

SITE PLAN INFORMATION TAKEN FROM SITE PLAN PREPARED BY SCOLER & LEE ASSOCIATES ARCHITECTS INC. DRAWINGS A1, DATED FEB. 2011, REV. 12, DATED OCT. 2, 2013 AND FROM PLAN OF SURVEY OF PART OF PARK LOTS 8 AND 9 RANGE 51 EAST OF THE GARAFRAXA ROAD GEOGRAPHIC TOWNSHIP OF SYDENHAM CITY OF OWEN SOUND COUNTY OF GREY BY HEWETT & MILNE LIMITED

SITE PLAN

SITE AREA 7.6 Ha 18.78 AC
 COVERAGE 23.2%

BUILDING GFA	SM	SF
BLDG A1	1,772.40	19,078
BLDG A2	1,913.30	20,595
BLDG B	2,000.50	21,533
BLDG C	780.30	8,399
BLDG D	789.70	8,500
BLDG E	1,858.10	20,000
BLDG F	796.30	8,571
BLDG G	1,418.50	15,269
BLDG H1	464.49	5,000
BLDG H2	199.75	2,150
BLDG H3	204.37	2,200
BLDG I1	241.54	2,600
BLDG I2	116.08	1,250
BLDG J1	464.43	5,000
BLDG J2	204.89	2,206
BLDG K	3,716.10	40,000
BLDG L1	232.39	2,501
BLDG L2	297.30	3,200

TOTAL GFA 17,470.44 188,052
 ZONING AS PER BYLAW 2010-078 (SEE ZONING ANALYSIS)

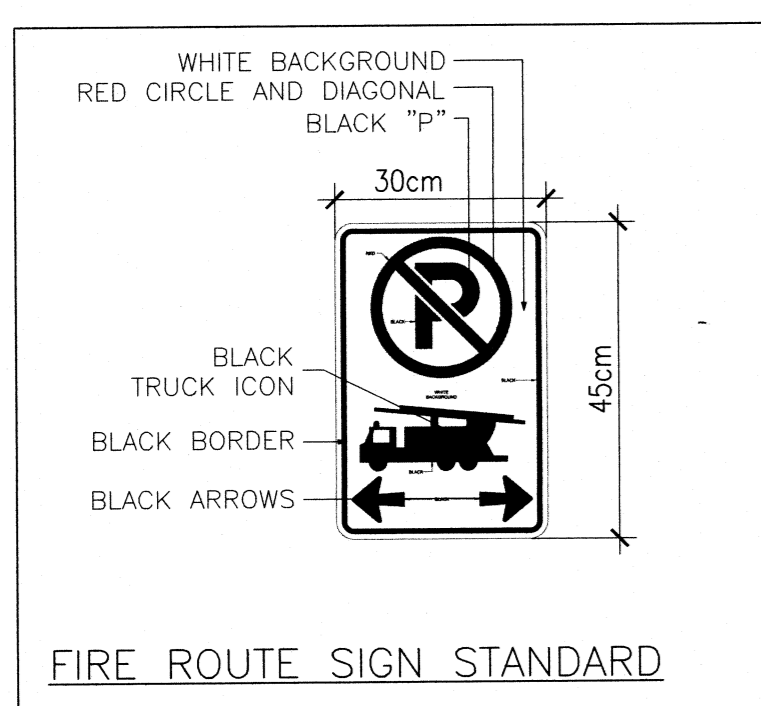
PARKING (2.65m x 6m W/ 6m drive aisle)

REQUIRED	PROVIDED
1/15 sm gfa up to 300 sm	20 spaces
1/20 sm gfa thereafter	860 spaces
TOTAL	880 spaces
	(18 BF spaces)
	1005 spaces
	(47 BF spaces)

NOTES:
 CONC. BARRIERS CURB AT THE EDGE OF ALL HARD SURFACES IS REQ'D INCL. ADJACENT TO ALL NATURALIZED AREAS

FIRE VEHICLE ACCESS ROUTE SIGNS SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE CITY OF OWEN SOUND FIRE ROUTE BYLAW.

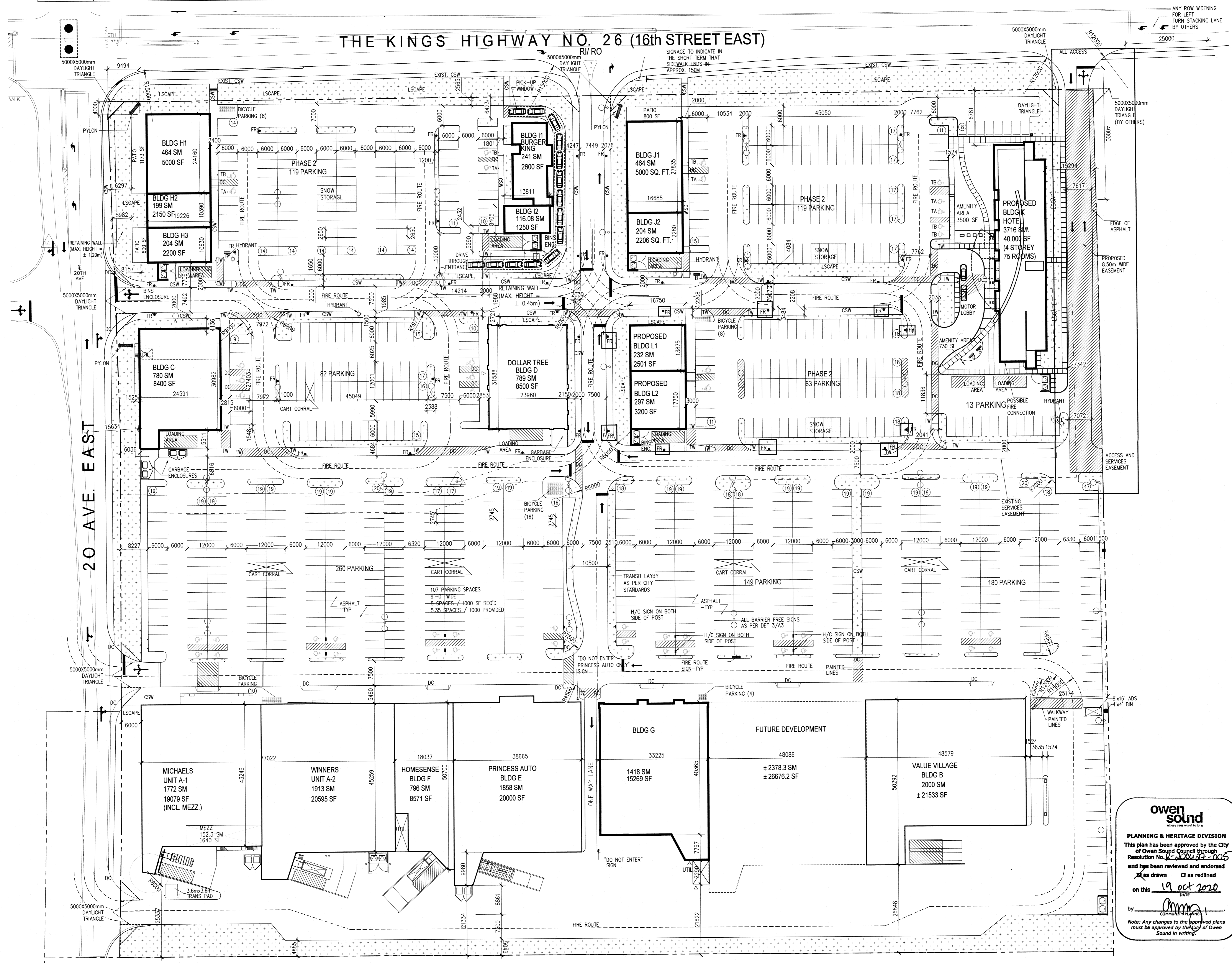
INSTALL TACTILE SURFACE WALKING INDICATOR PLATES IN THE INTERSECTIONS BETWEEN THE CONCRETE SIDEWALK AND THE DESIGNATED CROSS WALK



PLAN LEGEND		FIRE ROUTE	
CSW	CONCRETE SIDEWALK	○—○	SINGLE LIGHTPOLE
TW	TACTILE WALKING SURFACE INDICATOR (COLOUR RED)	○—○—○	DOUBLE LIGHTPOLE
DC	DESIGNATED CROSSWALK	▬	PYLON
⊙	FIRE HYDRANT AND VALVE	▨	LANDSCAPE AREA
→	DIRECTION OF TRAFFIC FLOW	TA	TYP. ACCESSIBLE PARKING STALL TYPE "A"
B	BENCH	TB	TYP. ACCESSIBLE PARKING STALL TYPE "B"
●	FIRE ROUTE SIGNS		

ZONING USE ANALYSIS (m²)

RETAIL	BLDG A UNIT A-1 MICHAELS	UNIT A-2 WINNERS	BLDG B VALUE VILLAGE	BLDG C	BLDG D DOLLAR TREE	BLDG E PRINCESS AUTO	BLDG F HOMESENSE	BLDG G	BLDG J2	BLDG L1	BLDG L2	TOTAL	PERMITTED
FURNITURE HOME FURNISHINGS & ELECTRONICS							692.80					692.80	3716.40
PHARMACIES & PERSONAL CARE													1593.60
CLOTHING & ACCESSORIES		1913.30										1913.30	3716.40
GENERAL MERCHANDISE					626.20	1605.70						2231.90	2322.80
MISCELLANEOUS RETAIL	1772.40		2000.50					1234.10				5007.00	5170.00
UNASSIGNED RETAIL SPACE				780.30						204.89	232.39	297.30	1514.88
TOTAL RETAIL	1772.40	1913.30	2000.50	780.30	626.20	1605.70	692.80	1234.10	204.89	232.39	297.30	11359.88	
NON-SHOWROOM SPACE					163.50	252.40	103.50	184.40				703.80	
SUB-TOTAL	1772.40	1913.30	2000.50	780.30	789.70	1858.10	796.30	1418.50	204.89	232.39	297.30	12,063.68	
RESTAURANTS (BLDG H1, H2, H3, I1, I2, J1)												1690.66	
HOTEL												3716.10	
GRAND TOTAL												17,470.44	



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NO.	REVISIONS:	ISSUED:
54	ISSUED FOR REVIEW	OCT 09, 2020
53	ISSUED FOR REVIEW	SEP 14, 2020
52	ISSUED FOR REVIEW	AUG 21, 2020
51	ISSUED FOR REVIEW	AUG 18, 2020
50	ISSUED FOR REVIEW	AUG 07, 2020
49	ISSUED FOR REVIEW	JUL 15, 2020
48	ISSUED FOR REVIEW	JUN 30, 2020
47	ISSUED FOR REVIEW	JUN 30, 2020
46	ISSUED FOR REVIEW	JUN 29, 2020
45	ISSUED FOR REVIEW	JUN 26, 2020
44	ISSUED FOR REVIEW	FEB 06, 2020
43	ISSUED FOR REVIEW	FEB 05, 2020
42	ISSUED FOR REVIEW	JAN 30, 2020
41	ISSUED FOR REVIEW	JAN 16, 2020
40	ISSUED FOR REVIEW	JAN 06, 2020

CLIENT:
HERITAGE GROVE CENTRE INC.
 2125 16TH ST. E.
 OWEN SOUND, ON

PROJECT:
HERITAGE GROVE CENTRE

SHEET TITLE:
SITE PLAN

PROJECT NO. 3027	DATE: SEE REV.
SCALE: 1:500	SHEET NO.:
DRAWN: PP	SP1
CHECKED: GP	
FILE NO. 3027	

owen sound
 PLANNING & HERITAGE DIVISION
 This plan has been approved by the City of Owen Sound Council through Resolution No. 19-003-005 and has been reviewed and endorsed as drawn or as redlined on this date 19 oct 2020
 by [Signature]
 Note: Any changes to the approved plans must be approved by the City of Owen Sound in writing.