

# THE CORPORATION OF THE CITY OF OWEN SOUND

## ZONING BY-LAW 2010-78

### INTRODUCTORY STATEMENT

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This document is the City of Owen Sound Comprehensive Zoning By-Law No. 2010-78. The By-Law amends all previous Zoning By-Laws of the City insofar as they applied to the entire municipality identified on Schedules 'A' ('A-1' through to 'A-21') and Schedule 'B' to this By-Law unless otherwise specified.

The City of Owen Sound new Zoning By-Law is a legal document used by the City to regulate the use of land. It states exactly what land uses will be permitted in the City and provides other detailed information such as:

- i) Where buildings or structures may be located in the City;
- ii) Types of land uses within the City; and,
- iii) Standards for lot sizes, location requirements, parking requirements, building heights and required yard setbacks.

The City of Owen Sound Zoning By-Law is needed to assist the City to implement the objectives and policies of the Official Plan and provincial policy. The Zoning By-Law functions as a legal document under the Ontario Planning Act, as amended, for managing the area of land and guiding future development in the City of Owen Sound. The Zoning By-Law is also intended to protect property owners from the development of conflicting land uses. Any use of land or the construction or use of any building or structure not specifically authorized by the By-Law is prohibited.

The complete text and mapping for the comprehensive Zoning By-Law are presented in this document. The following is a brief summary of the contents of the City of Owen Sound Zoning By-Law:

- SECTION 1: Explains the title given to the entire document and outlines its general scope.
- SECTION 2: Provides guidelines on the administration and enforcement of this Zoning By-Law.
- SECTION 3: Outlines the zones, maps and purpose of regulations of this By-law.
- SECTION 4: Defines many of the words and terms used in this By-Law.
- SECTION 5: Describes and explains the general provisions which apply to more than one of the zones in this Zoning By-Law. The general provisions cover such matters as: accessory buildings and structures, parking requirements, home occupations, home industries, outdoor patio restaurants, etc.
- SECTIONS 6 to 14: Details specific zoning districts and sets out the permitted uses and regulations for the specific land use zones and site specific zone categories within each zoning district.

- SCHEDULE A: The Index Map indicates the boundaries of the twenty one (21) Zoning Maps. The Zoning Maps show the location of all zones outlined in Sections 6 - 14.
- SCHEDULE B: Hazard Zone Map. This Map provides reference for determination of the Hazard Zone boundary identified on the Zoning Maps in Schedule 'A' (A-1' through to 'A-21').
- APPENDIX A: Diagrams to assist in the understanding of various regulatory by-law definitions such as building height, lot frontage, lot types, yards, dwelling unit types and building storeys. These diagrams do not form part of the by-law and are provided for information purposes only. They may be amended by the City of Owen Sound from time to time without amendment to the by-law.