

SCHEDULE G

DRAFT ZONING BY-LAW AMENDMENT

The application is requesting to apply the 'Retail Commercial' (C2) zone provisions to the subject property and to provide for site specific zone regulations regarding minimum and maximum restaurant gross floor area provisions as well as relief from certain C2 zone provisions.

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

Special Provision 14.125

Notwithstanding the provisions of the Retail Commercial (C2) and for lands shown on Schedule A, Zoning Map 13, the Retail Commercial (C2) zone provisions shall apply save and except for the following:

- (i) Min. front yard (16th St E) setback: 8 m
- (ii) A minimum of nine (9) queuing spaces and one (1) space at the pickup window for a total of 10 spaces in the drive thru lane is permitted for Building A (the drive thru restaurant located in the western corner of the lot) as shown on the Site Plan dated July 13, 2021. All other drive thru restaurants on site will be required to meet the queuing requirements of the Zoning By-law.
- (iii) Notwithstanding Sec. 5.18 of the Zoning By-law, the following parking ratio shall apply:
 - a. One (1) parking space is required per 19.3 square meters of 'Area, Gross Floor'.
- (iv) All restaurant uses on site are subject to the following:
 - a. The total gross floor area for all restaurants, including drive thru restaurants, shall not exceed 50% of the total gross floor area on the site.
 - b. The minimum unit size for restaurants shall be 325 square metres, excluding drive thru restaurants.
 - c. Notwithstanding the minimum restaurant unit size, restaurants (excluding drive thru restaurants) less than 325 square metres may

be permitted to a maximum aggregate gross floor area not to exceed 464 square metres.

By-Law 2021-xxx

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

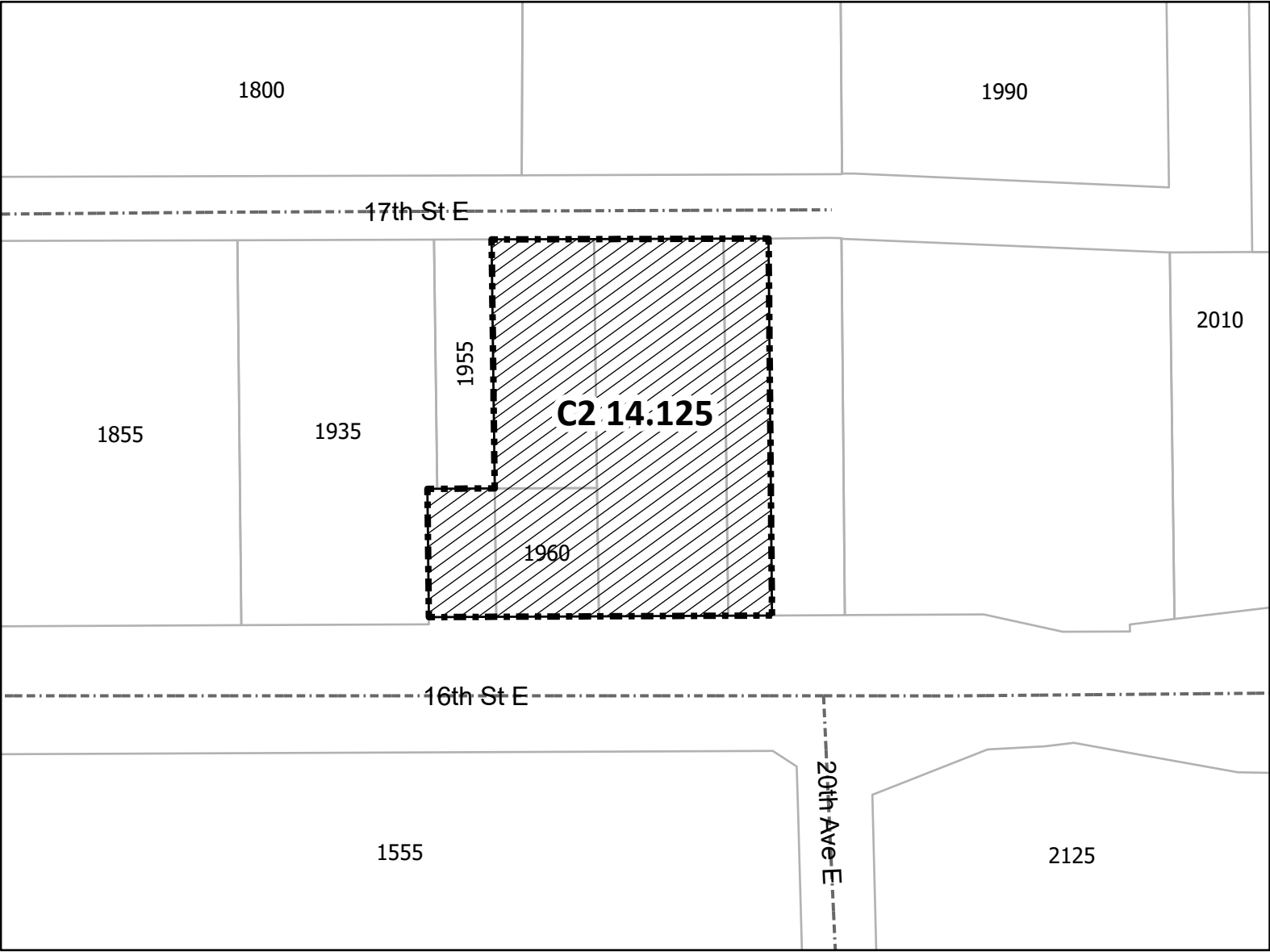
Appendix A

Amendment Zoning By-Law 2010-078 Zoning Map X



Passed on this ____ day of _____, 2021

Mayor Ian C. Boddy

Briana M. Bloomfield, City Clerk



LEGEND

-  Subject Property
-  Lands to be rezoned from ‘General Industrial’ (M1), Special Provision 14.88 to Retail Commercial (C2), Special Provision 14.125

