

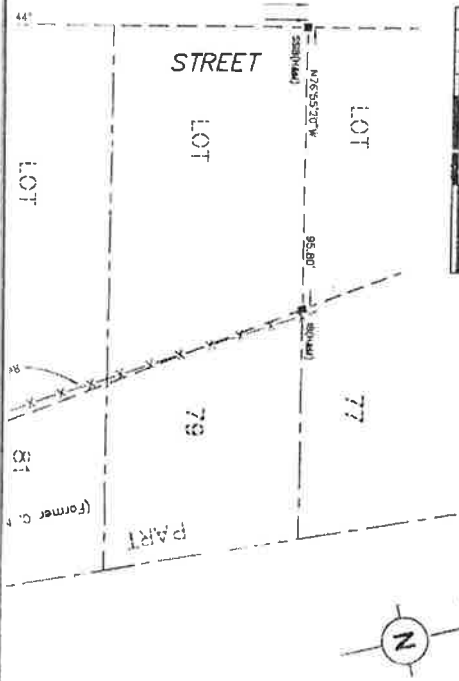
(BROOKE)

AW No. 136B, INST. No. 18900)

PLAN OF SURVEY  
 OF PART OF  
**LOT 85**  
 EAST OF RAGLAN STREET  
 (FORMERLY IN THE TOWNSHIP OF BROOKE)  
 CITY OF OWEN SOUND  
 COUNTY OF GREY

HENRY AND MILNE LIMITED

SCALE: 1 inch = 30 Feet



I REQUIRE THIS PLAN TO BE DEPOSITED  
 UNDER THE REGISTRY ACT.

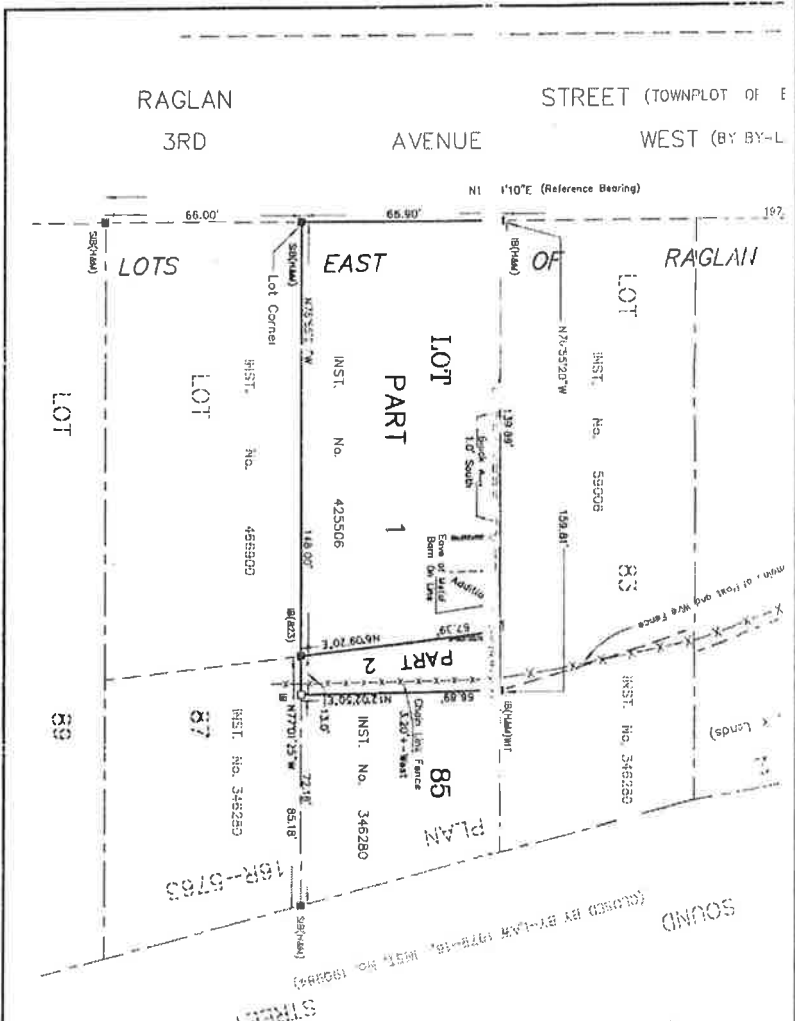
PLAN 16R-8300  
 RECEIVED AND DEPOSITED

DATE: MARCH 23rd 2004  
 NEL C. MILNE, O.L.S.

DATE: 2004.03.23  
 REGISTRY DIVISION OF GREY (No.16)

PART	DESCRIPTION	SCHEDULE OF PARTS	INSTRUMENT NO.	AREA
1	PART OF LOT 85		ALL OF 425506	0.231 Acres
2	EAST OF RAGLAN STREET		PART OF 346280	0.028 Hectares 0.029 Acres 0.028 Hectares

IMPERIAL  
 DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE  
 CONVERTED TO METRES BY MULTIPLYING BY 0.3048  
 NOTE  
 BEARINGS ARE ASTERISKED, DERIVED FROM THE EASTERN LIMIT  
 OF RAGLAN STREET (200 AVENUE WEST) AND UNIT SHOWN AS  
 MENTIONED ON PLAN 16R-8783



**SURVEYOR'S CERTIFICATE**  
 I, GENEVA TAIT,  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATORY ACT AND THE REGULATIONS MADE UNDER THEM,  
 2. THE SURVEY WAS COMPLETED ON THE 12th DAY OF FEBRUARY 2004.

MARCH 8th 2004  
 NEIL C. MILNE  
 ONTARIO LAND SURVEYOR

**LEGEND**  
 ■ DENOTES SURVEY MONUMENT FOUND  
 ▣ DENOTES SURVEY MONUMENT SET  
 □ DENOTES SURVEY MONUMENT  
 ○ DENOTES POINT STATIONED FROM BAR  
 \* DENOTES POINT STATIONED FROM BAR  
 + DENOTES POINT STATIONED FROM BAR  
 - DENOTES POINT STATIONED FROM BAR

**HEWETT AND MILNE LIMITED**  
 ONTARIO LAND SURVEYORS  
 302 BAY STREET EAST  
 OWEN SOUND, ONTARIO  
 P. O. BOX 112, N4K 5P1  
 TEL. 519-378-5528  
 FAX. 519-378-5534  
 EMAIL: hmw@hmln.com

# City of Owen Sound Zoning Map Zoning By-law Schedule "A"

# 1

## Zone Legend

- R1 Single Residential
- R2 Low Density Residential
- R3 Low Density Residential
- R4 Medium Density Residential
- R5 General Residential
- MR Middle Residential
- C1 Core Commercial
- C2 Retail Commercial
- C3 Neighbourhood Commercial
- C4 Aerial Commercial
- C5 Regional Shopping Centre
- MC Mixed Use Commercial
- M1 Commercial Industrial
- M2 Heavy Industrial
- MU Mixed Use Industrial
- I Institutional
- A Agricultural
- RUR Rural
- OS Open Space
- HL Hazard Land
- SP Special Provision
- H Holding Provision

1. This map does not represent legal rights or wrongs.  
2. Reference to be made to Schedule "B" for Hazard Zone.

- Zoning Map Boundary
- Zone Boundary
- Property Boundary
- Shedding Boundary
- Zoning By-law Attachment



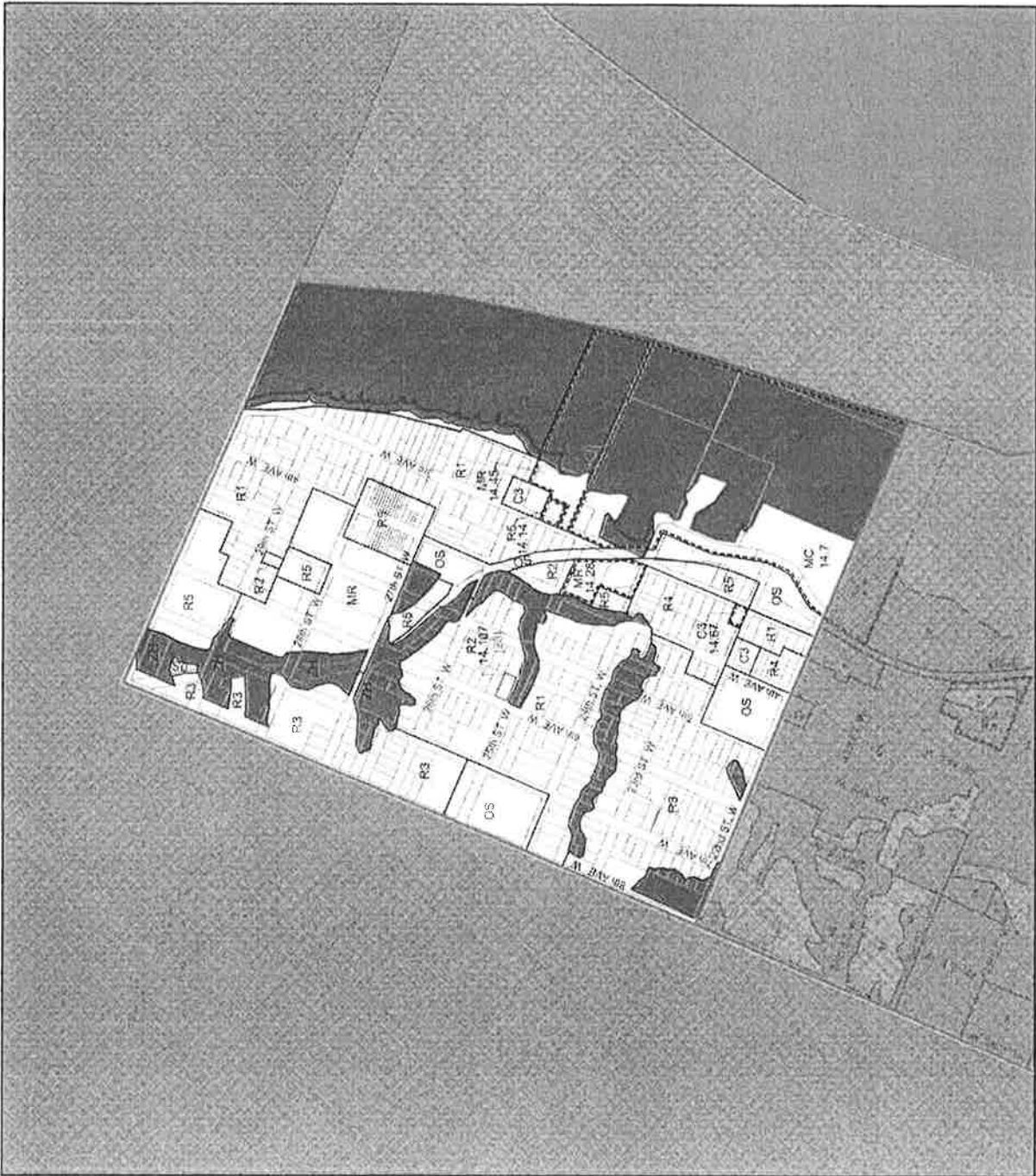
By-law No. 2010-078

Passed on April 12, 2010.

Mayor: "Rufin Lovell Stammers"

Clerk: "Lois O'Neill"

Last Updated June 2017



## SECTION 6

# RESIDENTIAL ZONES

In any Residential Zone, no land shall be used and no building or structure shall be erected, located or used for any purpose except in accordance with the following regulations:

### 6.1 PERMITTED USES IN RESIDENTIAL ZONES

Within any Residential Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

Uses	Uses Permitted In Zone					
	R1	R2	R3	R4	R5	MR
<b>RESIDENTIAL</b>						
Dwelling, Single Detached	●	●	●	●	●	●*
Dwelling, Semi Detached		●	●	●	●	●*
Dwelling, Duplex			●	●	●	●*
Dwelling, Townhouse			●*	●	●	●
Dwelling, Converted (see Section 6.1 ii)			●*	●	●	●
Dwelling, Apartment					●	●
Dwelling Units in Combination with a Permitted Non-Residential Use						●
Bed & Breakfast House					●	●
Boarding or Lodging House (see Section 5.17.10)					●	●
Accessory Apartment (see Section 6.1 i)		●	●	●	●	●
<b>COMMERCIAL</b>						
Clinics					●	●
Home Occupation (see Section 5.17.9)						
Personal Service Uses					●	●
<b>INSTITUTIONAL</b>						
Community Lifestyle Facility						●
Day Nursery					●	●

Uses	Uses Permitted In Zone					
	R1	R2	R3	R4	R5	MR
Long Term Care Facility					●	●
Place of Worship (see Section 5.17.4)	●	●	●	●	●	●
Public Parks (see Section 5.17.5)	●	●	●	●	●	●
Schools					●	●

\* As existing on the date of this By-law coming into effect

*Amendments affecting the table above: ZBA [4]*

- i) An Accessory Apartment may be permitted in a Single Detached Dwelling in the R2, R3, R4, R5 and MR zones in accordance with the following:
  - a) Only one (1) accessory apartment shall be permitted in any Single Detached Dwelling, where the dwelling unit is owner occupied;
  - b) A minimum of one (1) additional on-site parking space shall be provided for the accessory apartment and shall be independently accessible at all times;
  - c) All regulations associated with the zone must be complied with;
  - d) An Accessory Apartment shall not be more than 33% of the total floor area of the principle dwelling unit on the lot;
  - e) An Accessory Apartment cannot be located in an accessory building or attached garage; and,
  - f) Any Accessory Apartment shall be required to obtain a Building Permit from the City.
- ii) Where a dwelling unit existing as of the date of this By-law in a Zone which permits a Converted Dwelling exceeds the maximum permitted Floor Space Index (FSI), a Converted Dwelling may be permitted provided there are no additions or expansions of the existing building.

## 6.6 GENERAL RESIDENTIAL (R5) ZONE REGULATIONS

R5 Zone		Permitted Uses				
Regulations		Dwelling, Single Detached	Dwelling, Semi Detached	Dwelling, Duplex	Dwelling, Townhouse	Dwelling, Converted (provisions for original dwelling in R5 Zone apply save and except for those listed below)
a	Minimum Lot Frontage	12m	10m/ unit	13.5m	25m total development parcel and for any Street Fronting Townhouse 5.5 m/unit	
b	Minimum Lot Area	400m <sup>2</sup>	300m <sup>2</sup> / unit	450m <sup>2</sup>	200m <sup>2</sup> / unit and 900m <sup>2</sup> / total development parcel	400m <sup>2</sup>
c	Maximum Lot Coverage	40%	40%	40%	40%	
d	Minimum Front Yard Setback	6.5m	6.5m	6.5m	6.5m	
e	Minimum Rear Yard Setback	7.5m	7.5m	7.5m	7.0m	

R5 Zone		Permitted Uses				
Regulations		Dwelling, Single Detached	Dwelling, Semi Detached	Dwelling, Duplex	Dwelling, Townhouse	Dwelling, Converted (provisions for original dwelling in R5 Zone apply save and except for those listed below)
f	Minimum Interior Side Yard Setback	1.2 m on one side and 0.9 m on the other side <u>or</u> 0.9m on both sides where there is an attached garage or carport	1.2 m on one side and 0.9 m on the other side <u>or</u> 0.9m on both sides where there is an attached garage or carport for each unit	1.2 m on one side and 3.0 m on the other side <u>or</u> 0.9m on the side where there is an attached garage or carport for each unit and 1.2 metres on the other side	1.2 m on one side and 3.0 m on the other side	
g	Minimum Exterior Side Yard Setback	3.0m	3.0m	3.0m	3.0m	
h	Maximum Building Height	10m	10m	10m	10m	
i	Minimum Gross Floor Area	80m <sup>2</sup>	80m <sup>2</sup>	50m <sup>2</sup> /unit	75m <sup>2</sup> /unit	35 m <sup>2</sup> / unit
j	Maximum Density	N/A	N/A	N/A	0.6 FSI	1.0 FSI

*Amendments affecting the table above: ZBA [4]*








<b>R5 Zone</b>		<b>Permitted Uses</b>			
<b>Regulations</b>		<b>Dwelling, Apartment</b>	<b>Bed &amp; Breakfast House</b>	<b>Uses, Institutional</b>	<b>Uses, Commercial</b>
a	Minimum Lot Frontage	13.5m	12m	20m	12m
b	Minimum Lot Area	450m <sup>2</sup>	400m <sup>2</sup>	1,000m <sup>2</sup>	500m <sup>2</sup>
c	Maximum Lot Coverage	40%	40%	60%	40%
d	Minimum Front Yard Setback	6.5m	6.5m	10m	7.0m
e	Minimum Rear Yard Setback	7.5m	7.5m	2.0m	7.0m
f	Minimum Interior Side Yard Setback	1.2m on one side and 4.0m on the other side	0.9m	3.0m	1.5m
g	Minimum Exterior Side Yard Setback	3.0m	3.0m	2.0m	3.0m
h	Maximum Building Height	12m	10m	12m	10m
i	Gross Floor Area	35m <sup>2</sup> /unit (minimum)	80m <sup>2</sup> (minimum)	N/A	125m <sup>2</sup> (maximum)
j	Maximum Density	1.0 FSI	N/A	1.5 FSI	1.5 FSI

*Amendments affecting the table above: ZBA [4]*



# City of Owen Sound

## Legend

-  COSGEO.DBO.Parcel
-  COSGEO.DBO.CivicAddress
-  Grey County Roads
-  Provincial Highways
-  County Roads
-  Local Roads
-  Seasonal Roads



## Notes

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

229.3 0 114.63 229.3 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © City of Owen Sound