures, parking area, hydro-electric generating facilities or a utility corridor, marine facility, a water supply or waste water management facility intake or outfall.

The EP zoning recognizes the flood plain of the Seguin River.

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Area 9

Former Shell Oil Lands



Description of Lands

Located along the waterfront fronting the former village of Parry Harbour. The site is 4.47 hectares. The western portion of the property is the water portion (approximately 1/3). There is 183m of frontage on Georgian Bay.

Frontage does not exist on a municipal road - The Town Fitness Trail divides the property from Great North Road. Access across this Fitness Trail can be arranged.

Access is via Bowes Street & Great North Road from Highway 69. Entrance is located on Great North Road.

The subject lands are presently vacant.

Physical Features

A flat plateau characterizes the property with rock outcrops (typical of the area) to the south which rise from the plateau and drop towards the shoreline. The shoreline has a gentle slope toward the water's edge. The property is exposed to the "Harbour" providing excellent views of the activity. The unique orientation of the site allows for many alternatives for quality development.

Services

The lands are fully serviced or serviceable with water, sewer, hydro and natural gas from Great North Road. Sewer would be serviced through the pumping station on Great North Road. The need to pump to this station may be necessary.

Official Plan Policies

The subject lands are designated Marine & Resort Residential. Section 7.11 outlines policies with respect to this designation.

It is believed the most significant changes to the Town's waterfront will occur within this designation. This category will include marinas, hotels, lodges/resorts/restaurants oriented toward the waterfront, public waterfront





facilities & utilities, docking for recreation craft, open space, waterfront commercial uses which attract or service tourists or visitors.

Residential development will be considered subject to certain policies.

Residential development in the Marine and Resort Residential category is allowed and encouraged to consist of higher densities (up to 75 units per hectare). Residential development should be architecturally designed and complement the natural attractiveness of the waterfront. Preference will be given to a “resort” theme in for example, condominiums, time-sharing apartments.

Connection to municipal services will be required for any development.

Structures over 15 m in height may be permitted subject to the maintenance of waterfront vistas, compatibility of proposed use with surroundings, restriction of structure to a property area of 2 ha where no other development is allowed and use of site buffering & landscaping to minimize visual impact.

Expansion of the existing marinas in this area will be supported by Council.

### Zoning By-law Regulations

The present zoning is “Marine Residential (RM)” and “Marine Residential holding (RMh)” (to protect the flood plain). The following are the permitted uses: apartment building, lodging house, row houses, marina, hotel, resort, Liquor Licensed Premises, restaurant, convenience store, parking area, place of entertainment, community centre, public

park and walkways, office space in conjunction with above facilities.

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## Area 10

## Imperial Oil Lands



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**Description of Lands**

This area is located on the waterfront fronting the former village of Parry Harbour. Total area of the property is 5.96 hectares.

The portion north of Champaigne Street has approximately 396.24m of frontage on public streets. Average property depth is 76.2m.

The portion south of Champaigne Street has 244m of water frontage and additional shore frontage is owned by the Town.

This portion also has 30.48m & 137.16m of frontage on Champaigne Street and unopened Mill Street to the east, respectively.

There is also 244m of frontage on Georgian Bay that provides excellent unobstructed views of the harbour and its activity.

Access is via Bowes Street & Great North Road. Property can be entered from Champaigne Street & Olive Street with potential entrances easily developed from Great North Road, Birch Street & Kate Street.

**Physical Features**

North portion: rock to the north, flat sandy soils to the south. Overburden is shallow to the north but ranges from 0 to 4.6 m in thickness to the south.

South portion: high rocky shoreline with 2 plateaus to the northwest along the Bay and the southwest adjacent to Olive Street with soil depths varying from 0 to over 3 m on the plateaus.

Drainage from either property is generally into the Bay.

Orientation of the property to the Bay offers a wide variety of alternatives for quality development.

**Services**

The lands are fully serviced or serviceable with water, sewer, hydro and natural gas. The north part and the northern portion of the south part would be serviced by the pumping station on Champaigne Street. The only constraint is the intake feed located at 176 m above sea level.

**Official Plan Policies**

The subject lands are designated Marine & Resort Residential. Section 7.11 outlines policies with respect to this designation.

It is believed the most significant changes to the Town's waterfront will occur within this designation. This category will include marinas, hotels, lodges/resorts/restaurants oriented toward the waterfront, public waterfront facilities & utilities, docking for recreation craft, open space, waterfront commercial uses which attract or service tourists or visitors.



*Proposed Development  
Scheme as of May 2006*



Residential development will be considered subject to certain policies.

Residential development in the Marine and Resort Residential category is allowed and encouraged to consist of higher densities (up to 75 units per hectare). Residential development should be architecturally designed and complement the natural attractiveness of the waterfront. Preference will be given to a “resort” theme in for example, condominiums, time-sharing apartments.

Connection to municipal services will be required for any development.

Structures over 15 m in height may be permitted subject to the maintenance of waterfront vistas, compatibility of proposed use with surroundings, restriction of structure to a property area of 2 ha where no other development is allowed and use of site buffering & landscaping to minimize visual impact.

Expansion of the existing marinas in this area will be supported by Council.

### Zoning By-law Regulations

The present zoning is “Marine Residential (RM)” and “Marine Residential holding (RMh)” (to protect the flood plain). The following are the permitted uses: apartment dwelling, retirement residence, lodging/tourist home, row or townhouse or maisonette dwelling, gift shop, indoor and outdoor theatres, marina, marine retail outlet, hotel, Liquor Licensed Premises,, convenience store, parking area, place of entertainment, tourist establishment, tourist information building, institutional uses, office space in conjunction with above facilities.



### Contact

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