

# SCHEDULE C

## PROPERTY DETAILS

<b>Property Information</b>	<b>Detail</b>
Civic Address	1580 20 <sup>th</sup> Street East
Roll Number	425901000623910
Legal Description	RANGE 8 EGR PT PARK PT LOT 5
Site Frontage	75.31 m
Site Depth	108.1 m
Site Area	8,141 m <sup>2</sup>
Existing Structures	Industrial building and parking area
Road Access/Frontage	20 <sup>th</sup> St E and 16 <sup>th</sup> Ave E
Surrounding Land Uses	North: light and heavy industrial lands East: heavy industrial South: light and heavy industrial West: light and heavy industrial (shipping and receiving, indoor storage facility)
<b>Available Servicing</b>	<b>Detail</b>
Potable Water	300 mm ø asbestos cement (20 <sup>th</sup> St E) 300 mm ø ductile iron (16 <sup>th</sup> Ave E)
Wastewater	400 mm ø concrete pipe (20 <sup>th</sup> St E) 2500 mm ø concrete pipe (16 <sup>th</sup> Ave E)
Stormwater	Unknown
<b>Planning Policy</b>	<b>Detail</b>
County of Grey Official Plan	Primary Settlement Area
City of Owen Sound Official Plan (2021)	Employment, Hazard Lands

<b>Property Information</b>	<b>Detail</b>
City of Owen Sound Zoning By-law 2010-078, as amended	Heavy Industrial (M2), Hazard Lands (ZH)