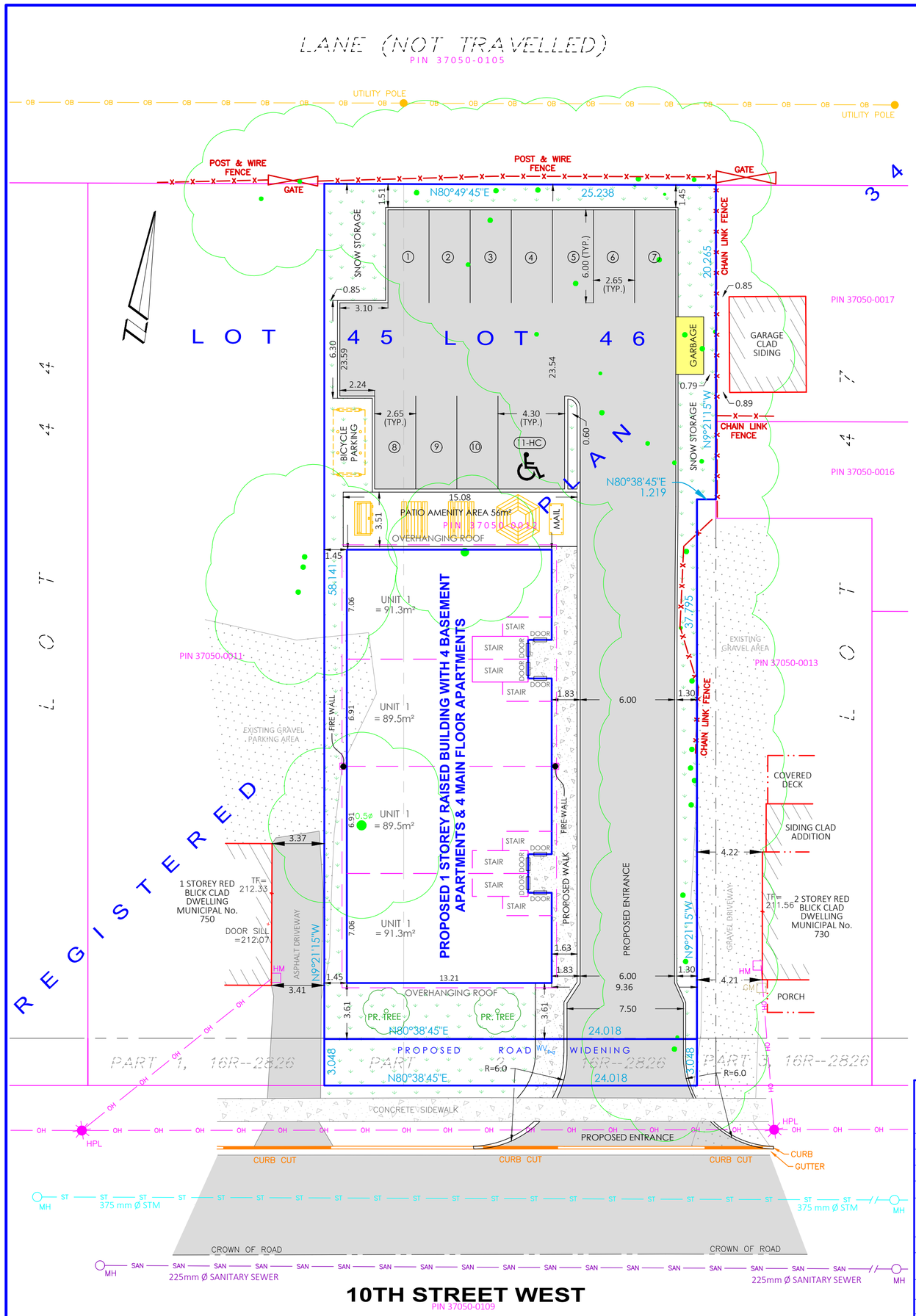

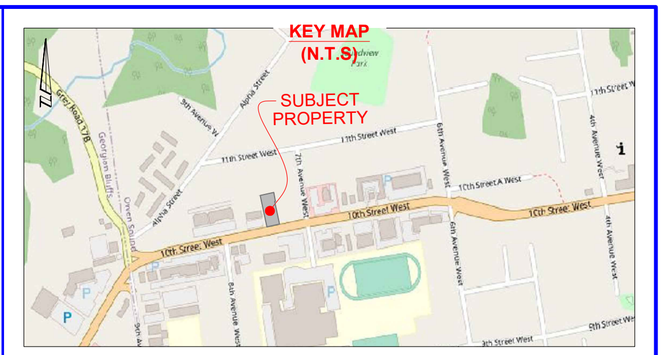

LEGEND:

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

SCALE 1 : 200

0 2.5 5 7.5 10 metres

VAN HARTEN SURVEYING INC.

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

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 m²	1347.0 m²	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

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

Van Harten SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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