

## **8. CITY OF OWEN SOUND ZONING BY-LAW**

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### **8.1 Current Zoning**

The 2.95 hectare portion of the subject property proposed to be developed for commercial and residential use is currently zoned 'RUR' (Rural), as illustrated on Figure 3 of this Planning Report. The area including Bothwell's Creek tributary and its floodplain is zoned 'ZH' (Hazard). The small area located in the southeast corner of the property is also zoned 'RUR'.

### **8.2 Proposed Zoning**

The submitted Zoning By-law Amendment application is requesting that the intended development lands be rezoned to 'C2' (Retail Commercial), a zone which allows for a variety of commercial uses includes shopping centres, retail stores, restaurants, drive-thru restaurants, offices, etc., as well as residential apartments. The proposed development, as illustrated on the Site Plan, complies with all relevant provisions of the Zoning By-law.

An "h" (holding) symbol will be applied to the 'C2' zone to ensure that the specific future commercial uses on this property do not negatively impact on the City's downtown. In this regard, a Market Study must be completed in accordance with Section 3.5.1.1, paragraphs (a) and (b) of the Official Plan for any commercial use of a certain size, as explained earlier in this Planning Report. The "h" symbol can be removed by Council once the City is satisfied with the conclusions of the Market Study.

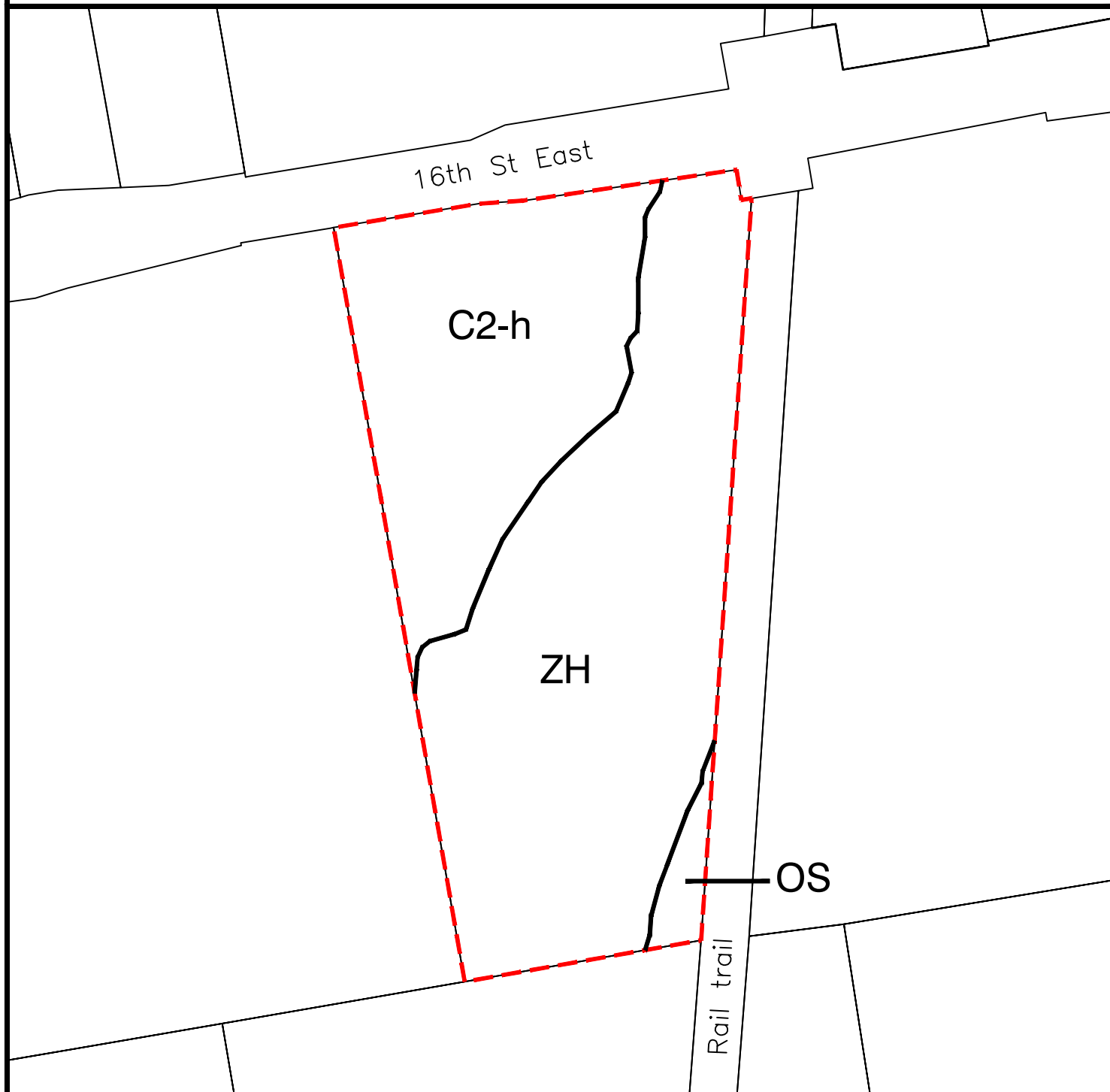
The lands that are currently zoned 'ZH' will remain within this zoning category.

The 0.37 hectare area located in the southeast corner of the subject property will be rezoned to 'OS' (Open Space), a zone that will allow the City to use these lands for park purposes.

The proposed zoning is illustrated on Figure 4 of this Planning Report.

Figure 04: Proposed Zoning

 Subject Lands



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