

ZONING INFORMATION		
CITY OF OWEN SOUND ZONING INFORMATION		
REGULATIONS		PROPOSED
a	MINIMUM LOT FRONTAGE	39.6m
b	MINIMUM LOT AREA	1980.6m <sup>2</sup>
c	MAXIMUM LOT COVERAGE	XX
d	MINIMUM FRONT YARD SETBACK	6.0m
e	MINIMUM REAR YARD SETBACK	2.0m
f	MINIMUM INTERIOR SIDE YARD SETBACK	2.0m
g	MINIMUM EXTERIOR SIDE YARD SETBACK	3.0m
h	MAXIMUM BUILDING HEIGHT	18m
i	MINIMUM GROSS FLOOR AREA	N/A
j	FLOOR SPACE INDEX	N/A
k	MAXIMUM DENSITY	N/A
l	MINIMUM LANDSCAPED OPEN SPACE	N/A

PARKING CALCULATION			
USE	BUILDING GROSS FLOOR AREA / NUMBER OF UNITS	NUMBER OF STALLS REQUIRED	NUMBER OF STALLS PROVIDED
COMMERCIAL (1 SPACE PER 28m <sup>2</sup> OF GROSS FLOOR AREA)			
RETAIL (1 SPACE PER 25m <sup>2</sup> OF GROSS FLOOR AREA)			
RESTAURANT (1 SPACE PER 9m <sup>2</sup> OF GROSS FLOOR AREA)			
BUILDING A- COMMERCIAL RETAIL	600 m <sup>2</sup>	22	24
BUILDING B- COMMERCIAL RETAIL	600 m <sup>2</sup>	22	23
BUILDING C- RESTAURANT	311 m <sup>2</sup>	35	36
BUILDING D- COMMERCIAL OFFICE	500 m <sup>2</sup>	18	23
BUILDING E	300 m <sup>2</sup>	34	34
<b>TOTAL COMMERCIAL:</b>		131	136
BF PARKING REQUIRED (O.S. BYLAW 5.19.1):	101-200 STALLS = 56F	5	5
RESIDENTIAL: APARTMENT (1.25 SPACES PER DWELLING UNIT)			
BUILDING F-1	40 UNITS	50	50
BUILDING F-2	40 UNITS	50	50
BUILDING F-3	40 UNITS	50	54
<b>TOTAL RESIDENTIAL:</b>		150	154
BF PARKING REQUIRED (O.S. BYLAW 5.19.1):	101-150 STALLS = 5 BF	5	6
<b>TOTAL REQUIRED</b>			281 CARS
<b>TOTAL PROVIDED</b>			290 CARS



3	REVISED SUBMISSION 2	NOV. 23, 2022
2	ISS. PRE-CONSULT	MAR. 28, 2022
1	ISS. CLIENT REVIEW	JAN. 14, 2022
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Revision History		

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**G. M. DIEMERT ARCHITECT INC.**  
SUITE 201  
957 FOURTH AVENUE EAST  
OWEN SOUND, ONTARIO, N4K 2N9,  
Tel: 519-376-1975

OWNER:  
**EXQUISITE REAL ESTATE HOLDING**  
2494 MEADOWRIDGE ROAD OAKVILLE ONTARIO

PROPOSED:  
**PROPOSED SYDENHAM SQUARE**  
2275 16TH STREET EAST, Owen Sound, N4K 6X8

Drawing Name  
**CONCEPTUAL SITE PLAN**

Layout ID:  
**SP-1**

Project Number:  
**2008**

ORIGINAL DRAWING  
SIZE: ANSI D (599 x 864mm) (22" x 34")

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