

SCHEDULE D

DRAFT ZONING BY-LAW AMENDMENT

The application is requesting that the ZH zone be removed in accordance with Clause 40b of the East Ridge Business Park Subdivision Agreement, that the M2 zone be applied to both Block 3 and 4 and that site specific off-street parking and landscaped open space provisions be applied to the site.

The subject lands are 1730 27th Avenue East, PLAN 16M44, Block 3 and 4

1. That schedule A, Zoning Map 19 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 1730 27th Avenue East, PLAN 16M44, Block 3 and 4, shown more specifically on Appendix 'A' attached to this by-law from 'Heavy Industrial' (M2), 'General Industrial' (M1) and 'Hazard Lands' (ZH) to 'Heavy Industrial' with Special Provisions 14.135 (M2 14.135).
2. That the following provisions be added to Zoning By-law Section 14:

Special Provision 14.135

1. Notwithstanding Section 8.3 of the Zoning By-law and for lands shown on Schedule A, Zoning Map 19, the applicable M2 zone provisions shall apply, save and except for the following:
 - i. Minimum Landscaped Open Space: 24.5%
2. Notwithstanding the provisions of Section 5.18.2 regulating Off-street Parking Regulations:
 - i. Minimum Site Parking Requirement for a 'Storage, Indoor' use: 26 spaces

By-Law 2023-0XX

Being a By-Law to adopt Amendment No. 43
to Zoning By-Law 2010-078
for the City of Owen Sound.

Appendix A


Amendment to Zoning By-Law 2010-078 Zoning Map 19
Passed on this 13th day of February, 2023


Mayor Ian C. Boddy

Briana M. Bloomfield, City Clerk



LEGEND

 Lands to be zoned from M1 to M2 14.135

 Lands to be zoned from ZH to M2 14.135

