

**OFFICIAL PLAN
OF THE
TOWN OF
PARRY SOUND**

**OFFICE CONSOLIDATION CURRENT TO
JANUARY 1, 2011**

**Ministry of Municipal Affairs & Housing & Ontario Municipal Board
Modifications and Official Plan Amendments**

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THE OFFICIAL PLAN OF THE TOWN OF PARRY SOUND

1.0 TITLE

This Plan, when approved by the Province, will be known as the:

“OFFICIAL PLAN FOR THE TOWN OF PARRY SOUND”

2.0 PURPOSE

The purpose of this Official Plan is to establish objectives and policies to provide for the guidance of the physical development for the Town of Parry Sound, while having regard to relevant social, economic and environmental matters.

The Plan will act as a guide for the actions and decisions of the Planning Board, Council, agencies and the public.

The Plan is generally based on a time period of twenty (20) years.

The policies contained in this document are not binding on the Crown. However, Crown agencies will have regard for these established policies in carrying out their respective mandates.

3.0 GOAL

The goal of the Official Plan for the Town of Parry Sound is to maintain and enhance the existing living environment within the community by preserving the character of the municipality, allowing for increased economic opportunities, and encouraging an appropriate level of growth.

4.0 BASIS OF THE PLAN

4.1 The Town of Parry Sound functions as a regional trade and service centre for the west half of the District of Parry Sound. Its economy is greatly enhanced and quite dependent upon summer tourism, mainly generated by Georgian Bay, its 30,000 islands and numerous inland lakes.

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Surrounded by rural and semi-rural townships, the town provides an urban core for these areas and provides employment, services, and products to a large area. With the regional centres of Sudbury, Barrie and Bracebridge being 88 to 160 kilometres away, the town acts as a primary location for commercial trade, health care services, government services, cultural events, educational facilities and many other needs of the area population.

Specific land use and development policies should recognize the need to maintain and strengthen this function. In addition, the unique character and amenities of the town should be promoted and protected to improve the local employment base and support and improve the economic vitality of the area.

4.2 The prime urban area suffers from development restrictions placed on it through the topography and elements of its historical evolution such as the railroads.

Extensions to municipal piped services will be costly because of bedrock conditions and any demand for increased development activity will hinge on an improved economy in the Parry Sound area. The former problem can be addressed through increased densities and by concentrating development in areas where services can be made available. The latter problem can be addressed by engaging in pursuits to strengthen the tourist industry by providing quality attractions to tourists and by promoting activities which will lengthen the conventional tourist season and by attempting to attract industry within the town and the area.

Success in these areas will result in the need for new development within the town. The town's greatest development potential lies with more efficient use of its existing serviced lands. New development will be encouraged to take place on already serviced land or on land where services can be easily extended. This policy will provide development potential without providing an onerous financial burden on the municipality.

- 4.3 The Town of Parry Sound is the largest centre in the District of Parry Sound with full urban services. Parry Sound has a population of approximately 6,000 persons. The next closest comparably sized community would be Huntsville or Bracebridge in the Muskokas.

Prior to 1980, the Town of Parry Sound urban serviced area had spilled over its municipal boundaries into McDougall Township. The Parry Sound District Local Government Act annexed an area to the Town of Parry Sound to incorporate these urban serviced neighbourhoods within the Town and also added a large vacant area to enable future expansion to occur within the new limits of the Town of Parry Sound.

The Town of Parry Sound has provided a sewage treatment plant that generates partial tertiary treatment with a design capacity of somewhere between eight and nine thousand persons. Due to infiltration problems in the collector system, the treatment plant is presently operating at over its design capacity. However, the Municipality has taken remedial action to correct these problems and to increase the design rating of the sewage treatment plant to maintain additional growth capacity.

The actions of past and present Councils have all supported decisions that will provide for additional growth in the Town of Parry Sound. Policies contained in the updated Official Plan will be considered on the basis of generating new growth for the Municipality.

- 4.4 The Town of Parry Sound has not experienced growth for the past several decades. This lack of growth is primarily related to the weak local economy that is dependent upon the service industry. A more diverse economic base is difficult given the high degree of isolation of the municipality and the high proportion of second home owners wishing to maintain the status quo of this recreational region. The local economy is expected to grow slowly with increased population resulting in a larger service demand. Further, efforts to entice industrialization may generate some additional employment opportunities as assets in the region continue to be developed and promoted, eg: Industrial Park, four laning of Highway 69, introduction of natural gas, increased infrastructure, logical improvements and additional incentives from senior levels of government to decentralize development and services from southern Ontario.
- 4.5 A major constraint to new growth in the Town of Parry Sound is the difficult terrain and topography. There are few lands within the Town that are capable of being serviced without major rock excavation and expensive pumping stations.

The Municipality is, therefore, obliged to adopt a vigorous in filling development policy with increased densities to enable efficient and practical servicing to occur. This policy approach must be balanced with the desire to maintain the strong small town character of the Town of Parry Sound.

- 4.6 The present Official Plan for the Town of Parry Sound has been approved by the Minister of Municipal Affairs since 1980. Since that time, there have been a total of 19 amendments to the Official Plan. An objective of the new Official Plan is to incorporate, where appropriate, these various amendments into the Plan by updating and revising the 1980 document.
- 4.7 There have been a number of important studies that have been carried out for the Town of Parry Sound and area that will assist in the formulation of new policy for the community. These studies relate to services for water and sewer, the waterfront, land use, development charges, transportation and municipal housing. The findings of these studies have provided new insight and updated information into a broad range of planning matters and have brought to the attention of the Municipality a number of areas where refined planning policy may be prepared.
- 4.8 As a part of the background work to the preparation of this Official Plan document, all relative government agencies have been asked to participate in the preparation of submissions. Also, the business community and service groups have been offered an opportunity to participate in the Official Plan study. The new policies are intended to reflect the positions of these agencies and groups, wherever appropriate.
- 4.9 The present Official Plan has been in effect over a period where there have been a number of developments reviewed in accordance with the terms of that document. Strengths and weaknesses of the document have been identified and attempts to improve upon the weaknesses and maintain the strengths are reflected in this update. The large number of amendments over the past decade has often generated a confusing document and it is proposed that a principle of simplification be the foundation for the construction of the new document.
- 4.10 As the prime urban centre in the West Parry Sound Area, the Town of Parry Sound has a substantial impact on the nature of extent of growth and development in adjoining townships. As these townships increase in population and in the level of services offered, the opposite is also true. The area wide Official Plan, serving Foley, McDougall and Carling will be influenced by development policies set out in the Town's Official Plan and vice versa. This Official Plan is prepared with the awareness that these development policies must reflect a certain degree of integration to accomplish a regional focus as it exists today and how it may exist in the future.

5.0 OBJECTIVES

5.1 Servicing

The Town of Parry Sound has significant problems relating to the delivery of hard and soft services in the community. Maintaining the existing services to sustain the present standard and level of these services represents large public investment. To retain and gradually improve upon these services, the Town must undertake a number of clear and definite servicing objectives:

- (a) Co-ordinate the work of the Council and departments of the Municipality toward the continued improvement of all parts of the Town;
- (b) Attempt to achieve a uniform standard of services for residents and non-residential uses throughout the community;
- (c) Undertake a servicing update program that is fiscally responsible;
- (d) Taking advantage of all possible financial assistance from senior levels of government;
- (e) Requiring development charges to apply to all new residential development;
- (f) In filling and intensifying development along existing serviced corridors recognizing the high cost of lateral service extension in difficult rocky terrain;
- (g) Extending piped services to appropriate undeveloped and redevelopment areas to encourage new growth and development to offset stagnant and declining population and to generate an increased tax base;
- (h) Increasing densities for residential development in appropriate locations.

5.2 Economic

The Town of Parry Sound is an important regional service centre providing commercial business and governmental services to the immediate community, seasonal residents, visitors and the large rural trading area. It is recognized that the regional service function of the Town of Parry Sound is the most important component of the local economy. The Council of the Town of Parry Sound wishes to maintain the commercial service function of the Municipality and to extend upon and diversify this economy to increase employment opportunities and enlarge the non-residential tax base. Economic objectives in the Town of Parry Sound include:

- (a) Encouraging all types of commercial enterprises that complement the service function of the Town and meet the needs of the community;
- (b) Encouraging appropriate manufacturing and light industrial uses to locate in the Town;
- (c) Ensuring that there is adequate land available for commercial and industrial uses with sufficient services to accommodate those businesses and in particular attempting to provide a serviced industrial park within the boundaries of the Town which can accommodate light industrial uses;
- (d) Supporting those area functions and special purpose bodies dedicated to strengthening the area economy such as the Area Industrial Park, the airport, the Economic Development Commission and the Tourist Information Centre;
- (e) The transformation of the waterfront into a major tourist and service centre for land and water users;
- (f) Increasing all season tourism by the support and promotion of sports and attractions not associated with the traditional summer tourist season. In this regard, the Town will support the sport of snowmobiling and snowmobile Access through the Town as a winter season tourist activity;
- (g) Encouraging new residential growth throughout the Municipality at appropriate densities at locations to generate construction employment opportunities and to create expanded markets;
- (h) Recognizing and supporting the contribution of existing businesses in the community and ensuring their continued viability in the future;
- (i) Providing incentives to the establishment of new commercial and industrial Enterprises wherever possible and appropriate; and

- (j) Supporting the continued vitality of the downtown as the principal shopping, business and administrative focus of the Town.

5.3 Character

The Town of Parry Sound has a strong character developed as a result of its history, location, function and size. It is important to preserve elements of this character and the Town's cultural heritage resources for the present and future inhabitants of the community. Objectives for this preservation include:

- (a) Maintaining the existing neighbourhood features wherever possible;
- (b) Ensuring the economic viability of the downtown;
- (c) Preserving as far as possible, the natural features of the Town, including the shoreline of the Seguin River and Georgian Bay and those wetland areas identified on Schedule "A";
- (d) Preserving as far as possible, those elements of the local built form that contribute to the heritage of the Town;
- (e) Limiting, through the implementing Zoning By-Law, the height of new development and redevelopment permitted;
- (f) Maintaining heritage resources wherever possible;
- (g) Considering the preparation of a heritage impact assessment when development proposals affect a significant cultural heritage resource which has been identified by an adopted heritage resource inventory;
- (h) Ensuring that new development is compatible to significant cultural heritage Resources identified by an adopted heritage resource inventory;
- (i) Encouraging and fostering public awareness, participation and involvement in the conservation of cultural heritage resources;
- (j) Creating a cultural heritage resource inventory which will serve to identify those cultural heritage resources worthy of preservation.

5.4 Land Use

Parry Sound, first developed as a lumber community over a century ago and then later became an important centre for both transcontinental railway lines. Today, the Town of Parry Sound functions as a centre of commerce for a large region relative to its population and physical size. Given the historical evolution of the Municipality with natural and artificial barriers, combined with increasing pressures for a proportionately high commercial land use base, the pattern of land uses in the community has been irregular, mixed and difficult creating numerous special issues in establishing a land use planning program for the Town. The land use objectives for the Town of Parry Sound include:

- (a) Ensuring the compatibility of land uses as far as possible by protecting in the case of residential properties, the private enjoyment of these lands; and in the case of commercial properties, the security and continuity of these areas against non-commercial uses;
- (b) Providing for sufficient designated land area to meet the demands for the various land uses in the Municipality;
- (c) Providing a flexible land use approach to the unique issues and problems arising in many forms in the built-up area of the community;
- (d) Incorporating new planning tools available under the Planning Act including holding provisions, bonusing by-laws, cash-in-lieu provisions, interim control, etc.; and
- (e) Having regard for and including provincial policy statements as they relate to land use planning in the Town of Parry Sound.

5.5 Flood Plain

There are a number of areas along the Municipality's waterfronts where properties are susceptible to flooding. The Town must ensure that structural development in these areas is restricted in order that personal and property damage is minimized.

5.6 Housing

Although the Town of Parry Sound is quickly recognized as a small town, it generates issues more typical of much larger centres. The housing shortages experienced in many urban areas are present in Parry Sound. The objectives of the Town include ensuring an adequate supply of land for new residential development of all types and supporting those housing programs that preserve existing housing stocks and take a proactive role in efforts to establish affordable housing.

5.7 Amenities

The Town of Parry Sound is characterized by attractive amenities, both natural and man-made highlighted by the Seguin River and Georgian Bay. It will be the objective of the Town to maintain and improve upon these amenities including expanding recreation facilities, making the waterfront areas more visually attractive, providing a clean and aesthetically pleasant environment.

5.8 Transportation

The transportation network in the Town is highly constrained by physical features and the presence of the two railways. It will be the objective of the Town to provide a transportation system that is as efficient as possible requiring an appropriate standard for access, road design, safety and convenience.

6.0 GENERAL DEVELOPMENT POLICIES

Application

The provisions of this part of the Plan shall apply to all areas in the Town.

6.1 Growth Policy

6.1.1 The historical growth features of the Town have not been significantly influenced by previous land use planning programs. There has been no population growth in the Town over the past several decades while there has been some additional physical development in the form of dwellings, commercial and governmental buildings.

6.1.2 The Town has the ability to absorb additional growth subject to maintaining uncommitted reserve capacity at the water and sewage treatment plants through the implementation of the sanitary sewer strategy and recognizing the importance of increased densities to offset the high cost of service extensions. Therefore, it is the policy of the Town to:

- (a) Encourage new growth to maintain the quality and quantity of services;
- (b) Ensure that serviced land is available for added residential and non-residential development in accordance with the Municipality's adopted sewer strategy and public utility service program;
- (c) Be committed to the expansion of services for new residential development at specific locations on the periphery of the serviced areas of the Town subject to the Municipal sewage strategy and the public utility service program;
- (d) Ensure the most efficient use of services with a strong infilling policy and a similarly strong intensification development policy; and
- (e) Be committed to a long term rehabilitation program to ensure the efficiency and productivity of the sanitary sewer collector and treatment systems.

6.2 Economic Development

6.2.1 Council supports the existing and expanding service economy within the Municipality. In addition, industrial and manufacturing operations will be supported to help strengthen and diversify the local economy subject to the following considerations:

- (a) heavier industries should be located in the Parry Sound Area Industrial Park;

- (b) manufacturing or appropriate industrial uses should be directed to those areas designated for such uses on Schedule "A" - Land Use Plan;
- (c) said users are to be located on Municipal water and sewer wherever possible and subject to any required pretreatment conditions, and
- (d) the use of site plan control.

6.2.2 The Council of the Town of Parry Sound will support in an appropriate manner all those area-wide agencies and special purpose bodies whose objectives are designed to contribute and enhance the local economy of the region.

6.2.3 Within the Town, Council will assist, as far as possible, in the extension of sewer and water services that are intended to establish or expand manufacturing, industrial or commercial uses.

6.3 Commercial Expansion

6.3.1 The Central Business District of Parry Sound shall remain the principal focus of commercial and administrative activity during the period of this Plan. The Council of the Town of Parry Sound will support this role for the Central Business District by ensuring that the traditional advantages of the area are maintained.

6.3.2 Continual upgrading and redevelopment of the existing Downtown will be supported by Council and in conjunction with the Board of Management of the Business Improvement Area, efforts will be made to:

- (a) maintain an adequate supply of on street and off street parking;
- (b) enhance the appearance of the Downtown through building repair and streetscape improvements;
- (c) improve faulty sewerage services; and
- (d) adopt an improvement program for the Downtown Area.

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6.3.3 Any Planning Act application, such as a Zoning By-Law amendment, or minor variance application submitted to increase, add to or change the permissions in the existing Zoning By-Law for lands designated District Commercial in this Plan shall not be approved if the approval of the application would prejudice the planned function of the CBD.

6.3.3 (a) In order to provide a basis for this determination, the proponent of such application, at its sole cost, shall be required to submit a satisfactory market impact study, undertaken by a qualified professional.

(b) The requirements of this Section shall also apply to any application to amend this Plan in order to add to, enlarge or change an existing District Commercial designation or to designate or redesignate lands to District Commercial or to add a new commercial designation or amend the provisions of existing commercial designation which would have the effect of allowing additional floor space over the allowed currently by the Plan.

6.3.4 The Municipality has surveyed the business community who have indicated a strong need for more lands for commercial use. The Town will support all commercial endeavours that comply with the spirit and intent of the policies of this Plan.

6.4 Servicing

6.4.1 It is the intent of this Plan to restrict development in the Urban Area of the Municipality to the use of full municipal sewer and water services. In this regard, all development within the Residential Low Density, Residential Medium Density, Residential High Density, Marine and Resort Residential, Central Business District, District Commercial and Waterfront Commercial will require the use of such services. An exemption to this policy may be made for an existing individual lot on the fringe of the Urban Area subject to section 6.4.2. All new lots to be created within these designations shall conform to this policy. The amount of new development allowed on municipal sewer and water systems will be dependant upon the extent of uncommitted reserve capacity in those systems.

6.4.2 Development not proposed to take place on full Municipal sewer and water services shall be subject to the following:

- (a) appropriate environmental studies will be required prior to draft approval. These studies must indicate that the land is capable of supporting the proposed development without environmental damage;
- (b) development proposed adjacent to water bodies will only be allowed where its effect on the water body is negligible;
- (c) servicing studies to determine the most appropriate method of servicing will be necessary for developments or more than five lots;

- (d) communal services will be the preferred method of servicing for developments of more than five lots; and
 - (e) limited in fill development on individual water supply and sewage disposal systems may be considered where:
 - 1) there is no suitable receiver for effluent discharge form a Communal service facility;
 - 2) there are no existing or potential water quality or quantity problems identified;
 - 3) site conditions permit;
 - 4) these criteria have been confirmed to the satisfaction of the Ministry of Environment and Energy or its designate.
- 6.4.3 Any studies required through sections 6.4.2 above shall conform to the requirements of and be completed to the satisfaction of the Ministry of Environment and Energy.
- 6.4.4 New development both in the Urban and Rural Area shall provide for the management of storm water runoff. Storm water management shall involve water quality control as well as disposal.
- 6.4.5 Residential development proposed to take place on private services shall be restricted to single family dwellings.
- 6.4.6 Certain “wet” uses, those requiring large amounts of water and/or resulting in the need for the treatment of large volumes of effluent, may not be permitted on private services.
- 6.4.7 In considering priorities for extending Municipal piped services, Council shall have regard for need as well as user costs of such additions. Planning decisions will be based on the principle, that opportunities to accommodate growth and development in the existing built up area, with full services, will be evaluated and where practicable, utilized before growth and development is permitted elsewhere.
- 6.4.8 The Municipality applies provincial standards when constructing new services in the Town. In some case, lesser or higher standards may apply and property owners and developers should contact the Engineering Department to confirm these standards.
- 6.4.9 Public Utility uses necessary for the operation of the Town such as roads, utility lines both overhead and underground, transformers, mail boxes, and the like shall be allowed in all designations unless the designation specifically prohibits one or any number of these.

6.5 Housing

- 6.5.1 An acceptable standard of housing shall be maintained in the Planning Area as provided in Section 10 of this Plan.
- 6.5.2 Council shall support the continued use of home rehabilitation programs sponsored by the Province or Federal Government as funds become available.
- 6.5.3 The Provincial Policy Statement on Land Use Planning for Housing may be considered in the Town of Parry Sound through:
- (a) designating sufficient lands for residential use to provide a minimum ten year supply at all times;
 - (b) ensuring sufficient servicing capacity to accommodate a ten year supply of residential land subject to the servicing limitations of the Municipality;
 - (c) ensuring at least a three year supply of approved vacant lots by draft plan of subdivision or consent;
 - (d) adopting planning procedures that ensure the shortest possible approval process for new residential lots;
 - (e) provision of a wide range of housing types through a number of residential land use designations;
 - (f) adopting housing standards that reduce and minimize construction costs for new development in appropriate locations;
 - (g) supporting housing programs that generate rent-geared-to income housing throughout the Municipality including possible exemption from development charges in appropriate circumstances;
 - (h) providing housing standards that do not exceed the Ontario Building Code;
 - (i) adopting housing intensification through in filling and conversions of existing single detached dwellings;
 - (j) attempting to fulfil the target of 25% of new residential units for affordable housing; and
 - (k) monitoring of development activity within the municipality to determine the ongoing effectiveness of housing policies.

6.6 Mobile Homes

6.6.1 Mobile homes may be permitted in areas specifically zoned for mobile home parks in the Residential Medium and High Density designations.

6.6.2 Mobile home parks must be serviced by municipal sewer and water.

6.6.3 Standards for mobile home parks will be set out in the Zoning By-Law and/or a by-law passed pursuant to the Municipal Act.

6.6.4 Mobile home parks shall be designed on the basis of a Plan of Subdivision and shall be subject to Site Plan Control pursuant to The Planning Act.

6.7 Group Homes

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6.7.1 A group home is a single housekeeping unit in a residential dwelling in which up to ten (10) persons, excluding staff or the receiving family, live as a household under responsible supervision consistent with the requirements of the residents and which is licensed or approved under Provincial Statute and in compliance with municipal by-laws.

Group homes shall be permitted in all designations that allow residential uses in accordance with the respective development criteria. In order to prevent an undue concentration of group homes in specific areas of the municipality, standards requiring a minimum distance separation between these facilities may be incorporated into the Zoning By-Law.

6.8 Bed and Breakfast Accommodation

6.8.1 Bed and breakfast establishments are a form of short term accommodation that is provided in private homes. Given the tourist component of the Town of Parry Sound, these uses are deemed desirable and an asset to the community.

6.8.2 Bed and breakfast establishments are permitted in any residential designation or any non-residential designation where a residence is a permitted use, subject to the following:

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- (a) the bed and breakfast establishment must not conflict with the character of the area in which it is located;
- (b) ensuring that such facilities are dispersed throughout the community to maintain the primary residential character of a neighbourhood;
- (c) complying with standards of operation and location as set out in the Zoning By-law or other applicable legislation enacted by the Municipality.

6.9 Access

6.9.1 All new development must have frontage on and access onto a road that is maintained, on a year round basis, by a public authority. The following exceptions to this policy are recognized:

- (a) Islands: or parts of islands that front directly upon a navigable water;
- (b) Deepwater Point: that front directly on the Georgian Bay and have legal access rights to the road maintained by Parry Island First Nation;
- (c) Back Lots: lots that exist as separately conveyable lots, but because of a number of factors, cannot front upon an opened public street, may obtain access by a right-of-way registered on title of sufficient width to accommodate the development. No such lots will be created by Plan of Subdivision or Consent;
- (d) Seguin River: subject to section 7.5.4 of this Plan single family dwellings shall be allowed with frontage on the Seguin River and a right-of-way to Miller Street registered on title of sufficient width to accommodate the development. Such lots shall only be created by Consent;
- (e) Non-Residential Uses: certain commercial and industrial uses may not require direct frontage upon a public road to satisfy their business needs and access may be satisfied by a legal right-of-way having sufficient width to accommodate the development.

6.10 Land Division

6.10.1 Residential development will generally be encouraged by registered Plans of Subdivision in contrast to Consents. Consents may be granted where:

- (a) it is clear that the pattern of development has been established;
- (b) there are no extensions of major services required and the proposed Consent will not result in the demand for the extension of services in the future;
- (c) the applicant is not attempting to circumvent the subdivision process;

- (d) the lots created are limited in number in order that a Plan of Subdivision is not necessary to ensure the proper and orderly development of the municipality; and
- (e) the lots created conform with the policies contained in sections 6.1, 6.4, 6.19, 6.12, 6.13, 6.21 and 6.22 of this Plan.

6.11 Waterfront

- 6.11.1 When referring to Waterfront lands it is the intent of this Plan that such lands shall be those lands identified by Schedule “C” “Waterfront Areas” to this Plan.
- 6.11.2 The Municipality supports the transformation and revitalization of the Waterfront Areas of the Town of Parry Sound from industrial to a mix of commercial and residential. In order to achieve the goals and objectives of the Plan, the following general policies will apply to all designations along the Waterfront.
- 6.11.3 Further industrial development along the Municipality’s Waterfront shall be discouraged.
- 6.11.4 Council shall retain existing public access and vistas to the shorelines of Georgian Bay and the Seguin River and attempt to improve the quality of and quantity of these.
- 6.11.5 Dredging and filling operations in the waters abutting the waterfront lands will require site plan approvals by the Town in addition to the approvals required from senior levels of government.
- 6.11.6 Council will acquire waterfront properties that are important to redevelopment plans when these properties become available subject to funding.
- 6.11.7 All proposed development and redevelopment along the waterfront must receive the necessary approvals from the federal Ministry of Transport, the Ministry of the Environment & Energy and the Ministry of Natural Resources.
- 6.11.8 All development along the waterfront will be subject to the provisions contained within Section 7.13 “Georgian Bay, Mill Lake and Seguin River Flood Protection”.
- 6.11.9 Notwithstanding the policies set out above, the Council of the Municipality recognize the presence of existing industrial uses along the waterfront including the bulk fuel storage facility and the industrial dock facilities. During the transition period of the waterfront area from the previous industrial complex to a tourist and residential service area, the industrial uses will be recognized as important employment generators to the community.

6.11.10 Recognizing that many waterfront properties are restricted by physical features, size and subject to flood plain limitations the Council of the Town of Parry Sound may exercise flexibility in the application of yard and lot requirements to allow appropriate development in this area.

6.11.11 Public and private development including utilities will be designed in order to enhance the natural aesthetics associated with this area.

6.11.12 In considering applications for waterfront development, Council shall ensure that archaeological resources identified by an adopted significant archaeological remains inventory, both on shore and off shore, are not adversely affected. Where a significant archaeological remains has been identified, Council will require satisfactory measures to mitigate any negative impacts on such significant archaeological remains.

6.12 Transportation

6.12.1 It is the policy of this Plan that where necessary, appropriate steps will be taken to protect residential areas and other areas serviced by streets other than arterial or collector roads from truck traffic and undesirable through traffic. For all new development, Council and Planning Board shall be satisfied that no traffic hazards will occur because of:

- (a) the amount of traffic to be generated;
- (b) problems of access to or egress from a proposed development; and
- (c) unsatisfactory sight distances on curves or grades

6.12.2 Road allowances shall be no less than 20 metres in width except in special instances, where it can be determined that functional requirements can be accommodated by a lesser width.

6.12.3 Council shall continue to carry out annual road improvements to Town roads as need arises and as funds are available.

6.12.4 Council and Planning Board support the development of a new, four lane highway replacing the existing Trans Canada Highway No. 69.

6.12.5 When determining the final alignment details of the new highway, Council support those minor design changes which maximize the convenience and minimize disruption to local ratepayers, including appropriate interchanges.

- 6.12.6 The existing Highway No. 69 which touches the easterly border of the town has a significant economic impact on the Municipality. This controlled access provincial highway provides a direct route for vacationers from southern Ontario to reach the Parry Sound area. This highway also provides residents with direct access to the provincial capital of Toronto to the south and the regional centre of Sudbury to the north.
- 6.12.7 The Ministry of Transportation controls the use of land adjacent to provincial highways. Any development proposals within 46 metres of the Highway No. 69 road allowance and within 396 metres of the centre point of an intersection of a local road with the highway, will be subject to the requirements of the Ministry and will require formal Ministry approval.
- 6.12.8 If at any time, railway lines within the Planning Area should become abandoned, these land holdings may be placed in a holding category in the Zoning By-Law and the Municipality will try to ensure that if these holdings are sold, they will have the right of first refusal and the municipality will attempt to purchase all abandoned rail lines. Recreational uses will be given highest priority. Previous to the reuse of former railroad lines, depending upon the use proposed, site cleanup to the satisfaction of the Ministry of Environment and Energy, will be required.
- 6.12.9 The Municipality shall continue to support public transportation facilities.
- 6.12.10 It is the intent of this Plan to recognize that Town roads perform various functions. To this end roads shall be classed as follows in accordance with the Town of Parry Sound Transportation Planning and Operations Study:

Arterial	Collector	Connector
Bowes Street	Bay Street (James to Oak)	Cascade Street
Church Street	Emily Street	Isabella Street
James Street (Seguin to to Rosetta)	Forest Street	(Hillcrest to William)
Joseph Street	Great North Road	North Road
Parry Sound Drive	Hillcrest Avenue	Parry Sound Road
(Joseph Street to north Town boundary)	Isabella Street	(Great North Road to Forest Street)
	(Wood Street to Hillcrest Avenue)	Waubeek Street
	James Street (Seguin to Bay Street)	(Church to Wood)
	Miller Street	Wood Street
	Parry Sound Drive (Joseph Street to Hwy. #69)	
	River Street	
	Rosetta Street	
	William Street	

6.13 Parkland

6.13.1 The Municipality will avail itself of the parkland dedication authorities under The Planning Act. This includes land dedications under Consent, Subdivision and Site Plan procedures.

6.13.2 It will be the Municipality's first choice to acquire land for the purposes of enhancing the parkland system in the Town.

Cash-in-Lieu of Parkland dedication may be requested where according to the Culture, Parks and Recreation Master Plan an area is adequately served by existing parklands. Such cash-in-lieu of parkland acquired shall be used to provide parklands in areas not adequately served by existing parklands.

Cash-in-Lieu of Parkland dedication may also be requested where, due to the limited amount or poor condition of the land, land acquisition is not practical.

6.13.3 For the purpose of Consents, the Municipality may adopt a schedule of fees to make parkland cash-in-lieu dedications expeditious and convenient.

6.13.4 The Municipality recognizes the importance of local public and private schools meeting recreational needs in the community. Council supports the continuation of these facilities in terms of shared use, expanded programs and available open space.

6.13.5 Wherever possible the Municipality will attempt to link parkland areas and facilities with continuous corridors or open spaces.

6.14 Shore Road Allowances

6.14.1 To ensure public access to Georgian Bay and other waterfront areas, the remaining original shore road allowances within the Town shall be retained in Town ownership.

6.15 Site Plan Control

6.15.1 It is the intent of this Plan to designate the whole of the Town of Parry Sound to be a Site Plan Control Area and all land use designations shown on Schedule "A" will be subject to Site Plan Control.

6.15.2 The proposed development of all buildings in all areas designated for Site Plan Control, including residential buildings containing less than twenty-five (25) dwelling units, may require the submission of elevation and cross section drawings as set out in The Planning Act.

6.15.3 Notwithstanding the provisions of the above and with the exception of waterfront lands, it is the intent of the Plan to exclude the following lands and uses, from Site Plan Control:

- (a) any dwelling containing three units or less;
- (b) any alteration to any dwelling containing three units or less; and
- (c) any building accessory to a dwelling containing three units or less.

6.15.4 Notwithstanding the provisions of the above, in respect to waterfront lands, it is the intent of this Plan to exclude the following lands and uses, from Site Plan Control:

- (a) any dwelling containing one unit;
- (b) any alteration to any dwelling containing one unit; and
- (c) any building accessory to a dwelling containing one unit.

6.15.5 Council may, at the appropriate time, consider the following road widenings:

- (a) Park Lane;
- (b) Kate Street;
- (c) Spruce Street;
- (d) Bowes Street at its intersection with Forest Street;
- (e) River Street at its intersection with Bowes Street;
- (f) Joseph Street at its intersection with Isabella Street.

6.16 Heritage Conservation

6.16.1 The Ontario Heritage Act will be utilized to conserve, protect and enhance the cultural heritage resources in the town through the designation of individual properties pursuant to Part IV and the designation of a group or groups of properties as Heritage Conservation Districts pursuant to Part V.

6.16.2 Pursuant to The Ontario Heritage Act, and in consultation with the Local Architectural Conservation Advisory Committee and Heritage Parry Sound, Council may by by-law:

- (a) designate properties to be of historic, architectural value or interest;
- (b) define the Town, or areas within the Town as an area to be examined for designation as a Heritage Conservation District; and

- (c) designate any area or areas within the Town as a Heritage Conservation District. This may involve preparation of a study to identify the area's historic character, delineate the district boundaries, determine the feasibility of the designation, and allow for more specific heritage district land use guidelines. The study should be prepared in accordance with Ontario Heritage Conservation District guidelines, developed by the Ministry of Culture, Tourism and Recreation.

Those properties designated pursuant to Section 6.12.2 (a) are identified in Appendix 1 of this Plan.

- 6.16.3 It will be the policy of this Plan to take historical land uses into account where development or changes to land use policies are contemplated.
- 6.16.4 It is the policy of this Plan to preserve the character of the downtown area through the maintenance of building fronts and heights along Seguin and James Streets. Development will be supported that preserves the architectural style and periods reflected in the downtown area.
- 6.16.5 The Municipality will adopt a Sign By-Law that is sensitive to and conscious of the historical nature of neighbourhoods and buildings within the Town.
- 6.16.6 When undertaking road widenings throughout the Municipality, Council shall consider the consequence of these widenings on important streetscapes and landscapes. In particular, the areas of Church Street and Gibson Street may be seriously impacted in a negative manner without consideration of these landscapes.
- 6.16.7 Specific neighbourhoods that have been identified by the Local Architectural Conservation Advisory Committee for attention in terms of conservation include Belvedere Avenue, Downtown, Church Street, Gibson Street, Waubeek Street, River Street and Bay Street.
- 6.16.8 Specific redevelopment properties that may have serious heritage implications include the site bound by McMurray, James and Mary Streets, the General Hospital property, bounded by James and Gibson Streets and the vacant lot at the corner of Seguin and Johnson Streets. Redevelopment proposals for these areas will be carefully assessed in terms of their impact on the heritage of the balance of the neighbourhood in which they are located.
- 6.16.9 A number of mylonite rock outcrops exist within the Town along Highway No. 69 and Parry Sound Drive. These outcrops have been designated natural heritage sites of provincial and regional significance respectively by the Ministry of Natural Resources. The Municipality will have regard for the preservation of these sites when considering development proposals.

6.16.10 In all areas this Plan through Council shall ensure that care is taken to preserve mature trees and other vegetation of heritage significance and/or scenic value. Existing landmark trees and tree and hedge lines should be a consideration in the design of any development. The preservation of trees along streets and roads shall be encouraged by this Plan, except where removal is necessary because of disease damage, to ensure public health or safety or for reasons related to the operation of the municipality, the Public Utilities Commission or any other utility agency.

6.16.11 This Plan recognizes that there may be archaeological remains of prehistoric and historic habitation within the municipality. Council may therefore encourage Archaeological Impact Assessments, which are carried out by archaeologists licensed under The Ontario Heritage Act and which must comply to the principles of the Archaeological Assessment Technical Guidelines developed by the Ministry of Culture, Tourism and Recreation (MCTR). The assessment report is to indicate the avoidance, preservation or rescue excavation of significant archaeological resources which might be affect in any future development, with the advice of the MCTR.

6.16.12 Council may, through this Plan, further undertake the preparation of a Cultural Heritage Master Plan. The Master Plan will identify and map built heritage areas, provincially registered archaeological sites and lands having the potential for the discovery of archaeological remains. The Plan will also outline policies, programs and strategies to protect and conserve significant cultural heritage resources within the Municipality.

6.17 Development Adjacent to Railways

6.17.1 All proposed development within 300 metres of a railway right-of-way may be required to undertake noise studies, to the satisfaction of the Town and the Ministry of the Environment and Energy in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from noise that were identified.

6.17.2 All proposed development with 75 metres of a railway right-of-way may be required to undertake vibration studies, to the satisfaction of the Town and the Ministry of the Environment and Energy in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.

6.17.3 All proposed development adjacent to railways may be required to implement appropriate safety measures such as setbacks, berms and security fencing to the satisfaction of the Town in consultation with the appropriate railways.

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6.17.4 In the application of the above provisions the Town will have regard to the nature of existing development in the area proposed for development. Each development application will be assessed based on its individual characteristics and the relationship of the abutting existing development to the railway right-of-way.

6.18 Environment

6.18.1 The Municipality is highly conscious of environmental concerns as they relate to development. The Council of the Town of Parry Sound will take whatever measures necessary to ensure the protection of the natural environment.

6.18.2 Certain properties in the town have been subject to environmental contamination as a result of existing or past land uses. Previous to such properties being reused for development, decommissioning or cleanup of the site to the satisfaction of the Ministry of Environment and Energy, shall be undertaken.

Where a change in land use is proposed, and the present use has the potential to have caused environmental contamination, the site shall be decommissioned and/or cleaned-up to the satisfaction of the Ministry of Environment and Energy prior to the approval of the development application.

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6.18.3 The Municipality will utilize all methods available under existing legislation and any methods that become available through new legislation to control the removal of top soil and significant alteration of terrain through excavation, blasting, filling or similar activities.

6.19 Energy Conservation

6.19.1 Council will influence development wherever possible and appropriate, to include energy and water conservation measures.

6.20 Waste Management

6.20.1 The Town of Parry Sound is committed to adopting an efficient, responsible waste management strategy for the Municipality. The Town is committed to the reduction of the amount of solid waste being sent to landfill sites through the use of programs such as recycling, composting and household hazardous waste stations. The Town will also co-operate in the identification and development of a landfill site to serve into the next century.

6.21 Fisheries

6.21.1 The Municipality recognizes the value and supports the protection of fisheries and their habitats. High quality fisheries provide benefits to the community such as:

- (a) recreational benefits from fishing;
- (b) economic benefits from fishing and tourism; and
- (c) environmental benefits from the maintenance of healthy ecosystems.

New development, including the creation of new lots, will generally only be permitted where it can be carried out without significant impact on fisheries and fish habitat. The Municipality will rely on the Ministry of Natural Resources or an agent with similar expertise to identify significant fish habitat and provide advice regarding development impact and appropriate measures for impact mitigation.

6.21.2 Darlington Lake has been identified as an important Lake Trout fishery. Additional development of this lake will only be allowed upon the approval of the Ministry of Natural Resources and the Ministry of the Environment and Energy.

6.22 Wetlands

6.22.1 The Municipality recognizes the value of natural wetlands to the environmental health of the area. Consequently, development shall not be permitted in any area designated as a Provincially Significant Wetland by the Ministry of Natural Resources. Development on lands adjacent to Provincially Significant Wetlands shall only be permitted where such development does not result in:

- (a) loss of wetland function;
- (b) subsequent demand for future development which will negatively impact on existing wetland function;
- (c) conflict with existing site specific wetland management practices; and
- (d) loss of contiguous wetland area.

The Municipality will have regard for the protection of existing natural wetland areas not designated Provincially Significant.

6.23 Mineral Aggregates

6.23.1 The Ontario Ministry of Northern Development and Mines maintains a Mineral Deposits Inventory. Any development proposal on or adjacent to extraction sites within the Town should only be done in consultation with the Ministry of Northern Development and Mines.

The Town of Parry Sound lacks the type of geological characteristics which would provide any significant sand and gravel extractive operation, however, a significant stone quarry exists at the intersection of Highway No. 69 with Parry Sound Drive. It is the policy of this Plan that the existing quarry use of the Mill Lake Stone Quarry shall be protected.

6.24 The Development Review Process

6.24.1 The Council of the Town of Parry Sound recognizes that it is important that development applications be dealt with as expeditiously as possible. To this end, it shall be the policy of this Plan, that decisions on such applications which do not involve significant policy changes; do not present major environmental concerns and are on Municipal services shall, in the majority of cases, be made within 180 days of receipt of the application. While it is not possible to ensure that this time frame will be met in every case, it is set by this Plan as a general standard of performance to be achieved.

6.25 Waterlots

6.25.1 To ensure continued public use of the recreational amenities offered by Georgian Bay all waterlots in Town ownership with the exception of the Town owned waterlot abutting the former Ultramar property shall be retained in Town ownership.

6.26 Former Landfill Sites

6.26.1 The locations of former landfill sites are indicated on Schedule "A". Under The Environmental Protection Act, such sites are prohibited from development for a period of 25 years from the year in which such land ceased to be so used, unless the approval of the Minister for the proposed use has been given.

6.26.2 Development proposed in the vicinity of an existing or former waste disposal site may be subject to hazards. It shall be the policy of this Plan, that careful consideration shall be given to potential hazards to development being within 500 metres of an open or closed waste disposal site. Before approving any such application for development or land division, Council will notify the Ministry of Environment and Energy and upon the recommendation of the Ministry may require studies dealing with:

- (a) ground water quality;
- (b) drainage from the waste disposal site;
- (c) subsurface gases; and
- (d) animal pests.

6.26.3 Council, in consultation with the Ministry of Environment and Energy, may determine that the proposed development may be subject to one or more of the above noted hazards, in which case, the application will not be approved unless effective remedial measures are available and will be undertaken.

7.0 LAND USE POLICIES

Application

The provisions of this part of the Plan shall apply to those lands designated on Schedule "A".

7.1 Residential Low Density

7.1.1 This category will include single detached dwellings. Other uses that support the proper functioning of a residential neighbourhood will also be permitted. These include schools, parks, churches, local commercial uses and public utilities that are necessary for the operation of the Town.

7.1.2 Buildings and structures other than dwellings shall be constructed in a manner which is in keeping with the character of the surrounding dwellings so that no depreciation in the value of surrounding properties will occur.

7.1.3 The maximum allowable net density in the Residential Low Density policy area is 25 units per hectare.

7.1.4 A single detached dwelling may be considered for conversion into a two unit dwelling by rezoning, providing that there is adequate parking, compliance with the zoning standards and the single detached character of the dwelling is maintained.

7.1.5 Home businesses or home occupations are permitted in this designation.

7.2 Residential Medium Density

7.2.1 This category will include the uses permitted in the Residential Low Density policy. Other forms of residential uses permitted include converted dwellings, duplexes, triplexes and semi-detached dwellings. Other forms of medium density residential development including fourplexes, row housing and apartments are permitted in accordance with the policies of this Section.

7.2.2 Home occupations are a permitted use in this policy area.

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

“Lands designated Residential Medium Density will be zoned to allow up to three unit dwellings. Additional dwellings will be permitted by rezoning up to the allowable density subject to the following criteria:

- (a) the design of the project is compatible with the area in which it is situated and does not conflict with adjoining development nor detract from the private enjoyment of these adjacent land uses;
- (b) sufficient lands are set aside for play areas and landscaping;
- (c) there is proper vehicular and pedestrian access in order that no traffic congestion or danger to pedestrians results;
- (d) the development will not overload existing storm and sanitary sewers, create undue pressure on existing roads, parks & recreation facilities, schools;
- (e) adequate water services shall be available to the site.”

7.3 Residential High Density

7.3.1 This category will include all those uses permitted in the Residential Low Density and the Residential Medium Density policy designations. In addition, apartment buildings, row housing, stacked townhouses and all forms of multiple housing is permitted.

7.3.2 There are few areas designated for Residential High Density on Schedule “A”. These areas may be zoned for high density residential use so that sufficient areas are available for this type of residential development without a rezoning.

- 7.3.3 The maximum allowable net density for the high density residential policy area is 75 units per hectare.
- 7.3.4 Many areas designated Residential High Density are not adequately serviced to allow any development to proceed. These areas will be placed in a holding category until service requirements are satisfied.
- 7.3.5 All development in the Residential High Density policy category must be serviced by Town water and sewer.
- 7.3.6 Any development using a combination of Residential designations may combine the allowable development potential in a single development so long as the total density does not exceed the sum of the proportionate densities permitted on each of the designations.
- 7.3.7 High density residential development will be encouraged as opposed to high rise development and the Municipality will impose height restrictions to implement this policy.
- 7.4 Rural Residential
 - 7.4.1 This category shall include agricultural uses, single detached dwellings on separate lots, local commercial uses, structures connected with public utility undertakings and any buildings or structures accessory thereto subject to all other policies of this Plan.
 - 7.4.2 Medium density housing; hospitals and institutional uses may be permitted in this category where municipal services can be supplied to the site. The use of property designated Rural Residential for these types of development will be subject to an amendment to the Zoning By-Law which implements this Plan.
 - 7.4.3 Most development in this policy area will be serviced by private water supplies and sewage treatment systems subject to Section 6.4.2. For this reason, lots will be required to be larger in this area to prevent contamination of water supplies and minimize the impact on ground water supplies.

7.4.4 In addition to the permitted uses in Section 7.4.1 above, commercial and light industrial uses are allowed in the Rural residential areas provided that:

- (a) there is minimal impact on the environment;
- (b) the nature of the commercial or light industrial use complements the service character of the Town;
- (c) the site of the proposed commercial or industrial use is adequately buffered from any existing residential uses;
- (d) the proposed use is capable of being adequately serviced fro water and sewer;
- (e) appropriate access is available which is safe and convenient including access to a publicly owned and maintained road;
- (f) a Site Plan Agreement is entered into between the developer and the Town; and
- (g) the property is rezoned to allow adjoining property owners to comment on the proposal.

7.4.5 Before development is to be allowed in the Rural Residential designation outside of the built up area of the Town, Council shall be satisfied that such development is justified in taking place in this area as opposed to it being located in the built up area of the town where municipal services are available. If sufficient justification for the location of such development is not made available, Municipal approval shall not be given.

7.5 Central Business District

7.5.1 The intended planned function of the Central Business District 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.

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7.5.2 This category will include all types of retail and business uses including:

- i) retail and wholesale trade
- ii) professional and business offices
- iii) community, business, personal, recreational and other service operations
- iv) public and private parking areas
- v) government and institutional uses
- vi) parks and open spaces.

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

7.5.4 Residential uses shall be permitted above or behind commercial uses within the same building as the commercial use. Single family dwellings, not associated with a commercial use, shall be allowed along the shore of the Seguin River in the block bounded by Miller Street, Mary Street an extension of Rosetta Street and the Seguin River. Such development will be restricted to lots having frontage on the river and either sufficient frontage and property to allow the creation of a driveway from Miller Street or a registered right-of-way to permit adequate access to Miller Street.

7.5.5 Special consideration with regard to the provisions of off street parking facilities will be extended to the Central Business District. 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.

7.5.6 The effects of Central Business District uses on adjacent residential uses shall be minimized by the use of adequate buffering between such uses.

7.5.7 Adequate buffering shall be required between parking facilities and street allowances in the Central Business District.



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7.5.8 The expansion of the Central Business District designation into other areas shall be considered by amendment to this Plan provided that:

- (a) a need for the proposed expansion has been established;
- (b) the proposal is sufficiently distant from adjoining residential uses and a suitable buffer is maintained;
- (c) the proposal can be adequately serviced for water supply and sewage disposal and;
- (d) it can be demonstrated that traffic problems resulting from the proposal will be negligible.

7.6 District Commercial

- 7.6.1 Recognizing that the Central Business District can not satisfy all the retail needs of the community and that the public desires shopping facilities outside of this area, it is the intent of this Plan to permit limited commercial development within the District Commercial designation.
- 7.6.2 The District Commercial designation is intended to apply to existing and proposed shopping facilities outside of the Central Business District which are of larger significance than those serving the day to day needs of the residential areas.
- 7.6.3 The major permitted uses shall be retail trade and personal service uses, offices, places of entertainment or recreation, clubs or fraternal organizations.
- 7.6.4 Automobile service stations and gas bars will be allowed in District Commercial Centres. When such uses are directly associated with other permitted commercial uses they shall: be located to ensure the safety of the public who use the facility; not detract from the amenity of any nearby residential areas and not require any additional service access points.
- 7.6.5 Residential uses are permitted above or behind commercial uses within the same building as the commercial use.

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7.6.6. Where a Planning Act application, such as a Zoning By-Law or Minor Variance application is submitted to increase, add to or change the permission in the existing Zoning By-Law for lands designated District Commercial in this Plan or where an application is submitted to amend this Plan to add to, enlarge or change an existing District Commercial designation or to designate lands to District Commercial, it shall be considered in accordance with the requirements of Section 6.3.3..

7.6.7 The development of any new District Commercial Centres or the expansion of any existing District Commercial Centres shall not cause any undue transportation or servicing difficulties. The Developers of such facilities shall provide studies to identify the impact of the proposed facilities and the costs of any recommended impact mitigation measures shall be subject to negotiation between the Developer and the Town.

7.6.8 Adequate buffering will be required where District Commercial development is in close proximity to residential development.

7.6.9 The development or expansion of District Commercial Centres will be subject to the availability of adequate municipal services.

7.7 Highway/Service Commercial

7.7.1 This designation applies to limited areas fronting on certain arterial roads as shown on Schedule "A" that because of location and accessibility are most suited to service and tourist oriented commercial uses relying on vehicular traffic for most of their business.

7.7.2 Permitted uses in this category shall include:

- (a) automobile service stations, automobile sales and service agencies, car washes, gas bars;
- (b) drive in establishments, such as restaurants and theatres;
- (c) hotels, motels (cabin and cottage parks) and related tourist facilities;
- (d) places of amusement and recreation, such as a bowling alley, curling rink, video rental, public halls;
- (e) industrial equipment, and building material sales and service;
- (f) restaurants, retail stores; and
- (g) office uses related to the provision of a service.

- 7.7.3 Residential uses are permitted above or behind commercial uses within the same building as the commercial use.
- 7.7.4 Adequate vegetative buffers shall be provided between the Highway/Service Commercial use and the street. In addition, adequate buffering shall be provided between a commercial use and a residential use.
- 7.7.5 Development in the Highway/Service Commercial designation will generally be restricted to the provision of municipal services. However, limited development may be allowed by private services subject to Section 6.4. Where development is proposed on a private septic system which will handle more than 4500 litres per day, such as for a highway commercial operation, tourist camp, etc., a Hydrogeological Impact Report will be required. This report must demonstrate soil suitability, sufficient area for effluent treatment and site suitability. This report will require the review and approval of the Ministry of Environment and Energy or its designate.
- 7.7.6 Retail commercial development in the Highway/Service Commercial designation shall be restricted to facilities comprising no more than 3720 square metres enclosed floor space per individual property. Retail commercial development in excess of 3720 square metres shall be restricted to the District Commercial designation or the Central Business District designation and shall be subject to the policies therein.
- 7.7.7 In addition to the permitted uses identified by this section, a hospital together with appurtenant uses thereto shall be permitted on those lands owned by the Parry Sound District General Hospital located along Bowes Street at Albert Street.
- 7.8 Waterfront Commercial
- 7.8.1 The Waterfront Commercial area as identified on Schedule "A" to this Plan, is dedicated to the provision of goods and services to the tourist market. For this reason, the major function of this area will be as a tourism generator in order that it may provide economic stimulation to the Town.
- 7.8.2 This category will permit 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.

In addition to the above uses, retail uses, office uses and apartments occupying up to 50 per cent of the total floor area are permitted on the lands described as Part 4, PSR 1889 and Part 1, RD 27, known municipally as 17 Bay Street, subject to all other applicable Official Plan policies.

- 7.8.3 As part of a comprehensive waterfront development which comprises a minimum land area of 1.2 hectares, a limited amount of lower density free standing residential development and/or commercial office space not serving the tourist market may be permitted. Such development must comprise a minor portion being no more than 25% of the value of the total individual development.
- 7.8.4 Development in this area will be subject to Site Plan Control. Development proposals 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.
- 7.8.5 Due to the unique limitations of some development parcels in this area, the Zoning By-Law which implements this Plan will set special regulations to recognize these limitations and allow appropriate development to take place without the need for amendments or variances.
- 7.8.6 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.
- 7.8.7 The Ministry of Natural Resources offices located within this area represent a major employer to the town. The location of this land use is recognized by this Plan. However, should the Ministry wish to relocate the Town will provide what assistance it can to facilitate its relocation to another area of the town.
- 7.8.8 Development in this area will be restricted to the availability of municipal services.
- 7.8.9 The Council of the Town of Parry Sound is committed to the development of the former Ultramar property for a destination resort. It shall be the policy of this Plan that development of this property for uses not including a destination resort, will only be considered after all attempts have been made to attract an appropriate style of hotel, inn, lodge or tourist accommodation.
- 7.8.10 Buffering between Waterfront Commercial uses and adjoining residential uses will be determined on a site by site basis. Generally, where the use of buffering does not cause a hardship to the proposed Waterfront Commercial development such buffering shall be required.

7.9 Industrial

7.9.1 This category shall include manufacturing, warehousing, industrial service operations, transportation depots, lumber yards, existing storage of bulk fuels and minerals, and builder's and contractor's yards and any accessory or incidental uses including dwelling units for an essential workman or caretaker.

7.9.2 Where land designated Industrial abuts a residential area or sensitive land use, either existing or proposed, or its separated from a residential area or sensitive land use by a street only, then an adequate separation in the form of a buffer will be provided between the industrial use and such residential or sensitive land use or street. A buffer strip so provided, will include grass strips and the planting of trees or shrubs. Adequate separation may consist of space, a feature, a land use or any combination of the preceding. Separation distances shall have regard to the Provincial Ministry of Environment and Energy Guidelines on separation distances for industrial uses.

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7.9.3 The foregoing requirement shall not apply to land owned by an established industry on the day that this Plan was adopted by the Council of the Town of Parry Sound, or to a parcel of land less than one hectare in area lying in an area already substantially developed; but where such lands do abut a residential area, then precautions shall be taken by any industrial developer or owner to minimize any adverse effects such industrial activity may have on surrounding residential properties.

7.9.4 Industries whose operations may be offensive by virtue of heat, noise, glare, obnoxious emissions or appearance, may be restricted and will require a specific Zoning Amendment to ensure that the amenities of the surrounding areas are not jeopardized.

7.9.5 Off street parking and loading facilities shall be provided for all permitted uses.

7.9.6 New industrial development will generally take place on full municipal services. However, certain industrial uses ie: builders supply yards, heavy equipment storage and repair transportation depots by their nature do not place a heavy load on municipal services. These types of industrial uses may be allowed on private services subject to the following:

- (a) such uses shall clearly demonstrate to the Town that their proposed operation will not initially or in future, require municipal services;
- (b) such uses will only be allowed where the owners agree in writing that the municipality shall not be obligated to provide municipal services to the site;
- (c) such development satisfies the policies identified in Section 6.4 of this Plan;

- (d) all such development shall have public road access and electrical services.
- 7.9.7 The Industrial category shall be zoned in separate classifications in the Zoning By-Law implementing this Plan to further protect adjacent land uses.
- 7.10 Open Space Parks
- 7.10.1 This category will include public parks, open spaces, recreational uses, walkways, trails and recreational facilities. Community halls, libraries, pools, museums cultural centres and gymnasiums are permitted in the Open Space category. Public utility buildings and structures are also permitted uses in the Open Space Parks category.
- 7.10.2 Lands designated Open Space Parks may not be redeveloped for a non-recreational or private use without an amendment to this Plan, except in accordance with the policies contained herein.
- 7.10.3 It is not intended that land under private ownership be designated as Open Space Parks, without the approval of the owner. Where private land exists that has been designated as Open Space Parks without the approval of the owner, then the appropriate adjoining land use designation will apply.
- 7.10.4 Council shall attempt to provide parks and recreational facilities sufficient to the needs of residents and visitors to the town. The Town will attempt, within its financial ability, to:
- (a) secure additional shoreline and public access to Georgian Bay and the Seguin River;
 - (b) diversify its present park system to meet the needs of its senior citizens and other specialized groups;
 - (c) consider the feasibility of developing a public indoor swimming pool;
 - (d) provide local neighbourhood parks where deficiencies exist;
 - (e) retain existing boat launch facilities; and
 - (f) encourage development of additional public boat launch facilities as required.
- 7.10.5 Notwithstanding the preceding policy, the public parks and recreation lands at Tower Hill may permit vital communication devices and accessory uses thereto.
- 7.10.6 The previous Municipal beach located at the terminus of Waubuno Road will no longer be designated as an active recreational beach and park facility. However, these lands will

be maintained as part of the public land base available for passive recreational uses under the Open Space Parks designation.

7.10.7 The Town has acquired an abandoned CPR/CNR railway spurline to serve as a multi-purpose recreational trail. There are a number of diverse interests, both now and in the future, which will seek use of this facility. The Municipality will attempt to provide use of this trail to as many groups as is practical given the need for the safety and security of the user groups. This facility will be retained in Town ownership for recreational purposes only.

7.10.8 A significant viewing area of the Georgian Bay exists on Belvedere Avenue across from the Belvedere Heights Home for the Aged. It is the intent of this Plan to protect this scenic lookout through restrictions on development which may reduce vistas from this site.

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7.10.9 Market Square Park is a small passive open space park that serves as the front grounds to the public library, contains the War Memorial and acts as an important buffer for the adjacent residential area from the Central Business District. The site includes the former Town Fire Hall as a component part of the park by virtue of its proximity, historical and architectural significance, and history of public use. It is the intent of this Plan to maintain the existing passive open space and historical values of Market Square Park.

7.10.10 The objectives for Market Square Park are:

- (a) to protect and enhance the passive open space function of the park;
- (b) to encourage the continued public use of the existing Market Square Park buildings;
- (c) to preserve as far as possible the cultural heritage values of the park;
- (d) to promote the conversion of the former Town Fire Hall to a non-public use as a means of preserving its historical and architectural significance provided that the conversion does not diminish the open space function of the park.

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7.10.11 With the exception of the operation of a public library, uses allowed in the former Town Fire Hall structure and certain temporary special events, it shall be a policy of this Plan to maintain those areas of Market Square Park

designated

Open Space Parks as a public park only. The following additional uses, restricted to the interior of the existing Town Fire Hall building, shall be permitted by way of Special Provision zoning for the property:

- (a) dwelling unit or units on the upper floor of the building;
- (b) a retail store with the exception of a convenience store, a video sales and rental outlet, a flea market and a second hand shop;
- (c) a business or professional office;
- (d) a medical or dental clinic;
- (e) a publishing establishment;
- (f) a club or fraternal organization;
- (g) a public use ancillary to the operation of the Town of Parry Sound or the Public Utilities Commission except those related to the use or storage of heavy equipment.

7.11 Marine and Resort Residential

7.11.1 The area designated Marine and Resort Residential includes all those Waterfront lands on the southeast side of the Seguin River to the southerly boundary of the Town. The most significant change in the Town's Waterfront is expected to occur in this area.

7.11.2 This category will include marinas, public or private; hotels, lodges or resorts which are oriented towards the waterfront; public waterfront facilities and utilities; docking for recreation boat traffic; restaurants oriented towards the waterfront; public and private open space uses including a facility for various art groups; waterfront commercial uses which attract or service visitors and tourists to the area.

7.11.3 Residential development will be considered in this category subject to the policies set out below.

- 7.11.4 Development in this area of the waterfront will require connection to municipal water supply and sewage disposal services.
- 7.11.5 Residential development in the Marine and Resort Residential category should consist of higher densities (up to 75 units per hectare). Residential development should be architecturally designed and complement the natural attractiveness of the waterfront.
- 7.11.6 Lands designated Marine and Resort Residential will be zoned to allow a maximum building height of 15 metres. Structures in excess of 15 metres will be permitted by rezoning subject to the following criteria:
- (a) the maintenance of waterfront vistas from private and public lands;
 - (b) the compatibility of the proposed structure with surrounding uses and natural terrain;
 - (c) the restriction of such a structure to a property area of 2 hectares where no other development excepting accessory uses is allowed; and
 - (d) the use of site buffering and landscaping treatments to minimize the visual impact of such a structure.
- 7.11.7 Preference will also be given to residential development which supports the “resort” theme of this area of the waterfront including condominium and time sharing residential development.
- 7.11.8 Council will support the operation and expansion of the existing marinas in this area.
- 7.11.9 Development in this area will be subject to Site Plan Control. Development proposals will be reviewed on the basis of the maintenance of waterfront vistas, the provision of public access to the shoreline, architectural design of facilities to complement the tourism nature of the area and appearance of the development from land and water.
- 7.12 Environmentally Sensitive
- 7.12.1 This land use category includes all those lands in the municipality having a high water table, wetlands, bogs and flooded land. Important fish habitats may also be included in the Environmentally Sensitive policy designation.
- 7.12.2 No development or filling on these lands with the exception of public works and utilities necessary for the operation of the Town, will be permitted. Permitted uses for this designation include: conservation areas and passive parklands, specialized farming

related to the unique characteristics of the land excluding any buildings or structures and wildlife reserves.

7.13 Georgian Bay, Mill Lake and Seguin River Flood Protection

Georgian Bay

- 7.13.1 It is recognized that the Georgian Bay is subject to periodic water level fluctuation that may result in significant property damage if adequate flood protection measures are not established. In order to minimize the risk of flood damage, no buildings shall be constructed in areas adjacent to Georgian Bay, below an elevation of 178.3 m GSC.
- 7.13.2 Land adjacent to Georgian Bay and lying below an elevation of 178.3 m GSC have been shown on Schedule "A". In order to minimize the risk of flood damage, these areas shall be zoned so as to prohibit the construction of buildings or structures and identify the 178.3 m contour as the minimum building opening elevation.
- 7.13.3 The land use designation on the schedules below the elevation will apply should development take place in accordance with the following policies:
- 7.13.4 The construction of buildings or structures below an elevation of 178.3 m GSC may be permitted where it can be demonstrated, to the satisfaction of Council, in consultation with the Ministry of Natural Resources, that adequate flood proofing measures have been incorporated into the design and/or location of the building(s). All development proposed below this elevation shall require an amendment to the by-law.
- 7.13.5 Docks and boathouses may be permitted below an elevation of 178.3 m GSC. However, it should be recognized by the owner that such structures may be subject to damage from periodic flooding.

Mill Lake and the Seguin River

- 7.13.6 It is recognized that Mill Lake and the Seguin River are subject to periodic water level fluctuations that may result in significant property damage if adequate protection measures are not established. The flood prone areas are shown on Schedule "A". There is currently no engineered flood plain mapping for the Seguin River or Mill Lake. The flood plain areas identified on Schedule "A" represent an estimate based upon 3 metres above the controlled high water mark. Until engineered mapping of the flood plain is available, this standard will continue to apply. If engineered mapping does become available, Council of the Town will amend the Official Plan to incorporate such mapping. Marginal refinements to the flood plain may be made to correct errors in the mapping without an amendment to this Plan. However, where such refinements create the necessity of a change to the Zoning By-Law an amendment to the By-Law will be required.

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7.13.7 Permitted uses in the flood plain will be restricted to docks, non-habitable boathouses, flood and or erosion control structures, facilities which by their nature must locate near water or traverse water and ancillary passive non-structural facilities of adjacent land uses which do not adversely affect the ability of the flood plain to pass flood waters.

7.13.8 An application for new development within an identified flood plain (excluding those on Georgian Bay) will be considered only if the applicant obtains a detailed study carried out by a qualified engineer to determine: the level, extent, and flow velocities of the regulatory flood within all inter-related portions of the watercourse (also termed the “reach”); and the off site impacts of development within the “reach”. This study must be acceptable to the Town, and technically acceptable to the Ministry of Natural Resources. On the basis of this information, the Town (in consultation with the Ministry of Natural Resources), will determine the areas of the flood plain within the “reach” that development may be allowed to take place. These areas (if any) will be determined comprehensively at that time for the entire “reach” and will be termed the Flood Fringe. New development will be allowed within the Flood Fringe provided that it is adequately flood proofed to the level of the regulatory flood. The remaining portions of the flood plain will be termed the Floodway, and there will be no provision for new structural development within this area. Use of this approach will require an amendment to both the Official Plan and the Zoning By-Law.

7.13.9 Implementation of Flood Protection Policies

The implementation of the flood protection policies contained in Section 7.13.1 may be accomplished by the use of a holding provision by-law pursuant to The Planning Act, on lands susceptible to flooding along the shoreline of Georgian Bay.

7.13.10 Use of Holding Provision

Lands identified below the 178.3 metre GSC elevation along the shores of Georgian Bay, as shown by the broken floodline on Schedule “A” to this Plan, may be zoned with the use of a holding symbol. This holding symbol will signify that no buildings or structures other than docks and boathouses will be permitted until such time in the future as the symbol is removed by an amendment to the Zoning By-Law.

7.13.11 Removal of Holding Provision

Removal of the “h” symbol from those lands zoned below the flood elevation of 178.3 metres GSC along the shores of Georgian Bay may be permitted subject to the following conditions being satisfied:

- (i) all buildings and structures be flood proofed to a minimum building opening elevation of 178.3 metres GSC;
- (ii) that a report outlining proposed flood proofing measures, in accordance with (i), and which recognizes the potential impact of wave action, be submitted by a registered professional engineer qualified in addressing structural/hydrological flood proofing measures in the design/landscaping of buildings and structures; and
- (iii) all development proposals, addressing conditions (i) and (ii), shall require prior approval from the Ministry of Natural Resources.

7.13.12 Holding Provision Procedures

In order to expedite proposed development that has satisfied the required conditions identified in Section 7.13.11, Council will remove the holding provision symbol at the first available opportunity in accordance with the requirements of The Planning Act.

8.0 **IMPLEMENTATION/ADMINISTRATION**

8.1 Effective

As of this date on which the Minister of Municipal Affairs approves this Official Plan, the existing Official Plan approved by the Minister of Municipal Affairs on July 7th, 1980, shall cease to be effective and the policies of this Plan will begin to be implemented throughout the Planning Area.

8.2 Zoning By-Laws

An approved Zoning By-Law exists for the Town. Following the submission of this Plan for the approval by the Minister of Municipal Affairs, the existing Zoning By-Law will be amended to reflect all changes in policy contained in this Plan. Following its approval by the Minister, this Plan is to be implemented by the exercise by Council of the powers conferred on them by The Planning Act, the Municipal Act, and any other legislation which relates to the development of the Municipality. Such development will be controlled principally through the Zoning By-Law, Subdivision process, Consent process, Site Plan and the direction of Public Works.

8.3 Existing Land Uses

- 8.3.1 Lands that are being used and conform to the policies of this Plan will be zoned in a category that permits their ongoing use in the Zoning By-Law.

8.3.2 Lands that are not being used in conformity with the policies set out in this Plan, may be placed in a zoning category that results in a legal non-conforming status of these uses. Alternatively, these uses may be placed in an appropriate zoning classification that results in a legal conforming use so long as the spirit and intent of the Official Plan are maintained.

8.4 Holding Provisions

8.4.1 The Planning Act provides for the use of the holding symbol “H” in conjunction with any land use zone found within the implementing Zoning By-Law.

8.4.2 The purpose of the holding zone is to prevent or limit the use of land until such time as Council is satisfied that further development may take place. The objectives and use of this symbol are set out herein.

8.4.3 The objective of the use of the holding symbol is to prevent or limit the use of land in order to achieve orderly, phased development, to ensure that servicing is available to the satisfaction of all government agencies and to allow for the implementation of special design criteria and policies.

8.4.4 Generally, the holding symbol should be applied to undeveloped or unserviced land, land being proposed for development, lands having special environmental constraints or lands having special design considerations.

8.4.5 In accordance with The Planning Act, the Zoning By-Law implementing this Plan will identify lands subject to holding provisions by the inclusion of an “H” suffix to the zone symbol.

8.4.6 The Zoning By-Law provisions relating to the use of the “H” suffix will specify what uses are permitted while the holding provision applies.

8.4.7 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 appropriate authority;
- (b) the approval of site plans in the case of commercial and industrial developments;
- (c) the phasing, timing or staging of development has been approved;

- (d) approval from the Ministries of Natural Resources and Environment where applicable; and
- (e) the objectives of the Official Plan including development criteria are met.

8.5 Boundaries

8.5.1 It is intended that the boundaries of the land use classifications shown on Schedule “A” to this Plan be considered as approximate. Such boundaries should be regarded as absolute only where they are clearly bounded by railways, rivers, highways or other clearly marked geographical barriers. It is also intended that the location of roads indicated on Schedule “A” be considered as approximate and not absolute. Therefore, amendments to the Official Plan will not be required in order to make minor adjustments to the approximate land use boundaries or to the location of roads provided that the general intent of the Plan is preserved. Such minor deviations will not be reflected on Schedule “A”.

8.5.2 Where a policy designation abuts any lakefront or riverfront, that policy designation will be deemed to extend out into such lake or river and apply to any flooded lands, Crown lake bed or private water lot subject to the policies contained in Section 7.13.

8.6 Accessory Buildings and Uses

Wherever a use is permitted in a land use classification, it is intended that uses, buildings or structures normally incidental, accessory, and subordinate but essential to that use, be also permitted.

8.7 Numerical Interpretation

Wherever numerical figures have been used in this policy document to refer to physical standards including lot areas or dimensions of lots, the spirit and intent of the policy is not to be interpreted to be violated by minor adjustments to these figures up or down.

8.8 Objectives for Use of Bonus Provisions

Council may pass a by-law in accordance with The Planning Act, to establish increases in the height and or density of development in return for the provision of certain facilities, services or other matters. Such a by-law would identify areas or zone categories where the bonus provisions would apply, and would specify the amount by which the height and/or density of development would be permitted to increase in exchange for development features which:

- (a) provide for housing units which assist in meeting the housing targets established from time to time in the Municipal Housing Statement;
- (b) provide parkland dedication above and beyond the legislated requirement;
- (c) provide environmental/conservation management measures;
- (d) improve traffic and pedestrian movement;
- (e) provide hard servicing facilities (sanitary and storm sewers and watermains) above and beyond those required to service the development;
- (f) employ energy conservation methods and innovative designs which are effective in reducing construction costs;
- (g) improve the environment and viability of downtown;
- (h) increase buffering or landscaping above and beyond the requirements set forth in the Zoning By-Law;
- (i) use or re-use vacant land and buildings, particularly in the urban area; and
- (j) improve the compatibility of existing land uses.

8.9 PUBLIC NOTICE PROCEDURES

- 8.9.1 The objective is to provide a public participation process which allows individuals and organizations affected by an Official Plan, a Community Improvement Plan, a Zoning By-Law and amendments and repeals thereto, to be made aware of planning proposals and to be provided an opportunity to express their views to Council. The requirements of The Planning Act with regard to these processes for the giving of notices for public meetings may be abridged to twenty days while maintaining the form and manner prescribed in the regulations.
- 8.9.2 Council may delegate the responsibility of the holding of any required public meeting with regard to Official Plans, Community Improvement Plans, Zoning By-Laws including an amendment or repeal thereof to Council Committee.
- 8.9.3 Council, by resolution, may forego public notification and public meeting(s) in connection with Official Plan, Community Improvement Plan and Zoning By-Law Amendments if such amendments relate to matters which will not affect the policies and intent of the Official Plan or Community Improvement Plan, or the provisions of the Zoning By-Law in any material way, and will be restricted to the following matters:

- (a) deleting obsolete provisions;
- (b) altering the number and arrangement of any provision;
- (c) altering punctuation or language to obtain a uniform mode of expression;
- (d) correcting clerical, grammatical or typographical errors;
- (e) inserting historical footnotes or similar annotations to indicate the origin and approval of each provision;
- (f) consolidating amendments;
- (g) transferring Official Plan, Community Improvement Plan and Zoning By-Law designations to new base maps such as the new Ontario Base maps or other maps which might be prepared in conjunction with a specific study; and
- (h) adding technical information such as plans of subdivision, buildings contours and elevations to base maps.

8.10 Joint Planning Board

The Town of Parry Sound is a member of the Parry Sound Area Planning Board. This agency is responsible for land division for the member municipalities and advises on any planning applications when required by the participating agencies.

The Board is the only area-wide land use planning body. The Town supports area-wide planning and will continue to seek opportunities to broaden the functions of a regional planning regime at the appropriate time and in the appropriate manner.

8.11 Five Year Review

The Municipality recognizes the need to monitor its planning documents and in accordance with The Planning Act, it will hold a public meeting at least once in a period, not exceeding five years to consider the need to revise this Official Plan.

8.12 Tariff of Fees

The Municipality will prescribe a tariff of fees to offset the cost of processing any planning application. These fees are intended only to meet the cost to the Municipality or its Committee of Adjustment in processing such applications.

The Municipality may be required to retain professionals in connection with certain development applications and the review of such developments. In these instances, after a project is endorsed in principle, the proponent will be required to deposit an appropriate amount with the Municipality to offset anticipated professional fees.

8.13 Delegation of Authority

The Town of Parry Sound will seek to have all those authorities available from the Minister of Municipal Affairs delegated to the Town.

8.14 Development Charges

Council may pass a by-law under The Development Charges Act to assess and recover their anticipated expenses for new growth for both hard and soft services.

Development Charges may be levied against Plans of Subdivision, Consents, Condominiums, Zoning By-Law Amendments, Minor Variances, Building Permits, and lands exempted from Part Lot Control.

9.0 **COMMUNITY IMPROVEMENT POLICIES**

9.1 Objectives

To achieve the community improvement objectives of this Plan, community improvement areas will be selected based on some or all of the following criteria:

- (a) Generally, community improvement areas will be considered on the basis of identified deficiencies of hard and soft services in the existing developed areas of the Town.

Also, flood protection, traffic safety and citizen satisfaction will be relevant criteria as well as the ability of the Town to carry the cost of any proposed improvement;

- (b) In potential residential areas, deficiencies in hard services will be the most important criteria for policy area selection. The solution to land use conflicts will also be very important, along with the presence of older housing requiring rehabilitation, upgrading or, in the worst cases, site clearance and redevelopment. Problems related to the proximity of residential uses to the waterfront redevelopment, commercial area expansions, parking area construction and railway company activities will also be important criteria. The upgrading and maintenance of park space, recreation and community service facilities will play a lesser, but still important role.

- (c) Potential commercial and industrial areas in Parry Sound, apart from the Central Business District and the Parry Sound Mall area, tend to be scattered throughout the town. The criteria used for the selection of commercial and industrial areas may include the same criteria applied for residential areas as set out in Section 9.1(b) above. In addition, criteria for industrial and commercial areas will include parking and traffic safety concerns, access improvements, vacant land, signage, physical appearance and the enhancement of economic development.
- (d) Waterfront improvement area criteria will include resolving land use conflicts, improving access to the lake, acquiring vacant land, upgrading services for waterfront users, appearance, parking, relocating property owners, site suitability for intended uses and evaluating the need for a proposed use.

9.2 Community Improvement Area

The areas outlined on Schedule “B” to this Plan as Community Improvement Policy Areas shall henceforth be known as the Community Improvement Policy Areas for the Town of Parry Sound.

The identification of these policy areas was based upon the criteria established by Sub-Section 9.1 herein.

Council will undertake comprehensive and complementary improvement programs within these policy areas as financial resources permit.

9.3 Implementation

In order to implement the Community Improvement policies for the Town of Parry Sound, the following activities and programs may be employed (but not limited to):

- (a) the use of the powers with regard to Community Improvement provided in The Planning Act;
- (b) the enforcement of Section 10 property standards through a Property Standards By-Law;
- (c) supporting downtown upgrading and expansion as set out in Sub-Section 6.3.2 of this Plan;
- (d) supporting the participation of town residents in rehabilitation programs;

- (e) preserving, rehabilitating, renewing and reusing historically significant sites and buildings; and
- (f) participating in Provincial and Federal redevelopment programs.

10.0 **PROPERTY MAINTENANCE AND OCCUPANCY STANDARDS**

10.1 Policy

The Town of Parry Sound, having enacted a Property Maintenance and Occupancy Standards By-Law under the provisions of The Planning Act, will:

- (a) assist the Property Standards Officer to encourage citizens to improve their homes and buildings to a safe and decent condition to comply with the minimum standards;
- (b) permit the qualifying owners of property in any selected improvement area to obtain financial assistance to improve their homes under any Provincial or Federal program;
- (c) provide a standard which can be used to secure a safe, sanitary and comfortable dwelling unit for all residents in town;
- (d) ensure that commercial and industrial buildings meet the standards with respect to safety and sanitation especially in cases where residential dwelling units are contained in the same building or on the same property; and
- (e) encourage the participation of the citizens of the town in achieving the long range objective of improving the quality of the built environment and the appearance and livability of residential neighbourhoods throughout both the Urban and Rural areas of the town.

10.2 Standards

The Town of Parry Sound will maintain a by-law or by-laws setting out clearly the minimum standards of maintenance and occupancy of all types of property and the methods and procedures which will be followed to ensure that the objectives of the policy and program will be reached. The by-law or by-laws will contain requirements with respect to:

- (a) the maintenance of all types of property including the condition of yards, the provision of sewage and drainage facilities, the condition of accessory

buildings, fences, signs and open storage areas and the control of garbage, rubbish and abandoned vehicles, machinery and equipment;

- (b) the structural and health standards of all buildings and structures in the town with the emphasis placed on ensuring that residential homes provide safe and healthy living conditions and that commercial, industrial and institutional buildings are kept in a condition which is safe for both the inhabitants and the public, and
- (c) the provision of safe and healthy conditions of occupancy for all tenants renting, leasing or occupying dwelling units in the town.

10.3 Implementation

The Council will implement the program by taking the following steps:

- (a) maintaining a Property Maintenance and Occupancy Standards By-Law,
- (b) appointing a Property Standards Officer as provided under The Planning Act, to administer the by-law and to provide technical assistance to those seeking information or help in upgrading their property,
- (c) enforcing the Property Maintenance and Occupancy Standards By-Law uniformly throughout the town,
- (d) participating in the various Federal and Provincial funding assistance programs designed to conserve, rehabilitate, and improve existing residential and commercial areas, and
- (e) appointing a Property Standards Committee as provided under The Planning Act, to which any property owner affected by the by-law may appeal any order which may have been issued by the Property Standards Officer in the course of their duties.

(f) Notwithstanding the other policies of this Plan, if the policies of this Plan require consultation with Ontario Government agencies (such as the Ministry of Environment and Energy or the Ministry of Natural Resources) for Planning Act applications where the Ministry of Municipal Affairs and Housing is the approval authority, the Town or proponent shall consult with the Ministry of Municipal Affairs and Housing.

GLOSSARY

Accessory Apartment: means a small self contained living unit added to an existing single detached dwelling without altering the character of the house.

Apartment Building: means a separate building containing five (5) or more dwelling units and whose occupants have the right to use in common, halls, stairs, yard and accessory buildings, but does not include a boarding or rooming house.

Arterial Road: A road intended to carry large volumes of all types of traffic moving at medium to high speeds. These streets serve the major traffic flows between the principal areas of traffic generation and also connect to arterials and collectors.

Collector Road: A road that provides both traffic service and access to land. The traffic service function of this type of street is to carry traffic between local and arterial streets. Full access to adjacent properties is generally allowed on collector roads.

Connector Road: Performs the function of a collector road but does not generate the typical traffic volume of a collector road.

Converted Unit: means an additional living unit created by adding to or altering an existing dwelling unit.

Cultural Heritage Resource: within the land use context, cultural heritage resources include archaeological sites, built resources, traditional use areas, cultural landscapes, and shipwreck sites. More broadly, cultural heritage resources include everything produced and left by the people of a given geographical area, the sum of which represents their cultural identity. This means their handicrafts, tools, equipment, buildings, furnishings, folklore, rituals, art, transportation, communications, places of dwelling, play, worship, commercial and industrial activity.

Downtown: the Downtown or Central Business District consists of those lands designated on Schedule "A" and fronting on the following streets: James, Seguin, Bay, Church, Miller, Mary, McMurray, William, Rosetta and Gibson.

Family: means one or more persons living as a single housekeeping unit.

Gross Density: means the calculation of a unit of residential development relative to a land area where all lands that are involved in the development are used including roads, blocks, right-of-way, etc...

Group Home: means a building or buildings, licensed or approved under Provincial Statute, in which not more than eight (8) persons, not including staff or other members, live as a single housekeeping unit under responsible supervision consistent with the requirements of its residents. A dwelling unit occupied for the purpose of providing shelter for persons on parole or released from penal institutions, or for persons ordered to reside there as a result of conviction of a criminal offence is not a Group Home.

Highwater Mark: means the normal ordinary water mark of any body of water at the time of the original survey of the town unless the highwater mark of any body of water shall have been altered by the construction of a dam or authority, in which case the measurement shall be from the highwater mark as controlled by such dam or dams. (In the case of Georgian Bay, the highwater mark is defined as Contour Elevation 177.06 metres above mean sea level.)

Home Occupation: means a gainful occupation by the occupant of the residential use that is clearly secondary to the residential use of the property and complies strictly with all legislation for such uses enacted from time to time by the Council of the Municipality.

Infill Development: Development on vacant lots or under developed lots in a developed area to create new development which makes more efficient use of existing infrastructure.

LACAC: A Local Architectural Conservation Advisory Committee is a committee of five or more people which may be set up by a Municipal Council under Section 28 of The Ontario Heritage Act. The function of the Committee is to advise Council on local heritage matters and to assist Council in carrying out its heritage conservation program.

Net Density: A calculation of the number of dwelling units per hectare of land with the amount of land required for municipal road allowances, parks and any other municipal land requirement having been removed from the land area before the calculation is made.

Regulatory Flood: means the approved standard(s) used in a particular watershed to define the limit of the flood plain for regulatory purposes.

Residential Intensification: The creation of new residential units or accommodation in existing buildings or on previously developed serviced land generally including:

- creation of rooming, boarding and lodging houses;
- creation of accessory apartments;
- conversion of non-residential structures to residential use;
- infill;
- redevelopment.

Rural Residential: means estate-type single detached development on private water and sewer services.

Seasonal: means when referred to detached dwellings relates to a level of services less than the normal ranges of services available to properties that may or may not be available throughout the calendar year.

Single Detached Dwelling: means a separate building containing only one dwelling unit.

Waterfront: means the area that physically or functionally adjoins the shoreline of Georgian Bay or the Seguin River and may include back lots up to the physical height of the land visible from the water.

Water Lot: means a parcel of land lying under the waters of a lake or river, the boundaries of which are usually shown on a plan of survey and tied into the abutting dry land by the survey. This survey is connected to existing geographic fabric or to some prominent topographical point on the shoreline.

APPENDIX 1

Properties Designated Under Part IV of the Ontario Heritage Act:

25 Mary Street
10 Ashwood Drive
29 - 33 James Street
70 Church Street
5 McMurray Street
10 Redwood Drive
14 Belvedere Avenue
14 Bay Street
1 Belvedere Avenue
40 Cascade Street
13 Church Street
41 Church Street
43 Church Street
Canadian Pacific Railway Station (Avenue Road)
1 Cascade Street