

SCHEDULE G

DRAFT ZONING BY-LAW AMENDMENT

The application is requesting to facilitate the re-use of the former place of school through the addition of 'research and development facility' as a permitted use. The rezoning application also requests the modification of the 'Institutional' site regulations to include a site specific off-street parking requirement.

The following is a general summary of the special provision proposed to apply to the subject lands.

Special Provision 14.124

Notwithstanding the provisions of the Institutional Zone (I) and for lands shown on Schedule A, Zoning Map 13, a "Public Use" may include:

a. Research and Development Facility

The following provisions shall apply to a research and development facility.

- (i) A Research and Development Facility may include a business incubator establishment and accessory prototype manufacturing.
- (ii) Research and Development means the use of land, building or structure, or part thereof, for the purpose of conducting pure and applied research, analysis and experimentation, and development and creation, in any field of science, medicine, technology and manufacturing and includes accessory prototype manufacturing.
- (iii) A Research and Development Facility use may include but not be limited to facilities such as lecture rooms, administrative offices, laboratories, training facilities, display rooms, pilot plants, accessory prototypical manufacturing, simulating equipment and the like, and service and machine shops to serve the Research and Development Facility.

A Research and Development Facility use shall:

- Not create or become a nuisance in regard to noise, odour, vibration, traffic generated or parking/loading.
- Not create or become a fire, health or building hazard.

- No outdoor storage of materials or goods associated with the Accessory Industrial Use.
- (iv) Prototypical manufacturing may be conducted as accessory and incidental to the Research and Development Facility use subject to the provisions of Section 5.17.13 regarding 'Accessory Industrial Use', with the following exception:
- a. That notwithstanding Sec. 5.17.13 c), the 100 m² maximum cumulative gross floor area cap shall not apply to dedicated prototypical manufacturing.
- (v) Business Incubator means an establishment that provides incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space including 'hot desk' services and is dedicated to nurturing the development and commercialization of start-ups, early-stage companies, and established companies (enterprises).
- (vi) Notwithstanding Sec. 5.18 of the Zoning By-law, the following parking ratio shall apply:
- One (1) parking space is required per 33 square meters of 'Area, Gross Floor' of the building existing as of the passing of this amendment.
 - For any new buildings or additions to the existing building, parking for a "Research and Development Facility" shall be calculated at one (1) space per 33 square meters of 'Area, Gross Floor' as defined in Sec. 4 of this By-law.
 - For any new buildings or additions to the existing building, parking for uses, other than a "Research and Development Facility", permitted in the Institutional (I) zone shall be calculated as per Section 5.18.2 of the Zoning By-law.
- (vii) Notwithstanding Sec. 5.18 and Special Provision 14.124 (vi) the minimum number of parking stalls required to serve a "Research and Development Facility" in building existing as of the passing of this amendment is:
- a. A minimum of 82 parking stalls shall be provided where 2385 m² or less of the existing building is used for a "Research and Development Facility".

- b. A minimum of 98 parking stalls shall be provided where more than 2385 m² of the existing building is used for a "Research and Development Facility".
- (viii) Notwithstanding the definition of 'Area, Gross Floor' in Sec. 4 of this By-law, for the purposes of this Special Provision and for buildings existing as of the passing of this amendment:
 - Hallways shall not be included in the calculation of 'Area, Gross Floor'.

By-Law 2021-xxx

Being a By-Law to adopt Amendment No. 32
to Zoning By-Law 2010-078
for the City of Owen Sound.

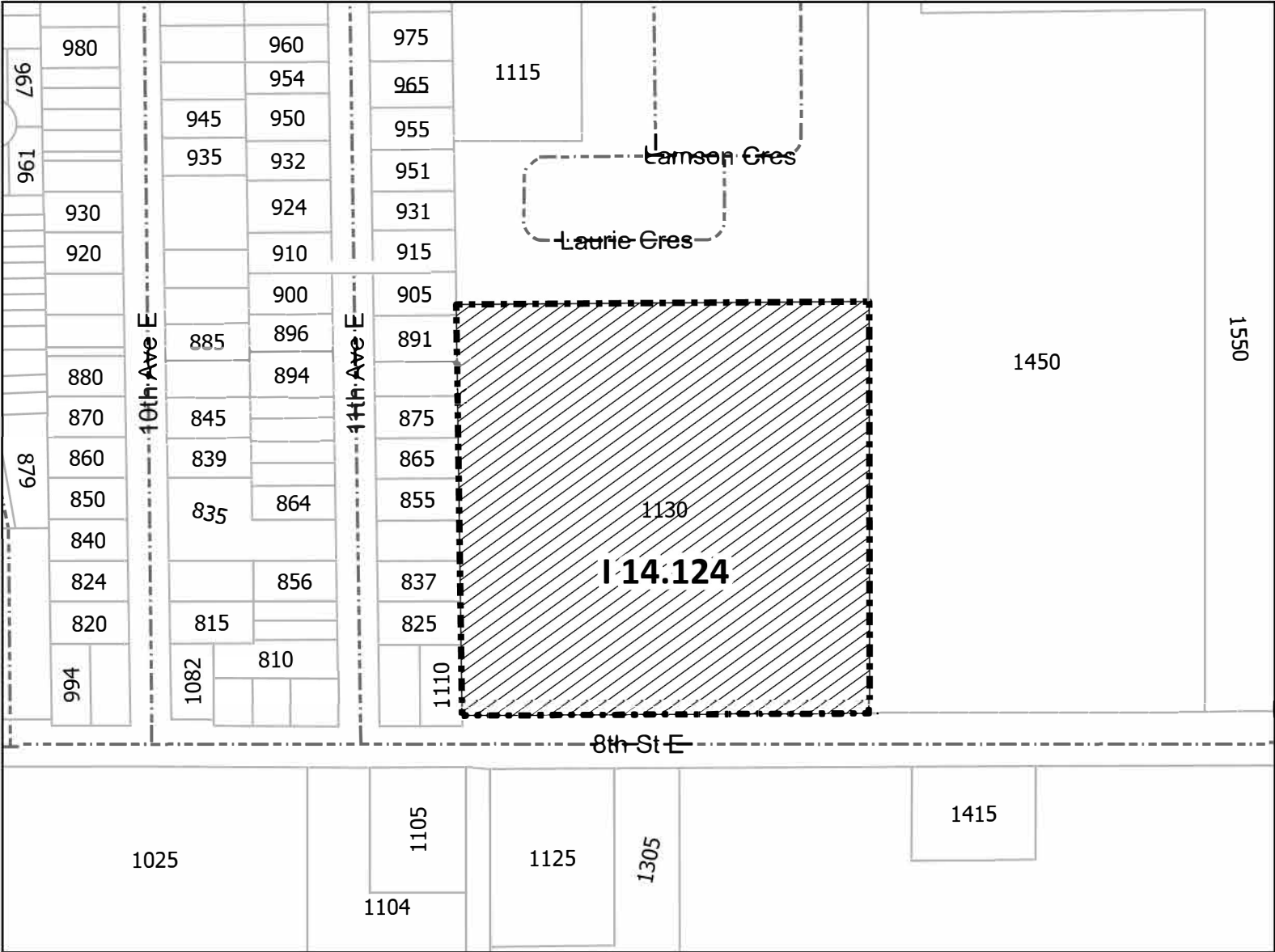
Appendix A

Amendment Zoning By-Law 2010-078 Zoning Map 13

Passed on this ____ day of _____, 2021

Mayor Ian C. Boddy

Briana M. Bloomfield, City Clerk



LEGEND

- Subject Property
- Lands to be rezoned from I to I 14.124

