

# The Corporation of the City of Owen Sound

Zoning By-law Amendment No. \_\_\_\_

## **Being a by-law to amend Zoning By-law 2010-078 of the City of Owen Sound pertaining to Part of S.W. 1/2 Lot 13, Concession 10, City of Owen Sound, County of Grey**

**Whereas**, the Council of the Corporation of the City of Owen Sound deems it in the public interest to pass a by-law to amend By-law 2010-078; and,

**Whereas**, pursuant to the provisions of Sections 34 & 36 of the Planning Act R.S.O. 1990, as amended, by-laws may be amended by Councils of Municipalities; and,

### **The Council of The Corporation of the City of Owen Sound enacts as follows:**

1. By-law 2010-078 is hereby amended by re-zoning the lands shown on "Schedule A", affixed hereto, to the MR 14.XX Zone.
2. Section 14 of By-law 2010-078 is hereby amended by adding the following:

*Notwithstanding the provisions of the Multiple Residential (MR) Zone and for lands shown on Schedule A, Zoning Map 10, the following uses shall be permitted in addition to all other uses permitted in the MR zone.*

- i) Accessory solar collector installations;*
- ii) Accessory honey bee hives;*
- iii) A Sales/Leasing Office defined as "space within a Building or structure, facility or temporary trailer on the lot used for the purpose of the sale or lease of dwelling units to be erected on the lot and/or the administration and management of construction activity related to the construction and day to day operations on the lot."*

*Notwithstanding the provisions of the MR Zone, the following regulations shall apply:*

- i) The lands subject to this Special Provision shall be regarded as one lot for the purposes of meeting zoning regulations (including but not limited to lot frontage, setbacks, lot area, lot coverage, parking, loading, driveways, density, and landscape open space) and shall continue to remain regarded as one lot if subject to any future consent or plan of condominium;*
- ii) No zoning regulations shall apply to a Sales/Leasing Office;*
- iii) Amenity Areas are permitted in standalone Buildings. Dedicated parking is not required for Amenity Areas;*
- iv) Building Height (max): 20 metres*

3. Schedule "A" and all notations thereon, are hereby declared to form part of this By-law.
4. This by-law shall come into force and take effect upon being passed by Council, pursuant to the Planning Act, R.S.O. 1990, as amended.