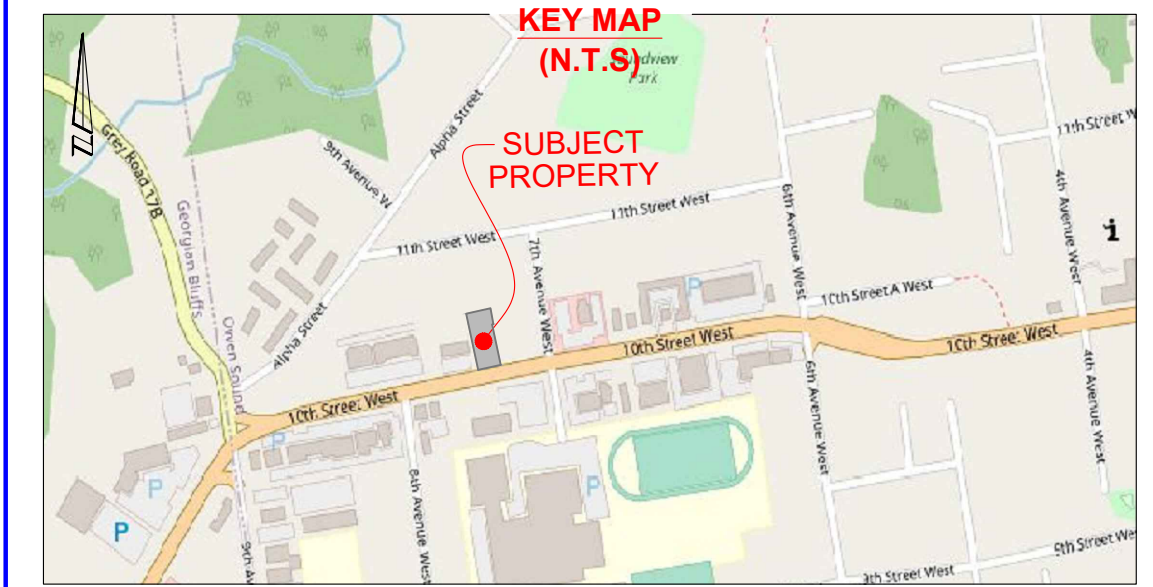
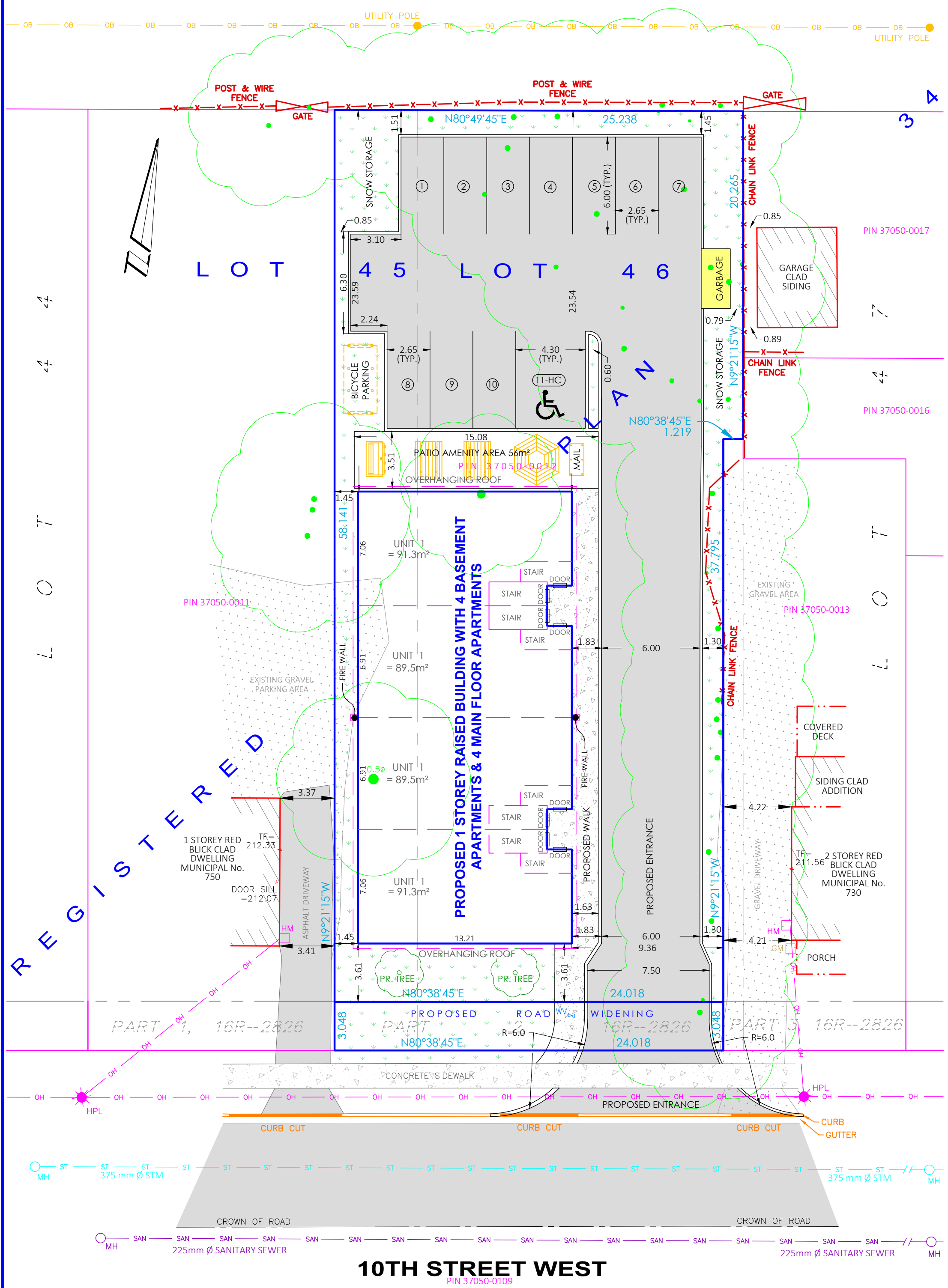
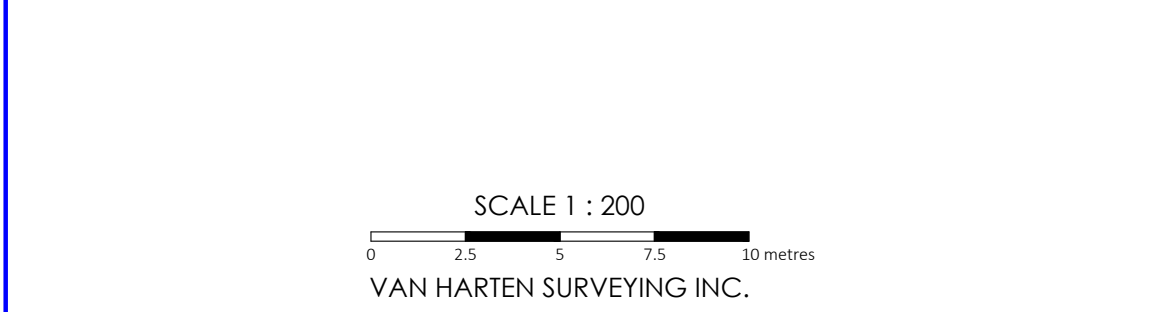


LANE (NOT TRAVELLED)
PIN 37050-0105



LEGEND:

OVERHEAD BELL	UB	UB	HYDRO POLE WITH STREET LIGHT	HPL
OVERHEAD HYDRO	OB	OB	MANHOLE	MH
FENCELINE	OH	OH	GAS METER	GM
CENTRELINE OF ROAD			DECIDUOUS TREE	
STORM SEWER	ST	ST	CONIFEROUS TREE	
SANITARY SEWER	SAN	SAN		
EDGE OF BUSH				
TOP OF FOUNDATION	TF=206.33			
FINISHED FLOOR	FF=206.33		EXISTING CONCRETE	
EXISTING ELEVATION	x 206.55		ASPHALT	
HYDRO POLE	HP		EXISTING GRAVEL	
GUY WIRE	GUY			
WATER VALVE	WV			
HYDRO METER	HM			



BOUNDARY NOTES:
BOUNDARIES SHOWN IN HEAVY OUTLINE COMPLETED BY VAN HARTEN INC. AND ARE IN ACCORDANCE WITH PRIOR PLANS AND DEEDS. BOUNDARY CALCULATIONS COMPLETED OCTOBER 19, 2021.

PROPERTY DESCRIPTION:

- PIN 370500012 (LT)
- ADDRESS: 740 10TH STREET WEST
- PART OF LOTS 45 & 46, REGISTERED PLAN 34
- CITY OF OWEN SOUND, COUNTY OF GREY

SITE PLAN (SP-1) FOR:
740 10TH STREET WEST
PART OF LOTS 45 & 46, REGISTERED PLAN 34
CITY OF OWEN SOUND, COUNTY OF GREY

NO.	REVISION	BY	DATE
4	REVISIONS TO ZONING FOR ZONE CHANGE APPLICATION	RKH	SEPT 08, 2022
3	REVISIONS AS PER COMMENTS FROM THE CITY	RKH	MAY 17, 2022
2	SUBMISSION FOR SITE PLAN APPLICATION	RKH	MARCH 08, 2022
1	BUILDING ADJUSTED	RKH	JANUARY 27, 2022
0	INITIAL PREPARATION	RKH	NOVEMBER 15, 2021

DRAWING REVISION SCHEDULE
PREPARED FOR: MEZCON CONSTRUCTION LTD.
PROJECT No. 30374-21
DRAWING SCALE: 1:200

ZONING: RETAIL COMMERCIAL (C2)
IN ACCORDANCE WITH GENERAL RESIDENTIAL (R5)
FOR TOWNHOUSE DWELLINGS

REGULATIONS SECTION 6.6	REQUIRED	PROPOSED	CONFORMS
MINIMUM LOT FRONTAGE	25.0 m	24.0 m	NO *
MINIMUM LOT AREA	1600 m ²	1347.0 m ²	NO *
MAXIMUM LOT COVERAGE	40%	27%	YES
MINIMUM FRONT YARD (IN ACCORDANCE WITH SECTION 5.11.1)	6.5 m	6.65 m INCLUDING WIDENING	YES
MINIMUM REAR YARD	7.5 m	23.5 m	YES
MINIMUM SIDE YARD	1.2 m & 3.0m	1.45m & 9.36m	YES
MAXIMUM BUILDING HEIGHT	10.0 m	7.00 m	YES
FLOOR SPACE INDEX (FSI)	0.6 FSI	0.54 FSI	YES
PARKING (SECTION 5.18.2)	10 SPACES	11 SPACES	YES

* = ZONING AMENDMENT REQUIRED

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371 | Guelph Ph: 519-821-2763 | Orangeville Ph: 519-940-4110

www.vanharten.com | info@vanharten.com

DRAWN BY: RKH | DESIGN BY: JB | CHECKED BY: JB

Sep 07, 2022-3:57pm
G:\OWENSOUND\34\ACAD\SITE LOT 45-46 MEZCON (30374-21)UTM 2010.dwg