

BY-LAW NO. 2023-

THE CORPORATION OF THE CITY OF OWEN SOUND

BEING A BY-LAW TO AMEND BY-LAW 2010-078, BEING “A COMPREHENSIVE ZONING BY-LAW TO IMPLEMENT THE CITY OF OWEN SOUND OFFICIAL PLAN AND TO REGULATE THE USE OF LANDS AND THE ERECTION, USE, BULK, HEIGHT, LOCATION AND SPACING OF BUILDINGS AND STRUCTURES WITHIN THE CITY OF OWEN SOUND, as AMENDED”, RESPECTING THE CREATION OF SITE-SPECIFIC ZONING FOR LANDS KNOWN 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 (1235 & 1259 3rd Avenue East).

WHEREAS the Planning Act R.S.O. 1990 c.P. 13, as amended, provides that the Council of a local municipality may pass By-laws for prohibiting the use of land and for prohibiting the erection, location or use of buildings and structures for, or except for, such purposes as may be set out in the By-law and for regulating the use of lands and the character, location and use of buildings and structures; and,

WHEREAS the Council of the Corporation of the City of Owen Sound is desirous of adopting a zoning by-law amendment pursuant to Section 34 of the Planning Act and,

WHEREAS such amendment to By-law 2010-078, as amended will maintain the terms and intent of the City of Owen Sound Official Plan; and,

WHEREAS the Council of the Corporation of the City of Owen Sound has carefully considered all public comments throughout the process; and,

WHEREAS it is now deemed desirable and in the public interest to adopt By-law 2023- ____.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF OWEN SOUND HEREBY ENACTS AS FOLLOWS:

1) **That** Schedule A, Zoning Map 6, forming part of By-law 2010-078, as amended, is hereby further amended by changing the zoning category on the subject lands from the Institutional (I) Zone to the Mixed Use Commercial (MC) Zone subject to Special Provision 14.____, shown more particularly on Schedule 'A' attached hereto and forming part of this By-law,

2) **That** By-law 2010-078, as amended, being the Comprehensive Zoning By-law for the City of Owen Sound, is further amended by adding the following to Section 14 - Special Provisions:

“14.____

- **Notwithstanding the provisions of Section 7 Commercial & Mixed Use Zones of By-law 2010-078, a Business Incubator and Event and Entertainment Facility shall also be permitted uses.**
- **Business Incubator means 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).

- **Event and Entertainment Facility means an establishment in which the main use is to accommodate gatherings for specific events, and which may also include, among its internal functions, 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.**
- **Notwithstanding the requirements of Section 5.18 General Parking Regulations of By-law 2010-078, the minimum number of vehicle parking stalls shall be 100 and may be provided by a combination of stalls either on site or within 500 metres of the MC (14.__) Zone.**

3) **That** this by-law shall come into force and effect on the final passing thereof by the Council of the City of Owen Sound, subject to compliance with the provisions of the Planning Act, R.S.O. 1990, as amended.

Read a first and second time this ___ day of _____, 2023.

_____ Mayor

_____ Clerk

Read a third time this ___ day of _____, 2023.

_____ Mayor

_____ Clerk