

SCHEDULE D

DRAFT ZONING BY-LAW AMENDMENT

The application is requesting site specific special provisions to n eight-unit stacked cluster townhouse development on the subject lands.

The subject lands are 740 10th Street West, PLAN 34, PT LOT 45 PT LOT 46.

1. That schedule A, Zoning Map 3 forming part of Zoning By-law No. 2010-078, is hereby amended by changing the zoning category on those lands lying and being in the City of Owen Sound, being described generally as 740 10th Street West, PLAN 34, PT LOT 45 PT LOT 46, shown more specifically on Appendix 'A' attached to this by-law from 'Retail Commercial' (C2) to 'Retail Commercial' with Special Provision 14.134 (C2 14.134).
2. That the following provisions be added to Zoning By-law Section 14:

Special Provision 14.134

Notwithstanding the provisions of the Retail Commercial (C2) Zone and for lands shown on Schedule A, Zoning Map 3, the following uses shall be permitted in addition to those permitted in the C2 Zone:

- a) Dwelling, Stacked Cluster Townhouse
- b) A 'Dwelling, Stacked Cluster Townhouse' shall mean a residential building divided into three or more dwelling units by common horizontal and vertical walls which prevent internal access between the attached dwelling units. Each dwelling unit is accessed from an individual, exterior entrance.
- c) Notwithstanding Section 7.3 of the Zoning By-law and for lands shown on Schedule A, Zoning Map 3, the applicable C2 zone provisions shall apply, save and except for the following:
 - i. Minimum Lot Frontage: 24 metres
 - ii. Minimum Lot Area: 1,347 square metres

By-Law 2022-XXX

Being a By-Law to adopt Amendment No. 40 to
Zoning By-Law 2010-078
for the City of Owen Sound.

Appendix A


Amendment to Zoning By-Law 2010-078 Zoning Map 3
Passed on this 12th day of December, 2022

Mayor Ian C. Boddy

Briana M. Bloomfield, City Clerk



LEGEND

 Lands to be zoned from C2 to C2 14.134

