



Agenda for Council for the Town of Parry Sound

Regular Meeting of Parry Sound Council

April 1, 2025

Every effort has been made to ensure that the documents produced by the Town of Parry Sound included in this Council Agenda, are AODA compliant. (*Accessibility for Ontarians with Disabilities Act*). Third party documents included in this Council Agenda may not be AODA compliant, but alternate formats are available upon request at the Town Office at 705-746-2101.

The Corporation of The Town of Parry Sound

Council Meeting Agenda April 1, 2025

This meeting will be live streamed, recorded and available on the internet by visiting the Town of Parry Sound's website at www.parrysound.ca.

Council Meeting Agenda - April 1, 2025

7:00 PM, Parry Sound Council Chambers 52 Seguin St. Parry Sound; 6:30 PM Closed

Contents

Council Meeting Agenda - April 1, 2025	1
Closed Meeting Resolution	2
1. Agenda and Minutes Review, Pecuniary Interest	2
2. Public Meeting	3
2.1 Z/25-03 Legend Spirits Company, 7 Great North Rd.....	3
3. Questions of Staff	3
4. Correspondence	3
5. Deputations - N/A	3
6. Mayor & Councillors' Reports	3
7. Ratification of Matters From Closed Agenda	3
8. Consent Agenda - N/A.....	4
9. Resolutions and Direction To Staff	4
9.5.1 Landlord-Tenant Reforms	4
10. By-laws	4
10.2.1 2025 Operating Budget.....	4
10.4.1 Zoning By-law Amendment - Z/25/01 and Official Plan Amendment No. 6 - 12/14 Joseph Street (Hilts).....	5

10.5.1	Confirming By-law.....	5
11.	Adjournment.....	5

Closed Meeting Resolution

Prior to the Regular Meeting, Council will adjourn to a meeting closed to the public per the following resolution.

Resolution 2025 - 036

That pursuant to Section 239(2) of the Municipal Act, R.S.O. 2001, Chapter 25, as amended, the Council of the Corporation of the Town of Parry Sound move to a meeting closed to the public in order to address a matter(s) pertaining to:

- b) personal matters about an identifiable individual, including municipal or local board employees, **(Independent Contractor Agreement for POA prosecution);**
- c) a proposed or pending acquisition or disposition of land for municipal or local board purposes, **(property disposition);**
- k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board, **(property disposition);**

1. Agenda and Minutes Review, Pecuniary Interest

- 1.1 Land Acknowledgement**
- 1.2 Presentations/Announcements - N/A**
- 1.3 Additions to Agenda**
- 1.4 Prioritization of Agenda**
- 1.5 Adoption of Agenda**

The Corporation of The Town of Parry Sound

Council Meeting Agenda April 1, 2025

That the Council agenda for April 1, 2025 be approved as circulated.

1.6 Disclosure of Pecuniary Interest and the General Nature Thereof

1.7 Adoption of Minutes

That the Minutes from the Regular Council meeting held March 18, 2025 be approved as circulated.

2. Public Meeting

2.1 Z/25-03 Legend Spirits Company, 7 Great North Rd

The purpose of the application is to permit a temporary use on the subject lands. Specifically, if approved, the application would change the zoning of the property from Highway Commercial (C3) to Highway Commercial (C3) subject to Special Provision 26.142 which would permit up to one (1) temporary structure to be used as a kitchen for a period of up to two (2) years.

3. Questions of Staff

4. Correspondence

4.1 Township of Stone Mills support of Parry Sound Resolution to "Buy Canadian"

4.2 Waterfront Advisory Committee support of draft Waterfront Master Plan

5. Deputations - N/A

6. Mayor & Councillors' Reports

7. Ratification of Matters From Closed Agenda

8. Consent Agenda - N/A

9. Resolutions and Direction To Staff

9.5.1 Landlord-Tenant Reforms

Spokesperson: Mayor McGarvey

Resolution 2025 -

That Council of the Corporation of the Town of Parry Sound hereby supports the attached Town of Bradford West Gillingbury's Resolution 2025-79, requesting the provincial government to look at ways to implement balanced reforms that protect both small-scale landlords and tenants, ensuring fairness in the rental market; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to Premier Doug Ford, MPP Graydon Smith, President of the Association of Municipalities of Ontario, Minister of Municipal Affairs and Housing, Attorney General, and the Town of Bradbury West Gillingbury, to support the creation of balanced protections for both landlords and tenants.

10. By-laws

10.2.1 2025 Operating Budget

Spokespersons: Clayton Harris, CAO; Stephanie Phillips, Director of Finance; Mike Kearn, Director of Public Works; Dave Thompson, Director of Development & Protective Services

By-law 2025 - 7490

Being a By-law to Adopt the Operating and Capital Budget Estimates for the Year 2025

The Corporation of The Town of Parry Sound

Council Meeting Agenda April 1, 2025

10.4.1 Zoning By-law Amendment - Z/25/01 and Official Plan Amendment No. 6 - 12/14 Joseph Street (Hilts)

Spokesperson: Jeremy Rand, Manager of Planning

By-law 2025 - 7491

Being a By-law to Adopt Official Plan Amendment No. 6 – 12/14 Joseph Street

By-law 2025 - 7492

Being a By-law to amend By-law No. 2004-4653 (The Zoning By-law), as amended, for 12/14 Joseph Street and legally described as Part of Lot 20, Concession A being Part of Park Lot A, Plan 91 and Part 1, Plan 42R-4989 in the Town of Parry Sound.

10.5.1 Confirming By-law

By-law 2025 - 7493

Being a By-law to confirm the proceedings of Council.

11. Adjournment

Personal Information collected in Section 2. Public Meeting, Section 4. Correspondence and/or Section 5. Deputations is collected under the authority of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), Section 21. (1) c and will be used to create a record available to the general public.



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 (Temporary Use) - Z/25-03 – LEGEND SPIRITS CO.

Take notice that the Council of the Corporation of the Town of Parry Sound will hold a public meeting on **Tuesday April 1, 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 Zoning By-Law Amendment under Section 34 of The Planning Act, as amended.

The purpose of the application is to permit a temporary use on the subject lands. Specifically, if approved, the application would change the zoning of the property from Highway Commercial (C3) to Highway Commercial (C3) subject to Special Provision 26.142 which would permit up to one (1) temporary structure to be used as a kitchen for a period of up to two (2) years.

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 Temporary Use 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
Clerk/Executive Assistant
52 Seguin Street
Parry Sound, ON P2A 1B4
T. (705) 746-2101 x220
F. (705) 746-7461
rjohnson@townofparrysound.com

Dated at Parry Sound this **11th day of March, 2025**

Location Map:



The Corporation of The Township of Stone Mills

4504 County Road 4, Centreville, Ontario K0K 1N0
Tel. (613) 378-2475 Fax. (613) 378-0033
Website: www.stonemills.com



March 27, 2025

Sent Via Email Only

Town of Parry Sound
52 Seguin Street
Parry Sound, ON
P2A 1B4

Dear Ms. Johnson:

Re: Town of Parry Sound, 2025-018 Endorse Federal-Provincial call to buy
Canadian in Countering US Tariffs

Please be advised that during the regular Council meeting of March 3, 2025,
Township of Stone Mills Council passed the following motion,

Resolution 12-685-2025

That Council direct staff to look into policy options related to a buying Canadian policy
and bring back options to Council and That the communication from the Town of
Parry Sound be received and supported.

Moved By Councillor Lalande
Seconded By Deputy Reeve Davison
Carried

Sincerely,

B Teeple

Brandi Teeple
Township Clerk
Township of Stone Mills
4504 County Road 4
Centreville, ON, K0K 1N0
Phone: 613 378-2475 ext. 225
Email: bteeple@stonemills.com

From: [Jeff Thom](#)
To: [Rebecca Johnson](#)
Subject: WAC Meeting - March 24, 2025
Date: March 25, 2025 2:19:44 PM
Attachments: [image001.png](#)

Hi Rebecca,

At last night's WAC meeting, the following motion was passed:

Agenda Item 7.1.1: *That the Waterfront Advisory Committee receives the Draft Waterfront Master Plan for information and that the Waterfront Advisory Committee supports the approval of the Draft Waterfront Master Plan.*

All the best,

Jeff Thom

Economic Development Officer

Town of Parry Sound

52 Seguin St
Parry Sound, ON
P2A 1B4

T. (705) 746-2101 x 248
E. jthom@parrysound.ca



Discover Parry Sound and explore upcoming events at www.parrysound.ca

**Town of Bradford West Gwillimbury**

100 Dissette St., Unit 7&8
P.O. Box 100, Bradford, Ontario, L3Z 2A7
Telephone: 905-775-5366
Fax: 905-775-0153

www.townofbwg.com

March 12, 2025

VIA EMAIL

The Hon. Doug Ford
Legislative Building
Queen's Park
Toronto ON M7A 1A1
premier@ontario.ca

Dear Premier Ford

Re: Motion to Request Landlord Tenant Reforms

At its Regular Meeting of Council held on Tuesday, March 4, 2025, the Town of Bradford West Gwillimbury Council approved the following resolution:

Resolution 2025-79
Moved: Councillor Giordano
Seconded: Councillor Dykie

WHEREAS Ontario has expanded the accessory dwelling unit (ADU) framework to address the housing supply crisis, which includes the need to balance the interests of both tenants and small-scale landlords;

WHEREAS small-scale landlords may face financial strain when tenants withhold rent in bad faith, and delayed dispute resolution systems can result in undue hardship for landlords, while also affecting tenants' security and well-being;

WHEREAS it is crucial to support the development of legal ADUs and secondary rentals while ensuring tenants' rights are respected and upheld;

WHEREAS proposed reforms could include:

- Accelerating dispute resolution for ADUs and secondary rentals at the Landlord and Tenant Board (LTB) within 30 days, ensuring fairness for both tenants and landlords
- Introducing mediation services to resolve disputes quickly and amicably, reducing reliance on lengthy hearings
- Providing both landlords and tenants with enhanced tools for clear communication, such as standardized rental agreements and better screening practices

- Strengthening protections for tenants against unfair eviction while enforcing stricter penalties for tenants withholding rent in bad faith
- Ensuring law enforcement access to properties only under appropriate circumstances, respecting tenants' rights while supporting landlords in the resolution of unpaid rent issues
- Establishing a hardship relief fund for landlords impacted by unpaid rent, while ensuring tenants are also supported in cases of financial distress
- Offering free or low-cost legal assistance to both landlords and tenants to navigate disputes fairly.

NOW THEREFORE BE IT RESOLVED that the Town of Bradford West Gwillimbury Council requests the provincial government to look at ways to implement these balanced reforms that protect both small-scale landlords and tenants, ensuring fairness in the rental market; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to Premier Doug Ford, our local Member of Provincial Parliament, President of the Association of Municipalities of Ontario, Minister of Municipal Affairs and Housing, Attorney General, and all Ontario municipalities to support the creation of balanced protections for both landlords and tenants

CARRIED.

Thank you for your consideration of this request.

Regards,



Tara Reynolds
Clerk, Town of Bradford West Gwillimbury
(905) 775-5366 Ext 1104
treynolds@townofbwg.com

CC: President of Association of Municipalities of Ontario, Robin Jones - resolutions@amo.on.ca
Hon. Paul Calandra, Minister of Municipal Affairs and Housing - minister.mah@ontario.ca
Hon. Doug Downey, Attorney General - attorneygeneral@ontario.ca
All Ontario Municipalities



The Corporation of the Town of Parry Sound

Council Report and Recommendation

Open Council Agenda April 01, 2025

Subject:

2025 Operating Budget

TOMRMS File Number:

F05-Budgets & Estimates

Spokesperson(s) Name, Title & Department

Clayton Harris, CAO; Stephanie Phillips, Director of Finance; Mike Kearn, Director of Public Works; Dave Thompson, Director of Development & Protective Services

Purpose of Report:

To bring forward the Bylaw to set the 2025 Budget estimates.

By-law 2025 - 7490

Being a By-law to Adopt the Operating and Capital Budget Estimated for the Year 2025

Relationship to Strategic Plan:

Core Service - Yes

New Service, Project or Program - No

Identify the Relationship to Council's Strategic Plan:

Background:

The 2025 Draft Capital Budget was presented for Council's consideration at the February 11th special meeting and the full budget package at the March 25th special meeting included details with respect to the following:

1. 2025 Operating Budget;
2. 2025 Capital Budget; and
3. Requests from the public for Council's consideration.

The proposed tax rate was 3.7% (1.9% for Town operations and 1.8% for infrastructure).

The changes and directions from Council from the March 25th meeting have been provided within Attachment 1 which will form Appendix A to the Final Budget. None of the changes will impact the tax rate.

The attached by-law will adopt the operating and capital budget estimates and includes those changes.

The 2025 budget requires a total of \$14,324,350 in municipal taxes. 2024 taxation revenues plus assessment growth raises a total of \$13,817,364, requiring the Town to raise additional property taxes, of \$506,986.

To raise the additional funds, there is a necessary increase of 3.7% over 2024 property tax rates, 1.8% is for infrastructure and 1.9% is for operating.

Advantages and/or Disadvantages of Staff Recommendation:

Sets the budget for the delivery of service and capital infrastructure improvements for the year.

Alternatives:

1. Provide alternative directions.

Cost/Financial Impact:

Sets the operating and capital budgets for the year below the guidelines established by Council.

Included in Current Budget: N/A

Attachments:

Attachment #1 - Summary of Changes Post March 25th Meeting (Appendix A to the Budget)

Attachment #2 - Draft Budget By-law

Accessible format available upon request)

Director Approval SP; Date: March 28, 2025

CAO Recommendation for Council Approval:

Yes

Appendix A

Changes Post March 25th Council Meeting

During the special meeting of Council on March 25th there were some adjustments to the budget approved and direction received on some items. The purpose of this appendix is to provide members of the Public and Council with any adjustments as well as the supplementary information requested.

Approved Budget Changes

Council's decisions to date are:

- Council approved one-time funding to the Downtown Business Association at an increase of \$7,000 to total of \$27,000 in the 2025 budget (the additional request was reduced from \$10,000);
- A donation to the Parry Sound High School Nutrition Program of \$1,000 was approved;
- An increase of \$500 was made to the Police Service Board contribution bringing the total to \$2,500 in the 2025 budget; and
- That the additions be funded through the Council donations to other organizations budget line which would be reduced by \$8,500.

Capital Budget Changes

- Council resolution 2025-028 was passed on March 4, 2025, authorizing pre-budget approval for a 2024 Dependable Stock Pumper Truck (Pump 2). \$330k was in the draft budget for the deposit towards purchase and the remainder was initially planned for 2026. By authorizing this purchase, the total price of the pumper truck was significantly reduced and unknown tariff costs avoided. \$513k was moved up into the 2025 capital budget for a revised total of \$843k. The purchase is to be funded by the fleet reserve. There is no impact on taxation required within the budget.

Summary of Required Tax Levy and Changes

	2025 Budget Draft	Adjustments	Revised 2025 Budget
Operating Budget	\$ 11,688,171	\$ -	\$ 11,688,171
Capital Budget - Dedicated 2025 Levy	2,636,179	-	2,636,179
Net Operating Tax Levy Required	\$ 14,324,350	\$ -	\$ 14,324,350

Impact on the Ratepayer – Municipal Taxes

The 2025 budget still requires a total of \$14,324,350 in municipal taxes. 2024 taxation revenues plus assessment growth raises a total of \$13,817,364, requiring the Town to raise additional property taxes, of \$506,986.

To raise the additional funds, there is a necessary increase of 3.7% over 2024 property tax rates, 1.8% is for infrastructure and 1.9% is for operating.

The Corporation of the Town of Parry Sound

By-law 2025 - 7490

Being a bylaw to adopt the Operating and Capital budget estimates for the year 2025

Whereas Section 290 of the Municipal Act, 2001, S.O. 2001 c.25 requires that a local municipality shall, in the year or the immediately preceding year, prepare and adopt a budget including estimates of all sums required during the year for the purposes of the municipality.

Now Therefore The Council Of The Corporation Of The Town Of Parry Sound Enacts As Follows:

1. That the operating budget estimates for the year 2025, attached as Schedule A of this By-law, are hereby adopted;
2. That the capital budget estimates for the year 2025, attached as Schedule B of this By-law are hereby adopted;
3. That the estimates for reserve transfers for the year 2025, attached as Schedule C of this By-law are hereby adopted;
4. That the estimates for reserve fund transfers for the year 2025, attached as Schedule D of this By-law are hereby adopted; and
5. That this By-law shall come into force and effect on the date of final passage hereof at which time all By-laws that are inconsistent with the provisions of this By-law and the same are hereby repealed insofar as it is necessary to give effect to the provisions of this By-law.

Read a First time this 1st day of April, 2025

Jamie McGarvey, Mayor

Sally O'Conor, Deputy Clerk

Read a Second and Third time, **Passed, Signed** and **Sealed** this 1st day of April, 2025

Jamie McGarvey, Mayor

Sally O'Conor, Deputy Clerk

Schedule A to By-law 2025-

**Town of Parry Sound
Determination of Tax Levy – Operating Budget
December 31, 2025**

	2025 Budget
Levies	\$ 625,775
Provincial Grants and Subsidies	9,864,283
Federal Grants and Subsidies	208,500
Other Municipalities	5,615,186
User Fees	8,559,907
Rents & Financial Revenues	486,422
Investment Earnings	1,603,706
Other Revenues	521,900
Fines & Penalties	1,134,544
Licenses & Permits	576,300
Contributions from Reserves or Reserve Funds	1,475,190
Total Revenues	\$ 30,671,713
Salaries and benefits	\$ 10,717,268
Materials - Operating Expenses	4,048,810
Energy Costs	1,055,065
Rents and Financial Expenses	545,236
Purchased/Contracted Services	18,247,289
Debt Repayment	1,048,741
Grants - Transfer Payments	2,238,788
Internal Recoveries	(20,000)
Contributions to Reserves or Reserve Funds	4,478,687
Amortization of tangible capital assets/ Gain/Loss on Disposal	5,468,185
Total Expenses	\$ 47,828,069
Net Total	\$ (17,156,356)
Add back Amortization	5,468,185
Net Operating Tax Levy Required	\$ (11,688,171)

Schedule B to By-law 2025-

**Town of Parry Sound
Determination of Tax Levy – Capital Budget
December 31, 2025**

	2025 Budget
Provincial Grants & Subsidies	\$17,153,351
Federal Grants & Subsidies	1,415,600
New Borrowing	-
Contributions from Reserves	10,717,318
Contributions from Reserve Funds	4,352,312
Debenture	3,354,138
Other Municipal	360,000
Total Revenue	<u>\$37,352,719</u>
Capital Projects (2025 Expenses Including Carryforward)	\$38,241,106
Debt Repayment (Principle)	519,320
Contribution to Reserves	1,228,472
Total Expenses	<u>\$39,988,898</u>
Net Tax Levy Required	<u><u>\$(2,636,179)</u></u>
Dedicated Capital Levy	\$2,636,179
Additional Capital Projects Funded by Taxes	-
	<u><u>\$2,636,179</u></u>

Schedule C to By-law 2025-

Town of Parry Sound

Determination of Tax Levy – Reserves

December 31, 2025

	Dec 31/23 Balance	Dec 31/24 Estimated Balance	Budgeted 2025 Activity	Dec 31/25 Balance
Long Term Care Reserve	\$ 61,684	\$ -	\$ -	\$ -
Big Sound Marina	-	-	-	-
Building	890,599	805,379	- 67,081	738,298
Cemetery and Columbaria	735	9,735	- 9,000	735
Economic Development	158,087	148,087	-	148,087
Emergency Capital Asset				
Replacement	200,000	200,000	-	200,000
Emergency Services	42,935	42,935	-	42,935
Equipment Replacement	720,282	688,612	- 498,754	189,858
Façade Improvement				
Program	158,084	218,084	60,000	278,084
Fleet	2,135,173	2,211,084	- 979,275	1,231,809
Founders Circle	500	500	-	500
General Working Capital	4,239,967	4,081,674	- 60,000	4,021,674
Health Unit Capital	14,428	14,428	-	14,428
Health Unit Cost Stabilization	29,514	29,514	-	29,514
Industrial Park	30,410	30,410	-	30,410
Infrastructure Replacement	918,683	883,782	- 382,693	501,089
Insurance Claims/Legal	213,441	90,780	-	90,780
IT Replacement	160,684	185,831	82,000	267,831
LACAC*Directory	7,679	7,679	-	7,679
Modernization Funding	272,140	255,640	- 164,500	91,140
Municipal Elections	9,255	14,255	5,000	19,255
Parks	471,920	888,920	- 384,000	504,920

Schedule C to By-law 2025-

Town of Parry Sound

Determination of Tax Levy – Reserves

December 31, 2025

	Dec 31/23 Balance	Dec 31/24 Estimated Balance	Budgeted 2025 Activity	Dec 31/25 Balance
Planning Legal	20,000	20,000	-	20,000
Police Cost				
Stabilization	213,751	213,751	-	213,751
Salt Management	18,000	18,000	- 18,000	-
Stockey Centre	240,821	243,182	- 97,900	145,282
Storm Water Management	100,000	100,000	-	100,000
Tax Rate Stabilization	1,108,674	1,104,117	- 30,000	1,074,117
Waste Management	241,574	243,193	-	243,193
Wastewater Stabilization	7,561,121	7,198,152	- 3,629,096	3,569,056
Water Stabilization	8,816,593	9,352,065	- 667,476	8,684,589
Water & Sewer Capacity *New	661,259	874,548	- 774,173	100,375
WPSRCC - Town				
Pool Contributions	153,399	378,519	150,000	528,519
Winter Control	816,142	816,142	-	816,142
WSIB Reserve	40,200	40,200	-	40,200
Total	\$ 30,727,733	\$ 31,409,197	-\$ 7,464,948	\$ 23,944,249

Schedule D to By-law 2025-

Town of Parry Sound

Determination of Tax Levy – Reserve Funds

December 31, 2025

	Dec 31/23 Balance	Dec 31/24 Estimated Balance	Budgeted 2025 Activity	Dec 31/25 Balance
Association of WPS				
Municipalities	\$ 1,642	\$ 1,728	\$ 70	\$ 1,798
Bobby Orr Hall of Fame Scholarship	17,635	18,563	- 2,000	16,563
Bobby Orr Hall of Fame Special Projects	220,256	220,256	- 22,750	197,506
Canada Community Building Fund	891,226	975,025	167,260	1,142,285
Capital Asset Legacy	1,806,932	1,946,862	9,800	1,956,662
Capital Replacement	4,921,588	4,623,367	- 2,817,498	1,805,869
DC Highway Services	-	-	500	500
DC Fire Services	-	-	500	500
DC Ambulance Services	-	-	500	500
DC Parks & Rec	-	-	500	500
DC POA & Bylaw	-	-	500	500
DC Library Services	-	-	500	500
Development Charges/Lot Levy	-	-	-	-
EMS Equipment/Capital	410,073	796,591	- 528,081	268,510
Future Pool	43,241	46,041	2,800	48,841
Land Ambulance Severance	596,352	701,700	40,000	741,700
Land Ambulance Surplus	1,176,658	735,608	40,000	775,608
Municipal Parking	122,149	124,649	5,000	129,649
Property/Parkland	178,451	178,891	9,000	187,891
Public Transit (Provincial Gas Tax)	276,361	111,434	- 7,500	103,934

Schedule D to By-law 2025-

Town of Parry Sound

Determination of Tax Levy – Reserve Funds

December 31, 2025

	Dec 31/23 Balance	Dec 31/24 Estimated Balance	Budgeted 2025 Activity	Dec 31/25 Balance
Sewer Development	175,464	183,937	- 167,264	16,673
Smelter Wharf	597,930	663,245	64,500	727,745
Splash Pad	48,510	51,064	2,000	53,064
Treetops	2,423	2,544	100	2,644
Water Development	179,350	188,028	- 171,150	16,878
Total	\$ 11,666,241	\$ 11,569,532	-\$ 3,372,713	\$ 8,196,819



The Corporation of the Town of Parry Sound

Council Report and Recommendation

Open Council Meeting April 1, 2025

Subject

Zoning By-law Amendment - Z/25/01 and Official Plan Amendment No. 6 - 12/14 Joseph Street (Hilts)

TOMRMS File Number

D14

Spokesperson(s) Name, Title, Department

Jeremy Rand, Manager of Planning

Purpose of Report

To provide recommendations to Council on Official Plan and Zoning Amendment applications in order to permit an 80-unit Apartment Dwelling on the subject lands located at 12/14 Joseph Street.

By-law 2025 - 7491

Being a By-law to Adopt Official Plan Amendment No. 6 – 12/14 Joseph Street

By-law 2025 - 7492

Being a By-law to amend By-law No. 2004-4653 (The Zoning By-law), as amended, for 12/14 Joseph Street and legally described as Part of Lot 20, Concession A being Part of Park Lot A, Plan 91 and Part 1, Plan 42R-4989 in the Town of Parry Sound.

Relationship to Strategic Plan

Core Service - Yes

New Service, Project or Program? No

Identify the Relationship to Council's Strategic Plan? - Yes - Housing

Background:

The subject lands are two separate properties are located at 12 and 14 Joseph Street. The property is located adjacent to the Parry Sound High School which abuts the property to the south and west.

The lands are located in the Joseph Street Mixed Use Area designation of the Town of Parry Sound Official Plan and are zoned Highway Commercial (C3). The official plan designation limits residential development to 75 units per hectare and the zoning by-law does not permit standalone residential development.

The applicant is proposing to extend sewer services to John Street in order to service the subject lands. A future Functional Servicing Report will detail the technical requirements of the sanitary extension and connection. Water services are available close to the lot line.

Proposal

The applicants are proposing an 80-unit 5-storey apartment dwelling on the subject lands with associated parking and landscaping. The applicant has noted that 11 of these units will be affordable as defined by the Canadian Mortgage and Housing Corporation (CMHC). The applicant is proposing 103 parking spaces which is greater than the 100 parking spaces required for an 80-unit development. Additionally, the applicant is proposing 30 bicycle parking spaces.

The proposed Official Plan Amendment would have the effect of permitting stand-alone residential uses on the subject lands as well as exempting the property from the density maximums (75 units per hectare) required under section 3.2.7 of the Official Plan.

The proposed Zoning Amendment would have the effect of permitting apartment dwelling units to a maximum of 80 units on the subject lands along with site specific zone standards. Currently, the zoning by-law only permits residential accessory to a commercial use.

The proposed Official Plan Amendment is included as Attachment #1 to this report.

The proposed Zoning By-law amendment is included as Attachment # 2 to this report.

Site

The lands are approximately 0.6 hectares in area with 71.6 metres of frontage on Joseph Street. The lands are currently vacant and are being used as a temporary bus drop off for the Parry Sound High School.

Surrounding uses include the Parry Sound High School to the south and west, and a mixture of commercial and residential uses to the east and north of the subject lands. It should be noted that the proposed West Parry Sound Recreation and Cultural Centre will be located within walking distance to the north of the subject lands.

An aerial photo of the subject lands is included as Attachment #3 to this report.

A proposed site plan is included as Attachment #4 to this report.

Analysis

Provincial Planning Statement, 2024

All decisions of Council regarding planning matters must be consistent with the Provincial Policy Statement (PPS). While the intent of the PPS is to be read in it's entirety, the following sections are most relevant to this application:

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities:

Section 2.2 Housing

Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3.

It should be noted that staff are of the opinion that the proposal would result in the provision of additional housing needs being provided on an otherwise vacant and underutilized commercial site. Further, staff are recommending that future commercial uses compatible with residential development be permitted on the property.

Section 2.3.1 General Policies for Settlement Areas

1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.
2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;
 - b) optimize existing and planned infrastructure and public service facilities;
 - c) support active transportation;
 - d) are transit-supportive, as appropriate; and e) are freight-supportive.

3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

Section 2.4: Strategic Growth Areas

3. Planning authorities should:
 - a) prioritize planning and investment for infrastructure and public service facilities in strategic growth areas;
 - b) identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas;
 - c) permit development and intensification in strategic growth areas to support the achievement of complete communities and a compact built form;
 - d) consider a student housing strategy when planning for strategic growth areas; and
 - e) support redevelopment of commercially-designated retail lands (e.g., underutilized shopping malls and plazas), to support mixed-use residential.

Staff are of the opinion that the proposed density for the 80-unit apartment dwelling is appropriate for the subject property when taking into account the site location, access to Joseph Street and the availability of water and sanitary capacity.

Staff are of the opinion that the redevelopment of the site would be consistent with the Provincial Policy Statement.

Town of Parry Sound Official Plan

The subject property is located within the Joseph Street Mixed Use Area designation of the Town of Parry Sound Official Plan.

Section 2.8.4.5 of the Official Plan states that in considering priorities for extending Municipal piped services, the Town will have regard for need as well as user costs of such additions. Opportunities to accommodate growth and development in the existing

built-up area on full services will be evaluated and where practicable, utilized before growth and development is permitted elsewhere.

Section 2.8.5.1 of the Town of Parry Sound Official Plan states that the need for and expansion of a diversified housing base reflecting the varied needs of the residents of the Town, is recognized.

Section 2.8.5.2 of the Town of Parry Sound Official Plan states that developing more affordable housing opportunities both on a rental and home ownership basis is an important component of the Town's development strategy.

Section 2.8.5.3 of the Town of Parry Sound Official Plan states that the Town will explore a variety of means to increase the supply of affordable rental and ownership of housing, including:

- a) encouraging residential conversions, particularly of surplus institutional or school facilities
- b) residential intensification in the downtown core and generally throughout the Urban Area;
- c) support for accessory apartments in existing single detached residential dwellings throughout the Town;
- d) providing opportunities for the expansion of new residential subdivision development in appropriate locations in the Town;
- e) the creation of dwellings in conjunction with retail and office commercial uses in commercial designations; and
- f) ensuring an inventory of a variety of residential lots available for development.

Section 2.8.5.5 of the Town of Parry Sound Official Plan states that the Town may utilize the provisions of the Development Charges Act, and other municipal approvals and mechanisms to encourage the production of affordable housing.

The proposal will provide a range of housing options as required to meet the Town's long-term housing needs. Additionally, the applicant is proposing that 11 of the units will

qualify as "affordable" definition of CHMC. Mandatory exemptions and deferrals are provided under the Development Charge Act. As the proposal is for rental apartment units, the development can qualify for Development Charge exemptions. Exemptions and deferrals are subject to an Agreement with the municipality prior to a building permit being issued.

Section 3.1.1.8 of the Town of Parry Sound Official Plan states that residential development shall be designed in such a manner as to minimize land consumption and efficiently use infrastructure and public service facilities by encouraging cost effective development at appropriate densities and in appropriate locations.

Section 3.1.1.10 of the Town of Parry Sound Official Plan states that the following criteria will be considered when evaluating proposals for housing intensification and infilling within established neighbourhoods:

- a) availability and adequacy of municipal infrastructure to accommodate the increased demand, including water, sanitary sewers, storm drainage, parkland, and landfill capacity;
- b) off-street parking is adequate;
- c) compatibility with the existing neighbourhood character in terms of scale, massing, height, siting, setbacks, parking and amenity area so that a transition between existing and proposed buildings is provided;
- d) existing vegetation is maintained where possible;
- e) community services and other neighbourhood conveniences are accessible; and
- f) capability to provide adequate buffering and other measures to minimize any identified impacts

With respect to the criteria above, staff would note the following:

- a) Municipal water and sanitary services are available to accommodate the increased demand. The applicants will be required to complete a satisfactory Functional Servicing Report in order to verify service connection details in

additional to storm water management. The West Parry Sound Recreation and Cultural Centre is proposed within walking distance of the subject lands. Over 500 square metres of amenity area is proposed on the subject lands.

- b) Off-street parking is adequate and the applicant is proposing more parking than is required by the Town's zoning by-law.
- c) Given the proposed setback to Joseph Street as well as the location of adjacent uses in relation to the subject property. The development does not abut low density residential development. Staff are of the opinion that the proposed development is compatible with the character of the neighbourhood.
- d) The subject lands do not contain significant existing vegetation, however the applicant has provided a site plan with landscaping, green space and amenity areas on site.
- e) The lands are within walking distance to the West Parry Sound Recreation and Cultural Centre, are adjacent to the Parry Sound Highschool and are within walking distance to a number of other neighbourhood conveniences; and
- f) The proposal provides adequate buffering and other measures to minimize any identified impacts to surrounding properties. The proposal is 18.0 metres from the proposed high school building and 17.5 metres from the commercial building to the north.

Section 3.2.7 of the Town of Parry Sound Official Plan defines the Joseph Street Mixed Use area as being characterized by a mix of highway commercial and residential uses. Joseph Street functions as an arterial road linking north Parry Sound with the urban core. With the development of the Highway 400 interchanges and the District Commercial development at the Highway and Bowes Street, the traditional highway commercial function of this portion of Joseph Street is changing. While commercial development remains appropriate, recognizing a broader range of residential uses and intensification is also appropriate.

Apartment dwelling development is contemplated in the Joseph Street Mixed Use Area designation. While the proposed density of 125 units per hectare exceeds the 75 unit per hectare requirement of the Plan, given the location within an area containing commercial, recreational, institutional and other services, intensification is appropriate to efficiently utilize existing services on an existing vacant lot.

Section 3.2.7.2 of the Town of Parry Sound Official Plan outlines the permitted uses within the Joseph Street Mixed Use area which include:

- a) highway and service commercial uses in accordance with the provisions of Section 3.2.4 (Highway/Service Commercial);
- b) multiple unit residential development (units with 3 or more dwelling units) in accordance with the provisions of Section 3.1.4 (High Density Residential).

Joseph Street is considered to be an Arterial Roadway under the Town's Transportation and Servicing map on Schedule "B" to the Town's Official Plan. Section 4.2.3 of the Town of Parry Sound Official Plan outline policies related to the Arterial Road and states the following:

Section 4.2.3.1 states that Arterial Roads provide for through traffic across the Town and may provide limited access to abutting properties.

4.2.3.2 states that the Town will maintain and protect the traffic carrying capacity of arterial roads through a variety of measures, including: a) regulating driveway entrances, with a view toward limiting single user driveways and encouraging joint driveway access; b) controlling driveway access through site plan control or the provision of 0.30 metre reserves; c) minimizing the number and restricting the location of intersecting streets and driveways along arterial roads; d) encouraging driveway entrances on corner lots to be located off the arterial road.

Section 4.2.3.3 states that the minimum right-of-way width shall be 26 metres, with the exception of arterial roads located within the Central Business District, where the traditional 20 metre right-of-way width will be maintained.

Section 4.2.3.4 states that sidewalks will be maintained on at least one side of an arterial road. Where practical, sidewalks should be maintained on both sides of an arterial roadway.

Section 4.3.1 of the Town of Parry Sound Official Plan outlines policies related to sewer and water services and states that development in the Urban Area will be serviced with full municipal water and sewer services, with the exception of the lands shown on Schedule "B" as being located in an area of existing partial services, or for an existing individual lot located on the edge of the Urban Area where such services are not available. Confirmation will be required that there is uncommitted reserve sewer and water capacity to accommodate the development.

Staff would note that while there appears to be servicing capacity available, confirmation will be required prior to the building permit being issued. Allocation is only provided at the building permit stage of development.

Section 6.2 of the Town of Parry Sound Official Plan outlines policies relating to affordable housing initiatives and states that Residential intensification and infilling will be encouraged within existing residential neighbourhoods as a means of providing affordable housing alternatives. Intensification initiatives may include the provision of accessory units and the use of innovative lot configurations that would allow additional lots to be created in established areas.

Section 6.2.2 states that affordable housing options may include programs and policies that provide a range of opportunities for both rental and ownership markets, in order to meet identified housing needs.

Section 6.2.3 states that the provision of dwelling units in conjunction with retail and office commercial uses is promoted in all commercial designations.

Section 6.2.4 states that the Town may utilize the provisions of the Development Charges Act, Community Improvement initiatives and other municipal powers to encourage the production of affordable housing.

Section 6.5 of the Town of Parry Sound Official Plan states that the conversion of residential rental units in buildings with four or more units to condominium ownership shall only occur where:

- a) it has been confirmed that the rental vacancy rate in the Town at the time of application is 3% or higher;
- b) the property is subject to a recent site plan agreement, or alternatively either site plan approval or a development agreement pursuant to Section 51(26) of the Planning Act;
- c) the proposed conversion qualifies as affordable ownership in accordance with the provisions of the Provincial Policy Statement if the existing rental facilities qualify as affordable under the Provincial Policy Statement.

Further to the information above, it should be noted that once the development is occupied, the provisions of Section 6.5 shall apply. In this case, a Condominium Conversion shall only be considered once the test of this section has been satisfied including confirmation of the rental vacancy rate within the Town at the time of application being 3% or higher.

Section 8.3.2 of the Town of Parry Sound Official Plan states that Section 36 of the Planning Act provides for the use of a holding symbol "H" in conjunction with any zone found within the implementing zoning by-law.

Section 8.3.2.7 states that the holding symbol may be removed by by-law to allow development to proceed in accordance with the relevant zoning category so long as the following condition or conditions apply:

- a) extensions for services are approved by the Town;
- b) the approval of site plans in the case of commercial, and industrial mixed use and medium and high density residential developments;
- c) the phasing, timing or staging of development has been approved;
- d) all required approvals are obtained from regulatory agencies;

- e) there is sufficient reserve capacity available for sewer and water services, as confirmed by the Town; and
- f) the objectives of the Official Plan including development criteria are met.

Section 8.3.4 of the Town of Parry Sound Official Plan relates to height and high density increases.

Section 8.3.4.1 states that the Town may pass by-laws authorizing increases in height and density of development, as provided in Section 37 of the Planning Act.

Section 8.3.4.2 states that the by-law may authorize such increases in the height and density of development otherwise permitted in the zoning by-law that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law.

Section 8.3.4.3 states that without limiting the generality of the foregoing, the Town may consider authorizing increases in density or height in exchange for the provision of the following, among other matters:

- a) foster more innovative and integrated development,
- b) develop projects with higher standards of amenity,
- c) develop mixed use developments,
- d) provide for residential intensification; and
- e) provide for the provision of affordable housing facilities,

all while maintaining compliance with the principles and objectives of this Plan.

The proposal would facilitate development on a vacant, under-utilized land adjacent to the Parry Sound Highschool with access to the West Parry Sound Recreation and Cultural Centre as well as a number of commercial amenities. The density is appropriate given the strategic location of the site as well as the proposal to provide over 500 square metres of amenity space on site. The height is appropriate given the setbacks to Joseph Street and that the lands do not abut low density residential uses in addition to vegetative buffering being proposed on side and rear property lines. Staff are

therefore of the opinion that the application meets the general intent of the Town of Parry Sound Official Plan.

Zoning By-law -

The subject lands are currently zoned Highway Commercial (C3).

The proposed zoning amendment would rezone the lands to Highway Commercial (C3) zone subject to Special Provision 26.142 subject to a Holding (h) Provision.

The purpose of the zoning amendment is to permit an Apartment Dwelling as a permitted use on the subject lands in addition to limiting commercial uses on the subject lands as well as permit a number of site-specific relief for an Apartment Dwelling as well as permit a number of site specific zoning regulations with regard to the proposed Apartment Dwelling. The proposed by-law would also be subject to a Holding (h) Provision.

Specifically, the By-law would permit an Apartment Dwelling on the subject lands and would limit the Commercial Uses on the subject property to the following:

- Art Gallery
- Bakery
- Business or Professional Office
- Clinic
- Commercial School
- Crisis Centre
- Halfway House
- Laundromat
- Personal Service Establishment
- Printing Establishment
- Restaurant
- Retail Store
- Video Rental outlet

- Veterinary Establishment

Further, the following additional Regulations shall apply to the subject lands:

- An Apartment Dwelling Use shall be subject to a Holding (h) Provision.
- Prior to the Holding being lifted, the only permitted uses shall be non-residential uses.

The following Regulations shall apply to the construction of an Apartment Dwelling:

- The minimum frontage for an Apartment Dwelling shall be 70.0 metres;
- The minimum lot area for an Apartment Dwelling shall be 0.6 hectares;
- The maximum number of Residential Units shall be 80;
- The minimum size of a standard parking space shall be 2.75 x 6.0 metres;
- The minimum side yard for an Apartment Dwelling shall be 3.0 metres;
- The minimum rear yard for an Apartment Dwelling shall be 8.9 metres;
- The maximum height for an Apartment Dwelling shall be 16.8 metres; and
- All other requirements of the Multiple Residential Zone (R3) shall apply to an Apartment Dwelling Use on the subject lands.

Prior to the Holding (h) Provision being lifted, the following is required to the satisfaction of the Town of Parry Sound:

- The completion of Traffic Impact Statement to the satisfaction of the Town of Parry Sound;
- The completion of a Functional Servicing Report to the satisfaction of the Town of Parry Sound;
- That the subject lands merge on title; and
- A site plan agreement is entered into with the Town of Parry Sound.

All other requirements of the Highway Commercial (C3) zone shall apply to the subject lands.

With regard to limiting the Commercial uses on the subject lands, staff are recommending that uses that are likely not compatible with residential uses on the

subject lands be removed from the permitted uses on the subject property. The following are uses which are proposed to be removed via Special Provision 26.142:

- Automotive Sales Establishment
- Auto Repair Garage
- Auto Service Station
- Building Supply Store
- Car Wash
- Club
- Dry Cleaning Distribution Establishment
- Dry Cleaning Establishment
- Equipment Rental Establishment
- Farm Implement Sales and Service
- Funeral Parlour
- Gas Bar
- Gasoline Cardlock Facility
- Hotel
- Industrial Equipment Sales and Service
- Lodging/Tourist Home
- Marine Retail Outlet
- Miniature Golf Course
- Mini Warehousing and Public Storage
- Motel
- Motor Vehicle Rental Establishment
- Nursery or Garden Centre
- Parking Garage, Structure or Lot
- Place of Amusement
- Recreational Commercial Establishment
- Recreational Vehicle Sales, Storage and Repair
- Service Outlet/Shop

- Supermarket
- Shopping Centre
- Supermarket
- Taxi Stand
- Transportation Depot
- Tourist Establishment

With regard to the minimum lot frontage and area requirements, staff are recommending a minimum lot frontage and area for the apartment dwelling in order to prohibit a severance of the subject lands without a further process (i.e. zoning approval).

With regard to the maximum number of Residential Units, the applicants have noted that they are seeking 80 apartment dwelling units. Staff are recommending that this be included in the proposed zoning by-law so that further increases to the density will require further zoning approvals.

With regard to the size of a standard parking space, the applicant is requesting a parking space size of 2.75 metres by 6.0 metres instead of the required 3.0 by 6.0 metres. Staff have looked at minimum parking space standards for similar urban municipalities which is summarized in the chart below:

Municipality	Minimum width (metres)	Minimum length (metres)
Barrie	2.7	5.5
Bracebridge	3.0	6.0
Collingwood	2.8	6.0
Gravenhurst	2.5	5.5
Huntsville	2.6	6.0
Midland	2.8	5.8
Orillia	2.7	6.0

Given the nominal decrease in parking space width, and that other municipalities have similar minimum standards to what is being proposed, staff are not anticipating issues with the ability of the site to service parking. Staff would clarify that the applicants have not requested a decrease to the number of parking spaces required. Additionally, the parking space minimums only affect standard parking spaces and will not change the minimum requirement for accessible parking on site. On site parking will be evaluated by a Traffic Impact Assessment as required by the proposed Holding (h) Provision.

With regard to the side yard setback, staff are of the opinion that given the adjacent uses being non-residential, a setback of 3.0 metres can provide sufficient buffering and opportunities for vegetation and screening.

With regard to the rear yard setback, given the adjacent use and existing setback of the school, the applicants are maintaining a 8.9 metre setback which is sufficient for vegetation and screening and potentially outdoor amenity areas.

With regard to the maximum height, staff are of the opinion that given the nature of the non-residential neighbouring use and existing setbacks of structures on those properties, the additional height of 6.8 metres instead of the permitted 10.5 metres, would not have negative impacts to adjacent used. As well, the additional height provides efficiency in the development of the subject lands in order to provide landscaping and amenity area on the subject lands. Further, as the building is located to the rear of the subject lands, the impact to the public realm and street line will not be negatively impacted.

With regard to the Holding (h) Provision, as the applicant did not provide a Functional Servicing Report or Traffic Impact Statement along with the zoning amendment application, this will be required prior to the lifting of the Holding (h) Provision.

Additionally, staff are recommending that the subject lands merge on title and that the applicant enter into a site plan agreement prior to the Holding (h) Provision being lifted on the subject lands.

Provided that the lands are subject to a Holding (h) Provision as proposed in the draft by-law, staff are of the opinion that the proposal meets the general intent of Zoning By-law 2004-4653.

Community Comments

Comments received by abutting property owner Gary Bauer who indicated a concern with the proposal. The author did not indicate specific objections to the proposal, but did make reference to the high-density nature of the proposal.

Agency Comments

Comments received by the Town's Building Department indicate that the minimum lot area should be included in the Special Provision as the proposal would not meet the minimum for 80 proposed units.

Further, it was noted that the applicant provided zoning matrix may need to refer to the Apartment Dwelling uses which are more restrictive than the Highway Commercial (C3) provisions.

Comments received by the Fire Department indicate no concerns.

Comments received by the Wastewater Department indicate that there are no sewer services available at the cub. Planning Staff would note here that the applicant is aware of this and has agreed to extend a sewer connection to John Street. The details of the proposed sewer extension and connection will need to be reviewed by the Town's Engineering Peer Reviewer, approved by the Town and implemented in a future site plan agreement prior to a building permit being issued.

Comments received by Wasauksing First Nations indicate no objections to the proposal. Wasauksing also noted that they are supportive of increases in housing and affordable housing in our area.

No external agency comments have been received at this time.

Advantages and/or Disadvantages of Recommendation

Approval of the application will result in additional residential apartment dwelling unit rentals in the Town of Parry Sound.

Alternatives

1. Council could refuse the application.
2. Council can defer the application for further information

Cost/Financial Impact: Nil

Included in Current Budget: N/A

Attachments

Attachment 1 - Proposed Official Plan Amendment

Attachment 2 - Proposed Zoning By-law Amendment

Attachment 3 - Aerial Photograph of the subject lands

Attachment 4 - Proposed Site Plan

Director Approval DT; Date: March 26, 2025

CAO Recommendation for Council Approval:

Yes

The Corporation of the Town of Parry Sound

By-law 2025 – 7491

Being a By-law to Adopt Official Plan Amendment No. 6 – 12/14 Joseph Street

Whereas By-law No. 2013-6263 was approved on October 1, 2013, to adopt an Official Plan for the Town of Parry Sound;

Whereas Sections 17 and 22 of the Planning Act, R.S.O. 1990, c.P.13 as amended, authorize municipalities to adopt Official Plans and Amendments to Official Plans; and

Whereas Section 17(9) of the Planning Act and O.Reg 525/97 exempt amendments to the Town of Parry Sound Official Plan from the Minister of Municipal Affairs and Housing's approval;

Now Therefore the Council of The Corporation of the Town of Parry Sound Enacts As Follows:

- 1. Official Plan Amendment No. 6 for The Corporation of the Town of Parry Sound, in the format as generally attached in Schedule "I", is hereby adopted;
- 2. Schedule "I" attached hereto is hereby made part of this By-law; and
- 3. Official Plan Amendment No. 6 shall take effect on the final passing thereof, and shall come into force in accordance with the Planning Act, R.S.O. 1990, c.P.13 as amended.

READ a FIRST time this 1st day of April, 2025

Mayor Jamie McGarvey

Deputy Clerk Sally O'Connor

READ a SECOND and THIRD time, **PASSED, SIGNED and SEALED** this 1st day of April, 2025

Mayor Jamie McGarvey

Deputy Clerk Sally O'Connor

The Corporation of the Town of Parry Sound

By-law 2025 – 7491

Schedule “I”

Amendment No. 6 to the Official Plan for the Town of Parry Sound

Being a site-specific amendment – Part of Lot 20, Concession A being Part of Park Lot A, Plan 91 and Part 1, Plan 42R-4989



The attached document constitutes Amendment No. 6 to the Official Plan for the Town of Parry Sound

Date: day of , 2025

Clerk: _____

Mayor: _____

Corporate
Seal of Municipality

The Corporation of the Town of Parry Sound

By-law 2025 – 7491

Constitutional Statement

The following Amendment to the Official Plan of the Town of Parry Sound Consists of two parts, being Part A and Part B.

Part A - The Preamble, does not constitute part of this Amendment.

Part B - The Amendment, consisting of the noted text and Schedule A constitutes Official Plan Amendment No. 6 to the Town of Parry Sound Official Plan.

The Corporation of the Town of Parry Sound

By-law 2025 – 7491

**AMENDMENT NO. 6 TO THE OFFICIAL PLAN FOR THE
TOWN OF PARRY SOUND**

Part A - The Preamble

SECTION 1 - LANDS SUBJECT TO THE AMENDMENT

- 1.1 This amendment is for the lands described as part of Part of Lot 20, Concession A being Part of Park Lot A, Plan 91 and Part 1, Plan 42R-4989 and municipally known as 12 and 14 Joseph Street. The lands are identified on Appendix A.

SECTION 2 - PURPOSE OF THE AMENDMENT

- 2.1 This Amendment has been prepared in response to an application submitted by Morgan Planning and Development., on behalf of Dense Marie Hiltz, being the owner of the subject lands.
- 2.2 The purpose of this amendment is to permit an 80-unit Apartment Dwelling on the subject lands.

SECTION 3 - BACKGROUND AND BASIS OF AMENDMENT

- 3.1 The subject property is legally described as described as part of Part of Lot 20, Concession A being Part of Park Lot A, Plan 91 and Part 1, Plan 42R-4989 and municipally known as 12 and 14 Joseph Street. The lands are identified on Appendix A.
- 3.2 The subject property is located within the Joseph Street Mixed Use Area designation. The Official Plan of the Town of Parry Sound in Section 3.2.7, Joseph Street Mixed Use Area of the Town of Parry Sound Official Plan states that:
- 3.2.2 The Joseph Street Mixed Use Area is characterized by a mix of highway commercial and residential uses. Joseph Street functions as an arterial road linking north Parry Sound with the urban core. With the development of the Highway 400 interchanges and the District Commercial development at the Highway and Bowes Street, the traditional highway commercial function of this portion of Joseph Street is changing. While commercial development remains appropriate, recognizing a broader range of residential uses and intensification is also appropriate.

The Corporation of the Town of Parry Sound

By-law 2025 – 7491

- 3.2.3 The permitted uses shall include:
- a) highway and service commercial uses in accordance with the provisions of Section 3.2.4 (Highway/Service Commercial;
 - b) multiple unit residential development (units with 3 or more dwelling units) in accordance with the provisions of Section 3.1.4 (High Density Residential).
- 3.3 Section 3.1.4 of the Official Plan, High Density Residential, states that:
- 3.3.2 The maximum allowable net density for the high density residential policy is 75 units per hectare.
- 3.4 This amendment will exempt the subject properties from the density policies of the Official Plan.
- 3.5 The location of the Subject Property is identified on Appendix A. Appendix B, attached, is a copy of the Official Plan Schedule A to be amended.
- 3.6 The proposal has been reviewed in accordance with the Provincial Planning Statement and is consistent with the relevant policies and conforms to the intent of the Town of Parry Sound Official Plan.
- 3.7 A Zoning By-law amendment is being processed concurrently with this Official Plan Amendment.

The Corporation of the Town of Parry Sound

By-law 2025 – 7491

Part B - The Amendment

All of this part of the document entitled PART B- THE AMENDMENET, consisting of the following text and Schedule “A-1) constitutes Amendment No. 6 to the Official Plan of the Town of Parry Sound.

SECTION 4 – APPLICABLE LANDS

The Official Plan for the Town of Parry Sound and Schedule “A”, as modified and approved as modified on April 29, 2019, be amended for the lands located at 12 and 14 Joseph Street and legally described as part of Part of Lot 20, Concession A being Part of Park Lot A, Plan 91 and Part 1, Plan 42R-4989, and more specifically identified on Appendix “A” as follows:

- 4.1 Schedule “A” to the Town of Parry Sound Official Plan be modified to redesignate the subject property to High Density Residential, per Appendix B.

SECTION 5 – DETAILS OF THE AMENDMENT

- 5.1 Section 3.2.7, JOSEPH STREET MIXED USE AREA POLICIES is hereby amended by the addition of the following Section after Section 3.2.7.3:

“3.2.7.4 SITE SPECIFIC POLICIES

3.2.7.4.1 Exemption from Density Provisions

Notwithstanding any policy of this Plan to the contrary, and subject to all other applicable policies of this plan, development of an Apartment Dwelling shall be permitted on the lands and shall be exempt from the density provisions of this plan for the lands described as being:

Part of Part of Lot 20, Concession A being Part of Park Lot A, Plan 91 and Part 1, Plan 42R-4989

3.2.7.4.2 Commercial Uses

All other commercial uses compatible with an apartment dwelling shall continue to be permitted on the subject lands and uses not considered to be compatible shall be limited in the implementing zoning by-law.

The Corporation of the Town of Parry Sound

By-law 2025 – 7491

3.2.7.4.3 Development Policy

- i) Development will proceed subject to the following criteria:
 - a. The lands shall be required to be merged on title;
 - b. Construction of any building or structures on the site will be subject to site plan control;
 - c. Prior to development, the Town will be satisfied that the lands can be adequately accessed; and
 - d. Prior to development, the Town will be satisfied that the lands can be adequately serviced with full municipal servicing.

- 3.2.7.4.4 The use of a Holding (h) Provision shall be used to implement the requirements of these policies

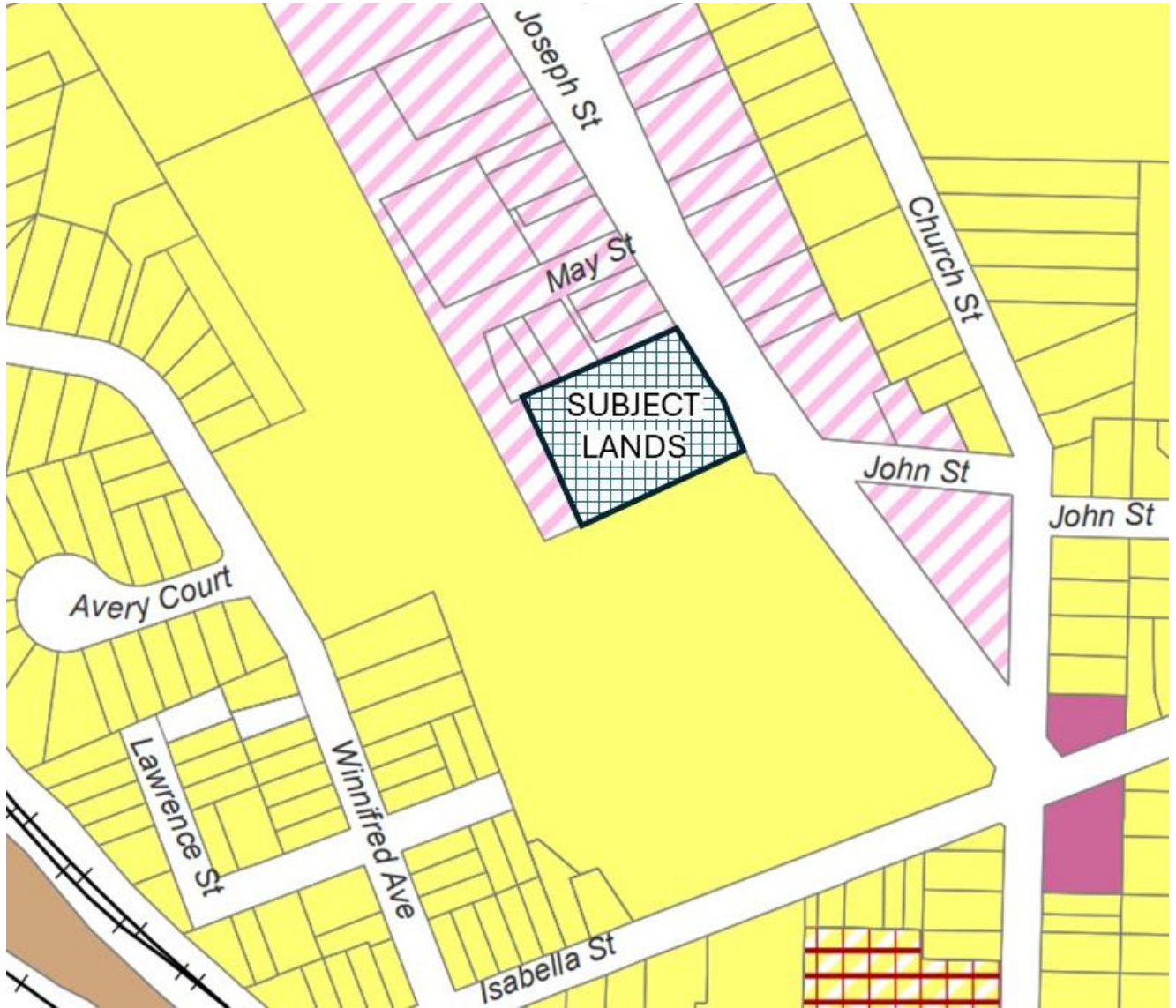
SECTION 6 - IMPLEMENTATION AND INTERPRETATION

- 6.1 The provisions of this Amendment shall be implemented by a Zoning By-law amendment to be enacted by the Town.
- 6.2 The interpretation of the Official Plan for the Town of Parry Sound, as modified, shall govern the interpretation of this Amendment.

The Corporation of the Town of Parry Sound

By-law 2025 – 7491

APPENDIX A - LOCATION MAP - Lands subject to Official Plan Amendment No. 6



The Corporation of the Town of Parry Sound

By-law 2025 - 7491

Being a By-law to amend By-law No. 2004-4653 (The Zoning By-law), as amended, for Part of Lot 20, Concession A being Part of Park Lot A, Plan 91 and Part 1, Plan 42R-4989

Whereas the authority to pass this by-law is provided by Section 34 of the Planning Act, R.S.O. 1990, c P.13 and amendments hereto;

Whereas By-law 2004-4653 was enacted by the Corporation of the Town of Parry Sound to regulate land use within the Municipality;

And whereas the Council of the Corporation of the Town of Parry Sound deems it advisable to further amend By-law 2004-4653:

Now Therefore the Council of the Corporation of the Town Of Parry Sound Enacts As Follows:

1. Schedule "A" and Section 26 – Special Provisions of By-law 2004-4653, as amended, are further amended by changing the zoning for properties described as Part of Lot 20, Concession A being Part of Park Lot A, Plan 91 and Part 1, Plan 42R-4989 from the Highway Commercial (C3) Zone to Highway Commercial (C3) Zone subject to Special Provision 26.142 Holding (h) as shown outlined in red on Schedule "A" attached hereto.
2. Schedule "A" shall form part of this By-law.
3. Section 26 "Special Provisions" of By-law No. 2004-4653, as amended, is hereby further amended by adding the following immediately after S.P. 26.142:

"S.P. 26.142 Notwithstanding the provisions of the Highway Commercial (C3) Zone, lands within the S.P 26.142 zone shall permit Art Gallery, Bakery, Business of Professional Office, Clinic, Commercial School, Crisis Centre, Halfway House, Laundromat, Personal Service Establishment, Printing Establishment, Restaurant, Retail Store, Video Rental Outlet, Veterinary Establishment and Apartment Dwelling.

The Corporation of the Town of Parry Sound

By-law 2025 - 7491

4. Apartment Dwellings shall be subject to the following Regulations:
 - The minimum frontage for an Apartment Dwelling shall be 70.0 metres;
 - The minimum lot area for an Apartment Dwelling shall be 0.6 hectares;
 - The maximum number of Residential Units shall be 80;
 - The minimum size of a standard parking space shall be 2.75 x 6.0 metres;
 - The minimum side yard for an Apartment Dwelling shall be 3.0 metres;
 - The minimum rear yard for an Apartment Dwelling shall be 8.9 metres;
 - The maximum height for an Apartment Dwelling shall be 16.8 metres; and
 - All other requirements of the Multiple Residential Zone (R3) shall apply to an Apartment Dwelling Use on the subject lands.
5. Except as noted above, all other Uses and Regulations of Section 14, the Highway Commercial zone, and By-law 2004-4653, as amended shall continue to apply.
6. Schedule 'A' attached hereto is hereby made part of this By-law.
7. This By-law shall come into force and take effect upon the final passing thereof pursuant to Section 34 (21) and (30) of The Planning Act, R.S.O. 1990, c. P.13, as amended.

READ a FIRST time this 1st day of April, 2025

Mayor Jamie McGarvey

Deputy Clerk Sally O'Connor

READ a SECOND and THIRD time, **PASSED, SIGNED and SEALED** this 1st day of **April, 2025**

Mayor Jamie McGarvey

Deputy Clerk Sally O'Connor

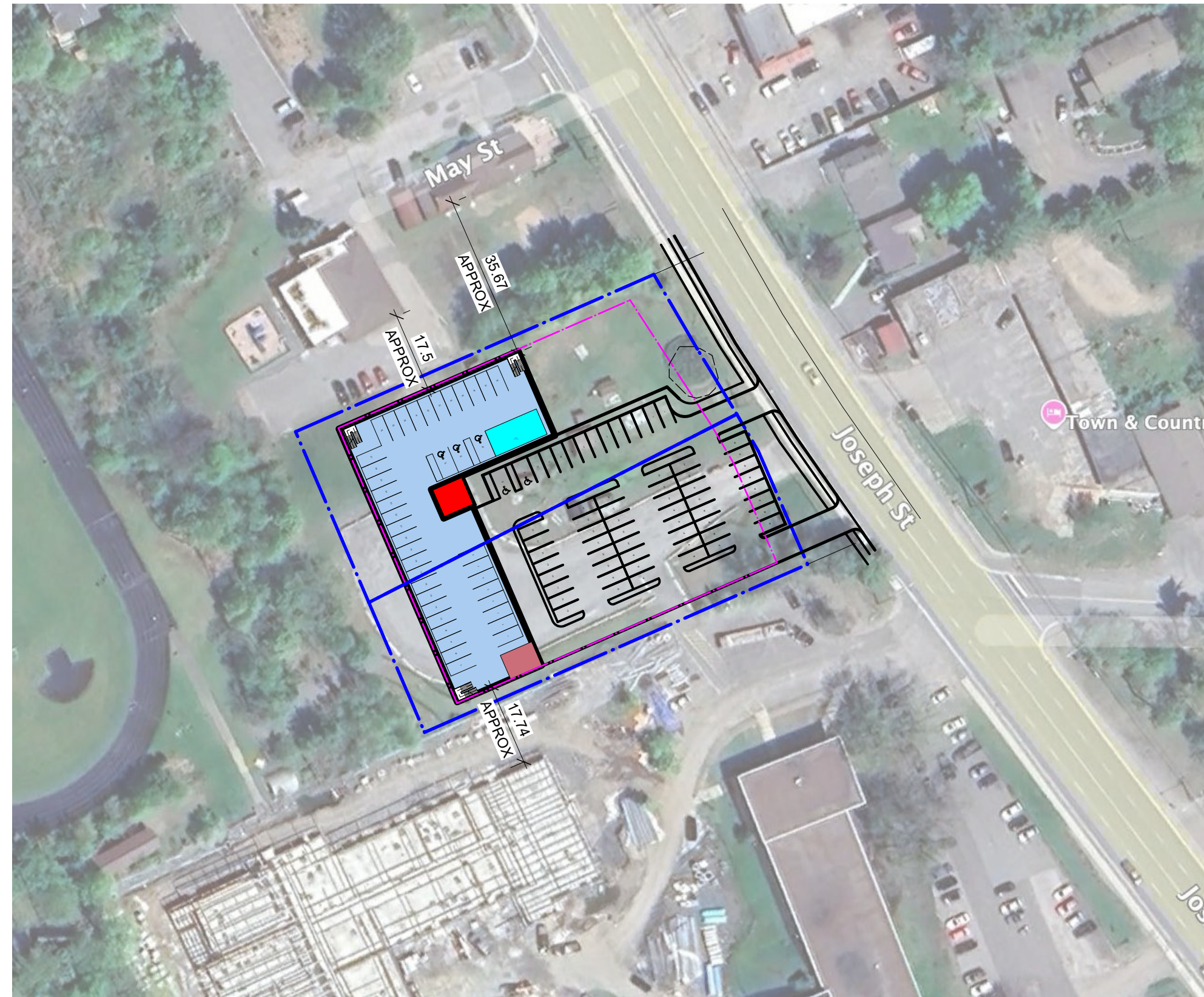
The Corporation of the Town of Parry Sound

By-law 2025 - 7491

Appendix A







2 KEY PLAN
Scale: 1:1000



1 SITE PLAN
Scale: 1:250

Section	Zoning Provision	Highway Commercial (C3) Zone	Proposed C3-XX (H) Zone
14.2	Minimum Lot Area	800m ²	.64 ha
	Minimum Lot Frontage	20m	71.6
	Lot Depth	30m	90
	Minimum Front Yard	6m	34
	Minimum Rear Yard	9m	9
	Minimum Interior Side Yard	3m	3
	Minimum Exterior Side Yard	N/A	N/A
	Maximum Height	10.5m	16.8m
	Maximum Lot Coverage	50%	28%
	Maximum Gross Floor Area	3,720 m2 (40,043 ft.2) including the floor area occupied by any accessory use	7056 m2 residential
4.23	Landscaped Area	3m landscape strip abutting Residential Zone.	3M
4.31	Parking Requirements	Apartment Dwellings - 1.25 spaces per dwelling unit, 15% of which shall be dedicated as visitor parking.	Required = 90 Provided = 103 Visitor = 14

LOT AREA = +/- .64 HA
PROPOSED BUILDING FOOTPRINT = 1764 SQ.M.
PROPOSED HEIGHT 16.8M

PROPOSED 72 UNITS

RESIDENTIAL PARKING AT 1.25/UNIT
= 90 SPACES REQUIRED

TOTAL PARKING SPACES PROVIDED
= 103

VISITOR PARKING 15% OF 90
= 14

PROPOSED STANDARD PARKING SPACE SIZE
2.74MX6M

PROPOSED BUILDING IS 5 STOREYS

18 UNITS PER FLOOR
4 FLOORS RESIDENTIAL W/
GROUND FLOOR PARKING



67 james st.
parry sound ont
P 2 A 1 T 6
t. 705.746.5272
info @ fad . ca

Contractors must check and verify all dimensions on the project and report any discrepancies to FAD before proceeding with the work.
All drawings are the property of the Architect and are instruments of service. They are for use only on the project for which they were prepared, and must be returned upon request. Reproduction of drawings in part or in whole is forbidden without the Architect's permission.
The Contractor is to be familiar with the Ontario Building Code and its latest revisions.
DRAWINGS SHOULD NOT BE SCALED

Project Title
PARRY SOUND APARTMENTS
RAHMYN MANAGEMENT

12/14 JOSEPH STREET

Consultant

REV	DATE	DESCRIPTION

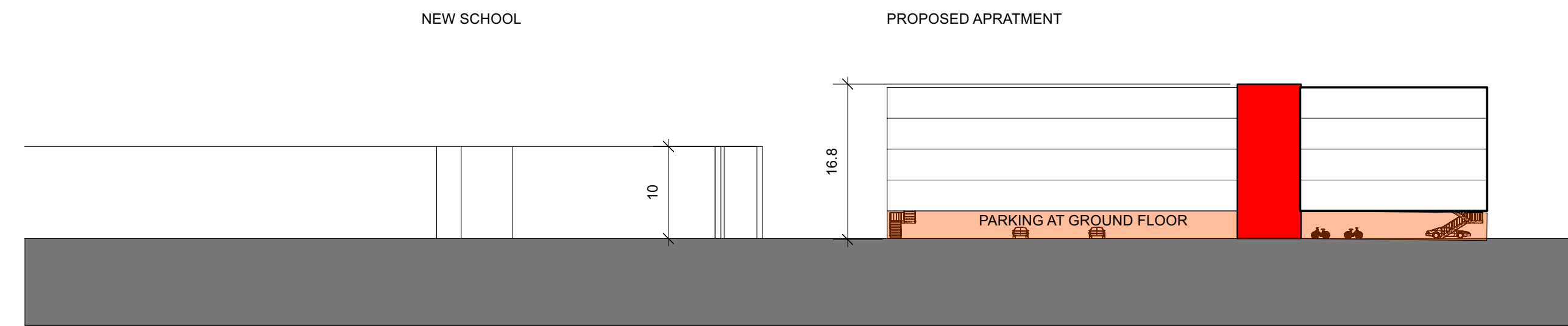
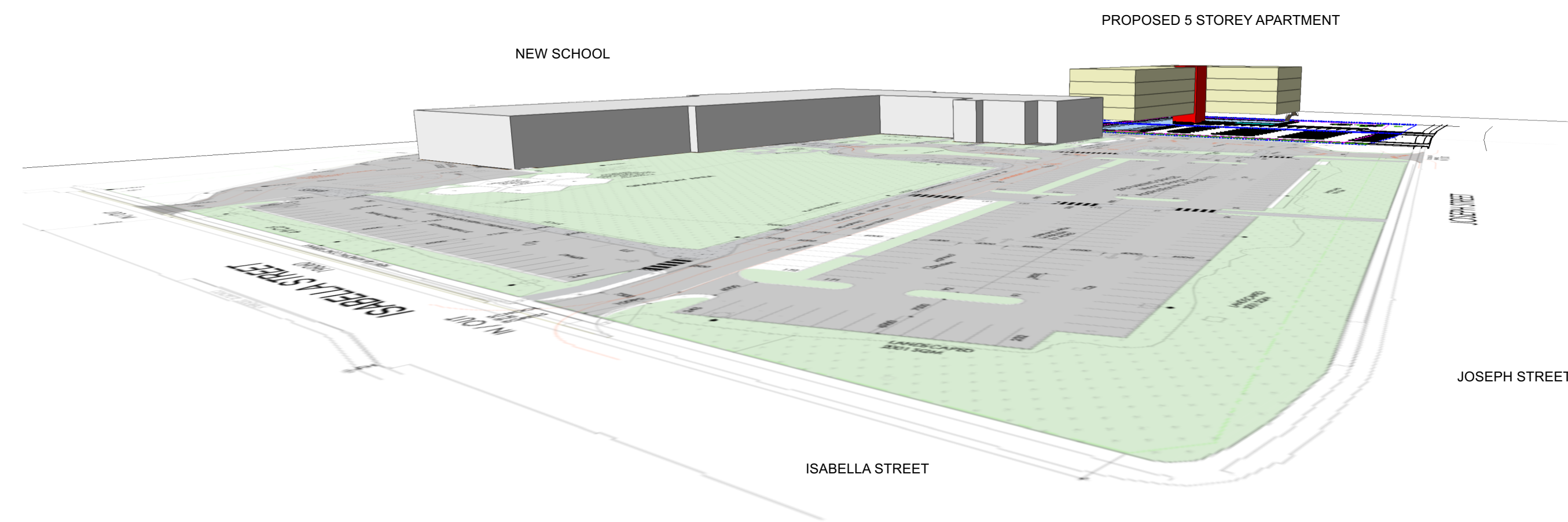
NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
	MR
Date	Reviewed By
FEB 2025	MR
Project ID	2504

Sheet Title
PROPOSED SITE PLAN

Sheet No.

A1.1



2 **ELEVATION**
Scale: 1:500

Contractors must check and verify all dimensions on the project and report any discrepancies to FAD before proceeding with the work.

All drawings are the property of the Architect and are instruments of service. They are for use only on the project for which they were prepared, and must be returned upon request. Reproduction of drawings in part or in whole is forbidden without the Architect's permission.

The Contractor is to be familiar with the Ontario Building Code and its latest revisions.

DRAWINGS SHOULD NOT BE SCALED

Project Title
PARRY SOUND APARTMENTS
RAHMYN MANAGEMENT

12/14 JOSEPH STREET

Consultant

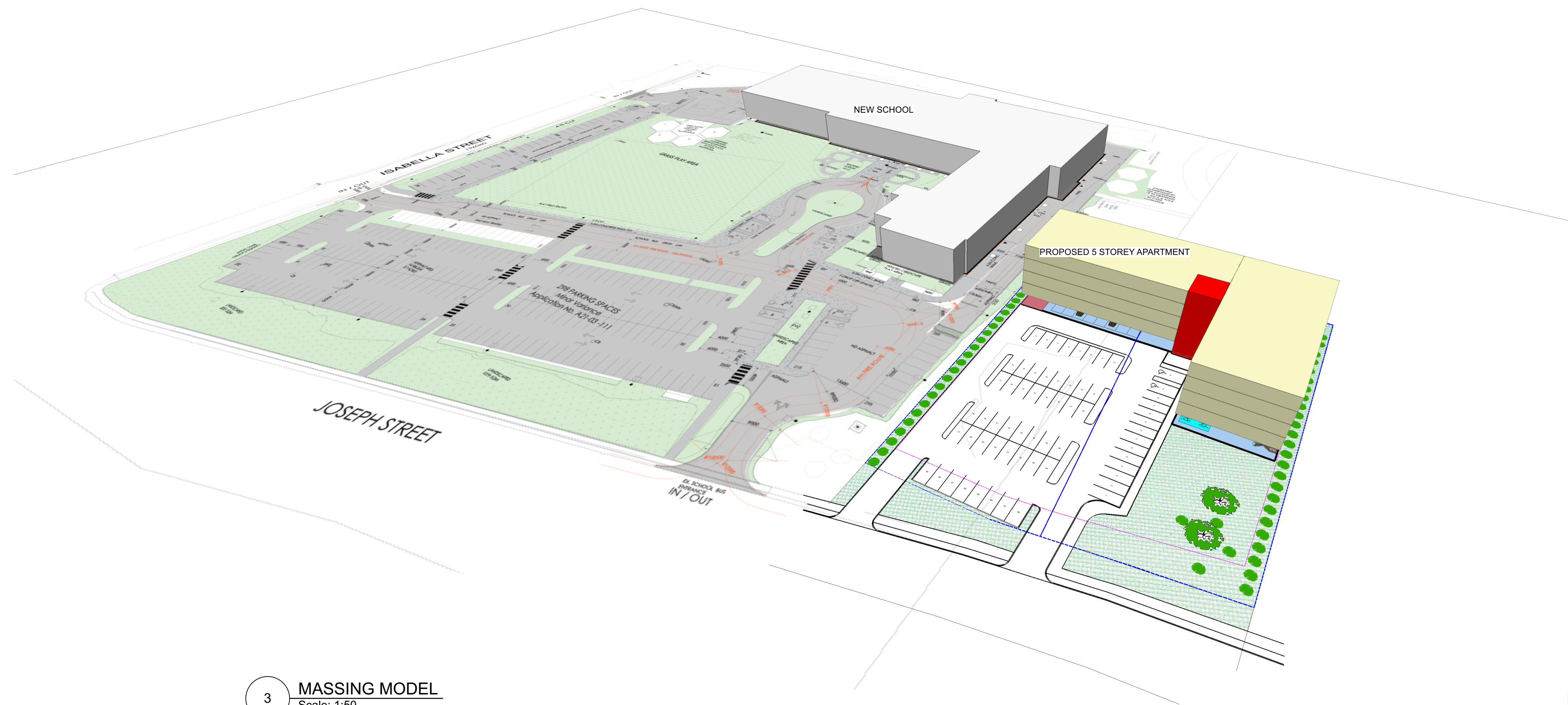
REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager	Drawn By	BR
Date	Reviewed By	BR
Project ID		
2504		

Sheet Title
MASSING MODEL

Sheet No.
A1.2



3 **MASSING MODEL**
Scale: 1:50