

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 RANGE 5 EGR PT PK LOTS 7 8;16R5510 PT 1 16R7308 PTS 7;TO 14 16R7779 PT PT 7 23 PTS;3 4 5 8 9 13 15 TO 18 20 22

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.

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 R5 14.XX and R5 14.YY Zones.
2. Section 14 of By-law 2010-078 is hereby amended by adding the following:

Notwithstanding the provisions of the General Residential (R5) Zone and for lands shown on Schedule A, Zoning Map 20, in addition to all uses permitted in the R5 zone the following shall be permitted.

- i) *A Temporary Sales/Leasing Office defined as "a building or structure, facility or 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 on the lot."*

Notwithstanding the provisions of the R5 Zone, the following regulations shall apply:

- i) *The lots subject to this Special Provision shall be regarded as one lot for the purposes of meeting zoning regulations.*
- ii) *Severances and lot divisions by way of consent are permitted without meeting minimum lot frontage, setbacks, lot coverage and area requirements to newly created lot lines and for newly created parcels, as these lands are considered one lot for planning purposes.*
- iii) *Parking, loading, and driveways providing access to parking shall not require a setback from interior property lines shared with properties zoned R5 14.XX or R5 14.YY on By-law 2010-078 Zoning Map 20.*
- iv) *For lands zoned R5 14.XX or R5 14.YY, maximum building height shall be 15 metres.*
- v) *For lands zoned R5 14.XX, the minimum exterior side yard shall be 1.5 metres.*
- vi) *For lands zoned R5 14.XX, 0 bicycle parking spaces per unit are required for cluster townhouse dwellings where a garage is provided.*
- vii) *For lands zoned R5 14.XX, the maximum FSI is 1.0.*
- viii) *For lands zoned R5 14.YY, a parking ratio of 1.0 spaces per unit is permitted for apartment dwellings.*

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.

Read a first, second and third time and finally passed this ___ day of _____, 20__.

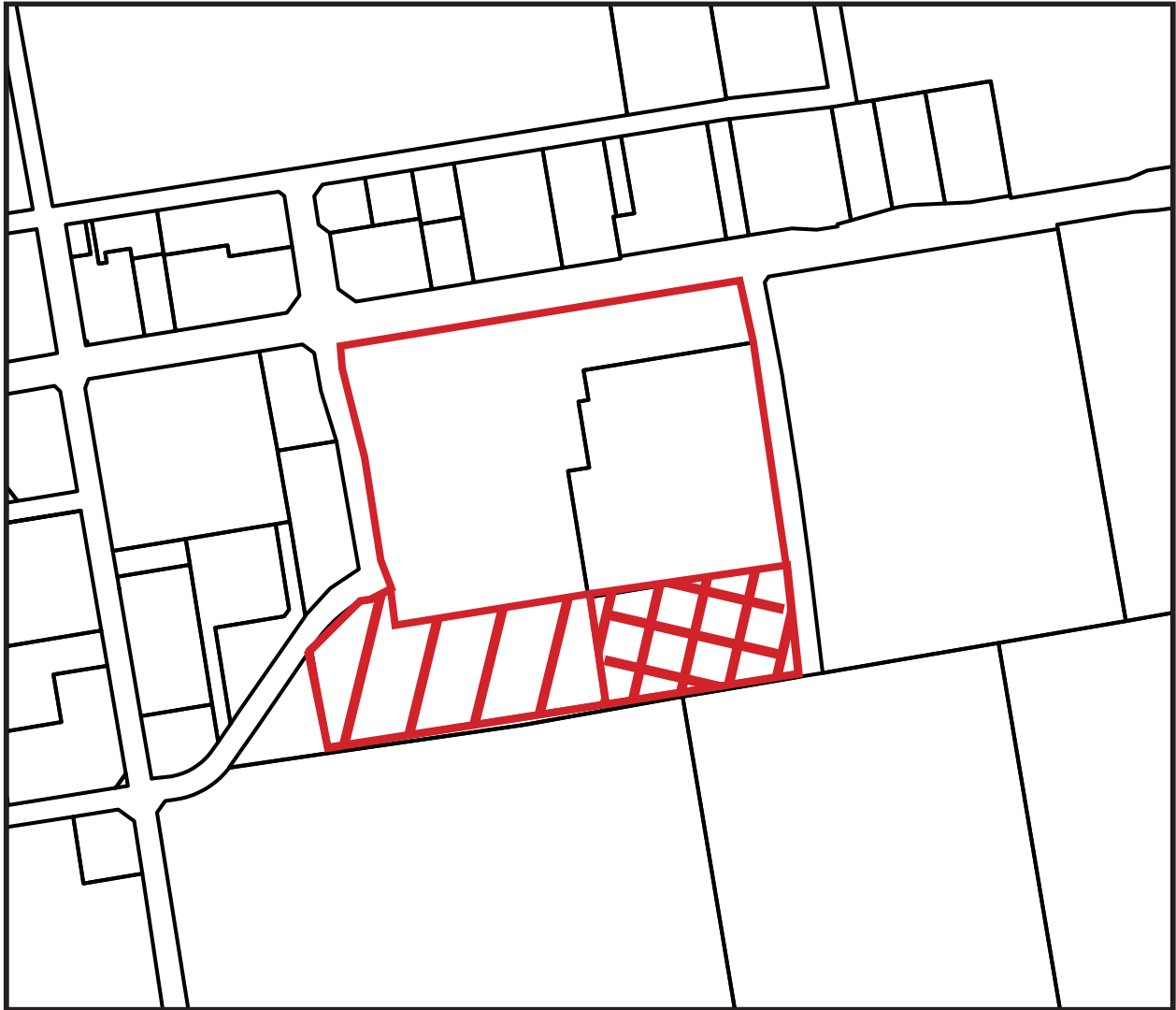
Mayor

Clerk

DRAFT

CITY OF OWEN SOUND ZONING BY-LAW AMENDMENT

SCHEDULE 'A'



 Land to be Rezoned R5(14.XX)

 Land to be Rezoned R5(14.YY)