

SCHEDULE C

PROPERTY DETAILS

Property Information	1043 3rd Ave E	1057 3rd Ave E
Roll Number	425901000109700	425901000109400
Legal Description	PT LOT 3 BAY E/S	PT LOT 4 BAY E/S
Site Frontage	12.8 m (3 rd Ave E)	17 m (3 rd Ave E)
Site Depth	50.8 m	57 m
Site Area	755.9 m ²	995.9 m ²
Existing Structures	Two-storey mixed use building	Parking area
Road Access/Frontage	3 rd Ave E	3 rd Ave E
Surrounding Land Uses	North: commercial, residential East: residential, institutional, open space South: commercial West: commercial, east harbour	

Available Servicing	Detail
Potable Water	150 mm ø cast iron – 3 rd Ave E
Wastewater	300 mm ø concrete pipe – 3 rd Ave E
Stormwater	400 mm ø concrete pipe – 3 rd Ave E

Planning Policy	Detail
County of Grey Official Plan	Primary Settlement Area
City of Owen Sound Official Plan (2021)	River District Commercial, River District Planning Area
City of Owen Sound Zoning By-law 2010-078, as amended	Core Commercial (C1), Special Provision 14.90