

SCHEDULE C

PROPERTY DETAILS

Property Information	Detail
Civic Address	3195 East Bayshore Road
Roll Number	425901000510300
Legal Description	PLAN 838 LOT 53 & 54 PT LT 7
Site Frontage	409 m (East Bayshore Road)
Site Depth	416 m
Site Area	15.5 ha (38.3 ac)
Existing Structures	One (1) commercial building
Road Access/Frontage	East Bayshore Road & 32 nd St E 9 th Avenue East (proposed)
Surrounding Land Uses	North: former Veyance Technologies, residential, Hibou Conservation Area East: Bayside Storage, McArthur Tire retreading facility, Rural and Agricultural lands, Kiwanis Soccer Fields South: Hobart Food Equipment, Open Space/Kenny Drain, residential, Grey County CP Rail Trail West: Open Space, Georgian Bay

Available Servicing	Detail
Potable Water	300 mm Ø polyvinyl chloride – East Bayshore Road 300 mm Ø unknown – 32 nd St E

Available Servicing	Detail
	300 mm Ø unknown – 9 th Ave E
Wastewater	350 mm Ø reinforced concrete – 32 nd St E 250 mm Ø concrete pipe – 9 th Ave E
Stormwater	600 mm Ø high density polyethylene – East Bayshore Road @ #2875

Planning Policy	Detail
County of Grey Official Plan	Primary Settlement Area
City of Owen Sound Official Plan	Residential, Hazard Lands, East Waterfront Study Area
City of Owen Sound Zoning By-law 2010-078, as amended	Low Density Residential (R3) and Multiple Residential (MR), with a Holding (H), Special Provision 14.33