

SCHEDULE F

DRAFT ZONING BY-LAW AMENDMENT

The subject lands are legally described as RANGE 6 EGR PT LOT 5 RP 16R327 PART 1, being all of 37062-0050 (LT).

1. That Schedule A, Zoning Map 12 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 all of 37062-0050 (LT) described generally as RANGE 6 EGR PT LOT 5 RP 16R327 PART 1, shown more specifically on Appendix 'A' attached to this by-law from 'General Industrial (M1) to 'Retail Commercial' (C2), with Special Provision 14.141 (C2 14.141) and 'Retail Commercial' Holding (C2-H), with Special Provision 14.142 (C2 (H) 14.142).
2. That Special Provisions 14.141 and 14.142 are hereby added as follows:

Special Provision 14.141

1. Notwithstanding the provisions of the Retail Commercial (C2) Zone and for lands on Schedule A, Zoning Map 12:

- a. The maximum building height shall be 20.0 m.
- b. Notwithstanding the requirements of Section 5.18, General Parking Regulations, electric vehicle parking spaces shall be provided at the following ratios:

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

- c. The provisions of Section 5.22. Loading Space Regulations shall apply, save and except for the following:

- The number of loading spaces required is reduced from two (2) loading spaces for the Hotel, which is larger than 3000 m² to one (1) loading space for the Hotel.

Special Provision 14.142

1. So long as the "Holding" symbol is affixed to the C2 (14.142) lands no person shall use any lot or erect, alter or use any building or structure for any purpose except uses existing on February 24, 2025.
2. The City of Owen Sound shall not remove the "Holding" provision until such time as the matters outlined below are satisfied and notwithstanding the provisions of the 'Retail Commercial' (C2) with special provision 14.142, for those lands shown on Schedule A, Zoning Map 20:
 - a. The completion of a retail market analysis to the satisfaction of City of Owen Sound. The analysis must satisfy section 3.5.2.5 (retail market analysis) of the Official Plan (2021).
3. At the time when the "Holding (H)" Symbol is removed by the City and notwithstanding the provisions of Section 5.18 regulating Off-street Parking Requirements:
 - a. Electric Vehicle Parking Spaces with Charging Facilities shall be counted towards and included within the minimum number of off-street parking stalls required by Section 5.18 of this By-law.

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

By-Law 2025-018

Being a By-Law to adopt Amendment No. 54
to Zoning By-Law 2010-078
for the City of Owen Sound.

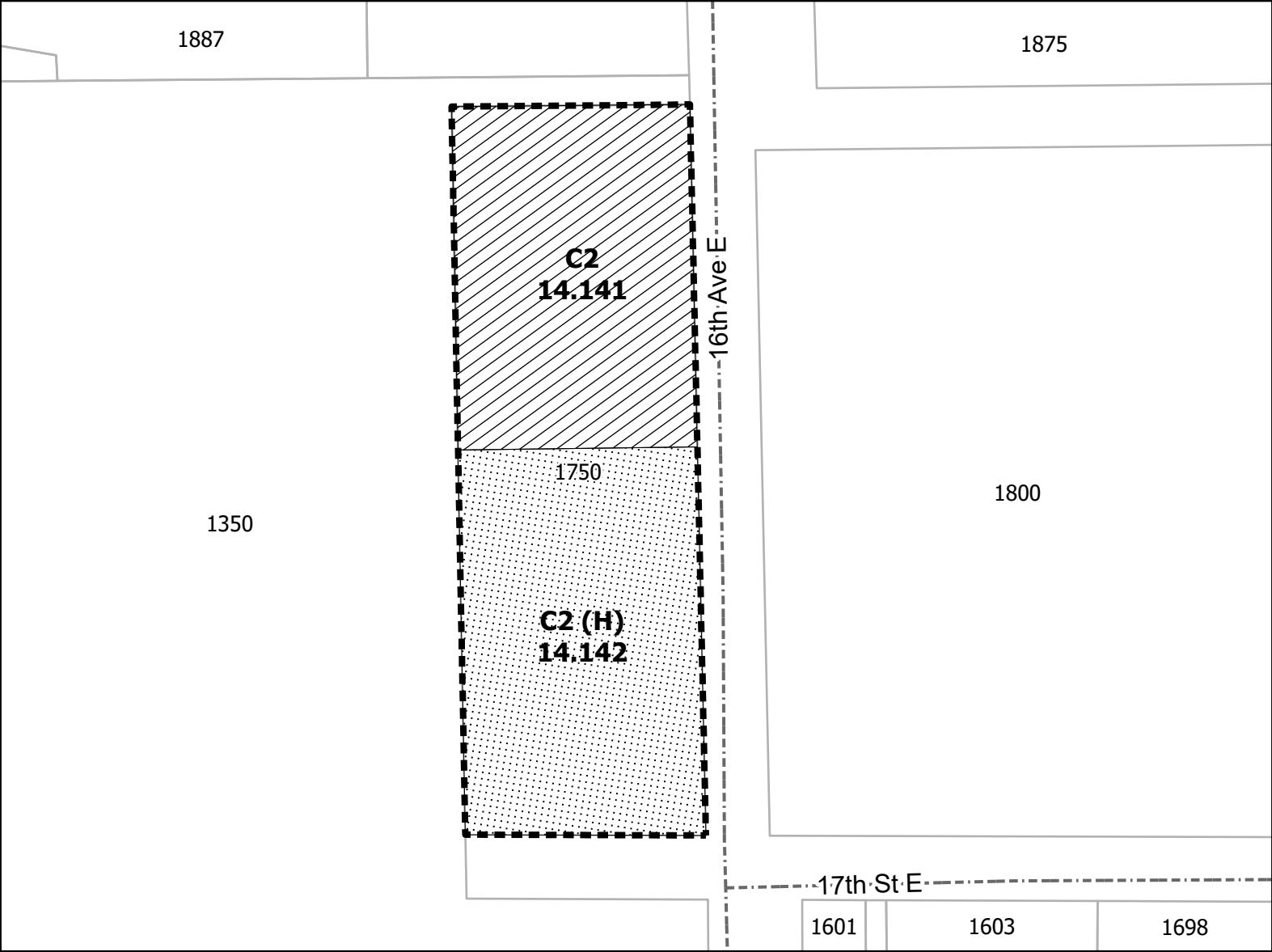
Appendix A

Amendment to Zoning By-Law 2010-078, Zoning Map 12




Passed on this 24th day of February, 2025

Mayor Ian C. Boddy

Briana M. Bloomfield, City Clerk



LEGEND

-  Subject Property
-  Lands to be rezoned from 'General Industrial' (M1) to 'Retail Commercial (Holding)' (C2 (H)) Special Provision 14.142
-  Lands to be rezoned from 'General Industrial' (M1) to 'Retail Commercial' (C2) Special Provision 14.141

