

## **SCHEDULE E**

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

The purpose of the application is to permit a rock-climbing bouldering gym, having approximately 569 m<sup>2</sup> of gross floor area, to be located within the existing Industrial Mall.

The effect of the application is to amend the zone category applying to the subject lands from 'Heavy Industrial' (M2) and 'Hazard Lands' (ZH) to 'General Industrial' (M1) and 'Hazard Lands' (ZH) to permit the proposed use and to apply a site-specific zoning provision (14.XXX) pertaining to required off-street parking for the existing Industrial Mall.

The subject lands are 1580 20<sup>th</sup> Street East, RANGE 8 EGR PT PARK PT LOT 5; RP 16R3041 PARTS 1 & 2; RP 16R6691 PARTS 4 5 & 6 SUBJ; TO EASEMENT & ROW

1. That schedule A, Zoning Map 17 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 1580 20<sup>th</sup> Street East, RANGE 8 EGR PT PARK PT LOT 5; RP 16R3041 PARTS 1 & 2 RP; 16R6691 PARTS 4 5 & 6 SUBJ; TO EASEMENT & ROW shown more specifically on Appendix 'A' attached to this by-law from 'Heavy Industrial' (M2) and 'Hazard Lands' (ZH) to 'General Industrial' (M1) with Special Provision 14.140 and 'Hazard Lands (ZH)'.
2. That the following provisions be added to Zoning By-law Section 14:

#### **Special Provision 14.140**

- a. Notwithstanding Section 5.18 of this By-law, off-street parking for an Industrial Mall shall be provided at a rate of one (1) space per 50 square metres of gross floor area.