



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	2.0m
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	40m <sup>2</sup> / UNIT, 120 RES. UNITS PROPOSED, 4800m <sup>2</sup> REQUIRED

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
TOTAL COMMERCIAL:		131	136
BF PARKING REQUIRED (O.S. BYLAW 5.19.1):	101-200 STALLS = 5BF	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
TOTAL RESIDENTIAL:		150	154
BF PARKING REQUIRED (O.S. BYLAW 5.19.1):	101-150 STALLS = 5 BF	5	6
TOTAL REQUIRED			281 CARS
TOTAL PROVIDED			290 CARS

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	4 REVISED-ZBA 44 MEETING    JAN. 27, 2023 3 REVISED-SUBMISSION 2    NOV. 23, 2022 2 ISS. PRE-CONSULT    MAR. 29, 2022 1 ISS. CLIENT REVIEW    JAN. 14, 2022 ReVID   Change Name    Change Last Modified Date: SEPTEMBER 9, 2022 Revision History		Drawings are the property of G. M. Diemert Architect Inc. and shall not be reproduced or altered without the written consent of G. M. Diemert Architect Inc.	OWNER: <b>EXQUISITE REAL ESTATE HOLDING</b> 2494 MEADOWBRIDGE ROAD OAKVILLE ONTARIO	Drawing Name <b>CONCEPTUAL SITE PLAN</b>
	G. M. DIEMERT ARCHITECT INC. SUITE 201 957 FOURTH AVENUE EAST OWEN SOUND, ONTARIO, N4K 2N9, TEL: 519-376-1975			PROPOSED: <b>PROPOSED SYDENHAM SQUARE</b> 2275 16TH STREET EAST, Owen Sound, N4K 6X8	Layout ID: <b>SP-1</b>