

## **SCHEDULE F**

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

The subject lands are 1235 3<sup>rd</sup> Avenue East and 1259 3<sup>rd</sup> Avenue East, legally described as ALL OF LOTS 15 AND 16 EAST OF BAY STREET AND PART OF LOTS 15 AND 16 WEST OF HILL STREET, CITY OF OWEN SOUND, COUNTY OF GREY.

1. That Schedule A, Zoning Map 6 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 1235 3<sup>rd</sup> Avenue East and 1259 3<sup>rd</sup> Avenue East, ALL OF LOTS 15 AND 16 EAST OF BAY STREET AND PART OF LOTS 15 AND 16 WEST OF HILL STREET, CITY OF OWEN SOUND, COUNTY OF GREY, shown more specifically on Appendix 'A' attached to this by-law from 'Institutional' to 'Mixed Use Commercial' (MC) with Special Provision 14.141.
2. That the following provisions be added to Zoning By-law Section 14:

#### **Special Provision 14.141**

1. Notwithstanding the provisions of the Mixed Use Commercial (MC) zone and for lands on Schedule A, Zoning Map 6, the following uses shall be permitted in addition those uses permitted in the MC Zone:
  - a. Business Incubator
  - b. Event and Entertainment Facility
2. A 'Business Incubator' shall mean an establishment that provides incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space including 'hot desk' services and is dedicated to nurturing the development and commercialization of start-ups, early-stage companies, and established companies (enterprises).
3. A 'Event and Entertainment Facility' shall mean an establishment in which the main use is to accommodate gatherings for specific events, and which may also include, among its internal functions, restaurants, drinking establishments, accommodation for overnight guests, accessory retail and office, and indoor and outdoor entertainment facilities available for use by event participants, the general public, or both. For clarity, nothing within this definition shall prevent a restaurant or drinking establishment from

being permitted as standalone uses, in accordance with the MC Zone provisions.

4. Notwithstanding the requirements of Section 5.18, General Parking Regulations, one (1) parking space shall be provided for every 30.2 square metres of gross floor area, for a minimum of 115 spaces, which shall be provided on-site or within 500 metres of the MC (14.141) Zone.
5. Notwithstanding the requirements of Section 5.18, General Parking Regulations, electric vehicle parking spaces shall be provided at the following ratios:

<b>Number of Total Required Parking Spaces</b>	<b>Minimum Number of Electric Vehicle Parking Spaces with Charging Facilities</b>
0-150	2
Greater than 150	Three per cent (3%) of total required parking

6. For the purposes of this By-law, the 'Lot Line, Front' shall be deemed to be the lot line fronting 3<sup>rd</sup> Avenue East.