

## **SCHEDULE G**

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### **DRAFT ZONING BY-LAW AMENDMENT**

The subject lands are 1555 18<sup>th</sup> Avenue East, 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.

1. That schedule A, Zoning Map 20 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 1555 18<sup>th</sup> Avenue East, 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, shown more specifically on Appendix 'A' attached to this by-law from 'Low Density Residential' Holding with Special Provision 14.5 (R3 (H) 14.5) to 'General Residential' with Special Provision 14.137 (R5 14.137) and 'General Residential' with Special Provision 14.138 (R5 14.138).
2. That the following provisions be added to Zoning By-law Section 14:

#### **Special Provision 14.137**

Notwithstanding the provisions of the General Residential (R5) zone and for lands shown on Schedule A, Zoning Map 20 the applicable R5 zone provisions shall apply save and except for:

- 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" shall be permitted subject to the following provisions:
  - a. The 'Temporary Sales/Leasing Office' shall be connected to municipal water and wastewater services.
  - b. The 'Temporary Sales/Leasing Office' shall not be used for human habitation but may contain kitchen and sanitary facilities.
  - c. Maximum building height of the 'Temporary Sales/Leasing Office' shall be 10 m.

- d. The 'Temporary Sales/Leasing Office' shall be shown on the approved Site Plan and integrated into the site design. The Site Plan agreement will include applicable provisions re the building construction and use.
  - e. If the 'Temporary Sales/Leasing Office' is to be temporary the building shall be removed within 60 days once occupancy for the last building has been achieved.
- ii. The lots subject to Special Provision 14.137 and 14.138 shall be regarded as one lot for the purposes of meeting zoning regulations.
- iii. 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. A 'mutual easement and operating agreement' or subdivision/condominium agreement will be required as a condition of approval of any land division application.
- iv. Parking, loading, and driveways providing access to parking shall not require a setback from interior property lines shared with properties zoned R5 14.137 or R5 14.138 on By-law 2010-078 Zoning Map 20.
- v. Maximum building height: 15 metres;
- vi. Minimum exterior side yard of 1.5 metres for the Phase 1 portion of the Subject Site
- vii. Notwithstanding Section 5.14 Through Lots, an exterior side yard setback (10<sup>th</sup> Street East) of 1.5 m is permitted.
- viii. Bicycle Parking - 0 bicycle parking spaces per cluster townhouse dwelling where a garage is present;
- ix. Maximum Density /Floor Space Index (FSI) of 1.0 across all the Phase 1 lands;
- x. Notwithstanding the provisions of Section 5.18 regulating Off-street Parking Requirements:
  - a) Electric Vehicle parking spaces with charging facilities shall be provided at the following ratios:

Number of Total Required Parking Spaces	Minimum Number of Electric Vehicles Parking Spaces with Charging Facilities
0-150	2
Greater than 150	3% of total required parking

### **Special Provision 14.138**

Notwithstanding the provisions of the General Residential (R5) zone and for lands shown on Schedule A, Zoning Map 20 the applicable R5 zone provisions shall apply save and except for:

- 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” shall be permitted subject to the following provisions:
  - a. The ‘Temporary Sales/Leasing Office’ shall be connected to municipal water and wastewater services.
  - b. The ‘Temporary Sales/Leasing Office’ shall not be used for human habitation but may contain kitchen and sanitary facilities.
  - c. Maximum building height of the ‘Temporary Sales/Leasing Office’ shall be 10 m.
  - d. The ‘Temporary Sales/Leasing Office’ shall be shown on the approved Site Plan and integrated into the site design. The Site Plan agreement will include applicable provisions re the building construction and use.
  - e. If the ‘Temporary Sales/Leasing Office’ is to be temporary the building shall be removed within 60 days once occupancy for the last building has been achieved.
- ii. The lots subject to Special Provision 14.137 and 14.138 shall be regarded as one lot for the purposes of meeting zoning regulations.

- iii. 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. A 'mutual easement and operating agreement' or subdivision/condominium agreement will be required as a condition of approval of any land division application.
- iv. Parking, loading, and driveways providing access to parking shall not require a setback from interior property lines shared with properties zoned R5 14.137 or R5 14.138 on By-law 2010-078 Zoning Map 20.
- v. Maximum building height: 15 metres;
- vi. Notwithstanding the provisions of Section 5.18 regulating Off-street Parking Requirements:
  - a. A parking ratio for apartment dwellings of 1.0 spaces per dwelling unit for Phase 2; and,
  - b. Electric Vehicle parking spaces with charging facilities shall be provided at the following ratios:

Number of Total Required Parking Spaces	Minimum Number of Electric Vehicles Parking Spaces with Charging Facilities
0-150	2
Greater than 150	3% of total required parking

# By-Law 2023-0XX

Being a By-Law to adopt Amendment No. 45  
to Zoning By-Law 2010-078  
for the City of Owen Sound.

## Appendix A



Amendment to Zoning By-Law 2010-078, Zoning Map 20  
Passed on this 29th day of May, 2023

Mayor Ian C. Boddy

Briana M. Bloomfield, City Clerk



### LEGEND

-  Lands to be zoned from R3(H) 14.5 to R5 14.137
-  Lands to be zoned from R3(H) 14.5 to R5 14.138

