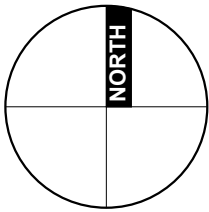


\\SERVER\B2\Shared\2020\2020SydenhamSquare\4102.mxd, 2022/10/19, msh, Title: 50.mn

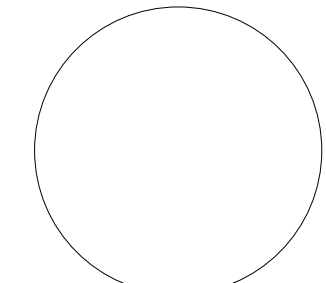


ZONING INFORMATION CITY OF OWEN SOUND ZONING INFORMATION		
REGULATIONS		PROPOSED
a	MINIMUM LOT FRONTAGE	39.9m
b	MINIMUM LOT AREA	1980.6m ²
c	MAXIMUM LOT COVERAGE	XX
d	MINIMUM FRONT YARD SETBACK	6.0m
e	MINIMUM REAR YARD SETBACK	2.0m
f	MINIMUM INTERIOR SIDE YARD SETBACK	2.0m
g	MINIMUM EXTERIOR SIDE YARD 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 ² / UNIT, 120 RES. UNITS PROPOSED, 4800m ² REQUIRED

PARKING CALCULATION			
USE	BUILDING GROSS FLOOR AREA / NUMBER OF UNITS	NUMBER OF STALLS REQUIRED	NUMBER OF STALLS PROVIDED
COMMERCIAL (1 SPACE PER 28m ² OF GROSS FLOOR AREA) RETAIL (1 SPACE PER 25m ² OF GROSS FLOOR AREA) RESTAURANT (1 SPACE PER 9m ² OF GROSS FLOOR AREA)			
BUILDING A- COMMERCIAL RETAIL	600 m ²	22	24
BUILDING B- COMMERCIAL RETAIL	600 m ²	22	23
BUILDING C- RESTAURANT	311 m ²	35	36
BUILDING D- COMMERCIAL OFFICE	500 m ²	18	23
BUILDING E	300 m ²	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	



4	REVISED-ZBA 44 MEETING	JAN. 27, 2023.
3	REVISED-SUBMISSION 2	NOV. 23, 2022.
2	ISS. PRE-CONSULT	MAR. 30, 2022.
1	ISS. CLIENT REVIEW	JAN. 14, 2022.
RevID	Change Name	Change Last Modified
Date: SEPTEMBER 9, 2022.		
Revision History		



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OWEN SOUND, ONTARIO, N4K 2N9,
tel: 519-378-1975

OWNER:
EXQUISITE REAL ESTATE HOLDING
2494 MEADOWBRIDGE 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** (559 x 864mm) (22" x 34")