

SCHEDULE F

DRAFT ZONING BY-LAW AMENDMENT

Proposed Draft Zoning Bylaw Amendment

The purpose of the Amendment to the City of Owen Sound Zoning By-Law 2010-078 is to implement the proposed plan to permit a mixed use development with a range of residential and arterial commercial uses, in accordance with the existing Official Plan designations for the subject lands, while protecting the natural hazard features on the Subject Site and realigning a drainage channel.

The proposed Zoning By-Law Amendment seeks and to remove the “Holding” provision that applies to the blocks along northern boundary, adjust the zone boundaries and re-zone the subject lands as shown on “Schedule A” attached to this By-law **FROM** Medium Density Residential Holding (R4 (H) 14.24), Multiple Residential Holding (MR(H) 14.32), Arterial Commercial Holding (C4 (H) 14.62), Rural (RUR) and Hazard Lands (ZH) **TO**:

1. Low Density Residential (“R3 (*)”) to identify the single detached dwellings (Table 1);
2. Multiple Residential Zone (“MR(*)”) to identify the street townhouses, back to back townhouses and rear-lane townhouses (Table 3) and apartment buildings (Table 4);
3. Arterial Commercial (“C4”) to identify the commercial blocks (Table 5);
4. Open Space Zone (“OS”) to identify the SWM Pond;
5. Hazard Zone (“ZH”) to identify the realigned channel;

Low Density Residential

Notwithstanding the provisions of the Low Density Residential (R3) Zone and for lands shown on Schedule A, the following provisions shall apply to Single detached Dwellings:

Table 1

Regulations	Proposed R3(*) Zone for Single Detached Dwelling
Minimum Lot Frontage	11.5m
Minimum Lot Area	345sqm
Maximum Lot Coverage	45%
Maximum Building Height	11m

Multiple Residential Zone

Notwithstanding the provisions of the Multiple Residential (MR) Zone and for lands shown on Schedule A, the following provisions shall apply to Townhouse Dwellings:

Table 2

Regulations	Proposed MR(*) Zone for Townhouse
Minimum Lot Frontage	<ul style="list-style-type: none"> For Street Townhouse and rear- lane townhouses: 6 m/unit For Back-to-Back Townhouses: 6.4m/unit
Minimum Lot Area	<ul style="list-style-type: none"> For Street Townhouses and rear- lane townhouses: 180 sqm For Back-to-Back Townhouses: 104 sqm
Maximum Lot Coverage	<ul style="list-style-type: none"> For Street townhouses: 55% For rear- lane townhouses: 66% For Back to Back townhouses: 58%
Minimum Front Yard Setback	<ul style="list-style-type: none"> For Street fronting townhouses 6.5m For rear lane townhouses: 4.5m For Back to Back townhouses: 6.5m
Minimum Rear Yard Setback	<ul style="list-style-type: none"> For Street fronting townhouses 7.0m For public lane townhouses: 6.5m For Back to Back townhouses: N/A
Maximum Building Height	11m Except on lands restricted by the Flight Path Limit Overlay where the maximum building height is 6.2 m in the hatched area shown on the Schedule A
Maximum Density	1.6 FSI

Notwithstanding the provisions of the Multiple Residential (MR) Zone and for lands shown on Schedule A, the following provisions shall apply to Apartment Dwellings:

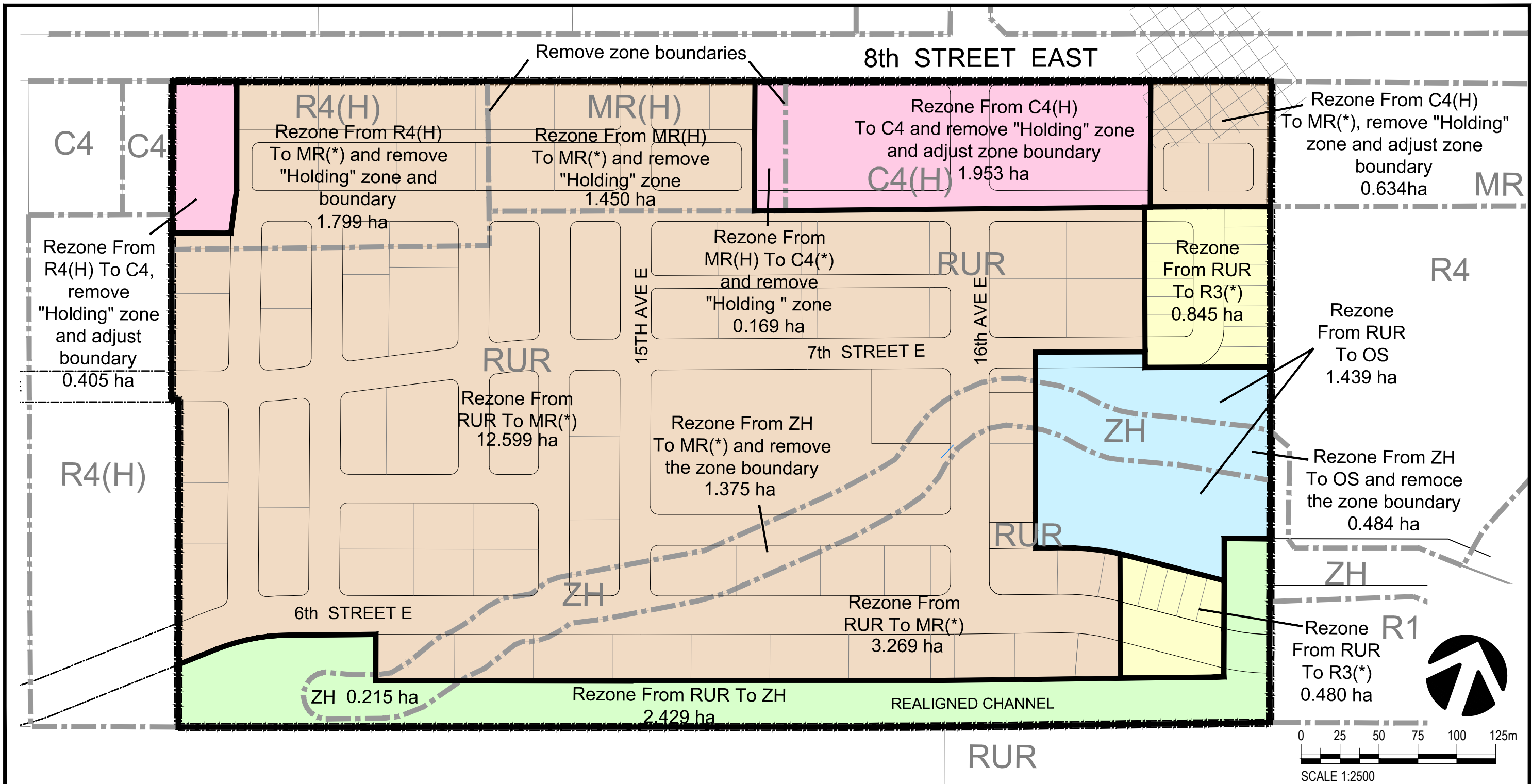
Table 3

Regulations	Proposed MR(*) Zone for Apartment Dwelling
Minimum Lot Frontage	25m
Minimum Lot Area	1,000 sqm
Maximum Building Height	15m
Maximum Density	1.5 FSI

Removal of Holding Provisions:

- The proposed Amendment would change Schedule A, Map XX as it affects the subject lands to remove the holding symbol and permit residential and mixed use development in keeping with the applicable zone. The effect of the holding provision was to ensure that

servicing capacity is available, that development will be phased in a logical progression, that parkland will be provided, that appropriate studies have been provided.



LEGEND:

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|------------|--|--|---------------------------------|
| RUR | EXISTING ZONE LIMIT AND CODE | | PROPOSED C4(*), COMMERCIAL ZONE |
| | SUBJECT PROPERTY | | PROPOSED OS(*), OPEN SPACE ZONE |
| | HELIPAD FLIGHT PATH OVERLAY | | PROPOSED ZH, HAZARD ZONE |
| | PROPOSED R3(*), SINGLE DETACHED RESIDENTIAL ZONE | | |
| | PROPOSED MR(*), MULTIPLE RESIDENTIAL ZONE | | |

PROPOSED ZONING BY-LAW AMENDMENT

8TH STREET EAST - FLATO
CITY OF OWEN SOUND, GREY COUNTY



20P651 4zn Aug. 9 , 2021