

**PRE-CONSULTATION
SCHEDULE 'C'**



PROPERTY SUMMARY

Property Information	
Civic Address	1409 & 1415 8 th St E
Roll No	425904007506100 425904007506000
Legal Description	SYDENHAM RANGE 3 EGR PT PARK LOTS 3 TO 6 (RP 16R642 PARTS 1, 3 TO 5)
Site Frontage	711 m
Site Depth	418 m
Site Area	29.6 ha (73 ac)
Surrounding Land Uses	North: Institutional (Sydenham Campus, Georgian College, East Ridge Community School, Grey Bruce Health Services – Owen Sound Hospital, Union Gas) East: Vacant residential (draft approved Redhawk residential subdivision) South: Vacant rural subject to Niagara Escarpment Commission (Hydro One network corridor) West: light industrial & commercial (MacLean's Manufacturing, Bellwyck Packaging, Makwa- Cahill)
Existing Structures	Two single detached dwellings
Access	8 th Street East
Available Servicing	
Potable Water	Via 20 th Ave E extension through future Redhawk subdivision
Wastewater	Via 20 th Ave E extension through future Redhawk subdivision
Stormwater	On-site SWM pond

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Planning	
County of Grey Official Plan	Primary Settlement Area & Hazard Lands
City of Owen Sound Official Plan	Residential & Arterial Commercial
Sydenham Heights Planning Area	Residential – Medium Density, Residential – Medium/High Density, Arterial Commercial
City of Owen Sound Zoning By-law 2010-078, as amended	<p>Medium Density Residential (R4) with Special Provision 14.24 and Holding Provision</p> <p>Multiple Residential (MR) with Special Provision 14.32 and Holding Provision</p> <p>Arterial Commercial (C4) with Special Provision 14.62 and Holding Provision</p> <p>Rural (RUR)</p> <p>Hazard Lands (ZH)</p>