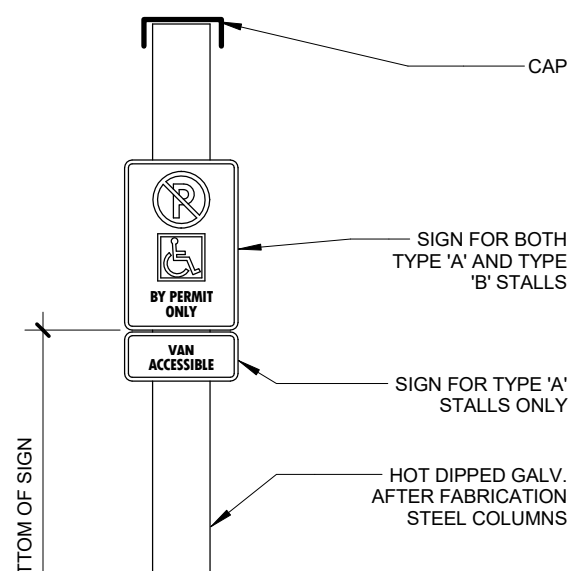
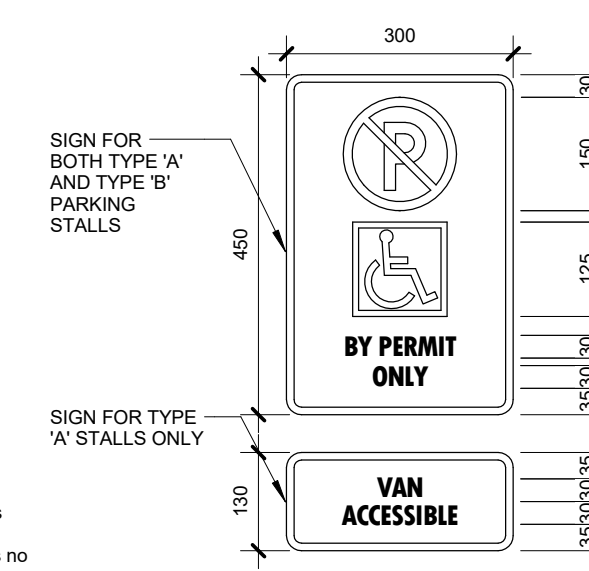
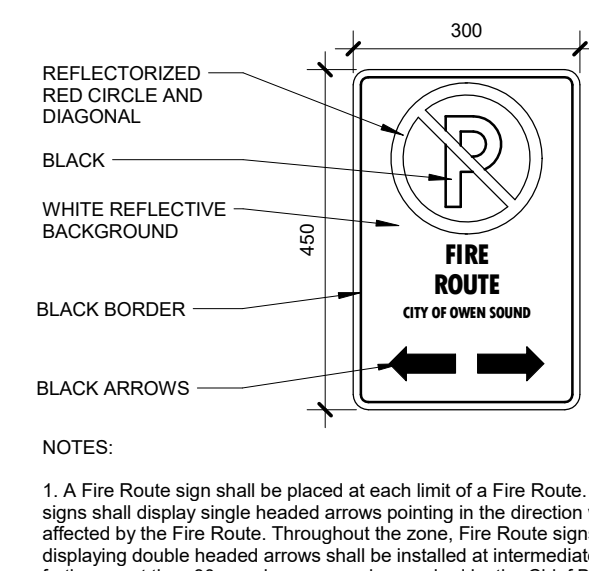
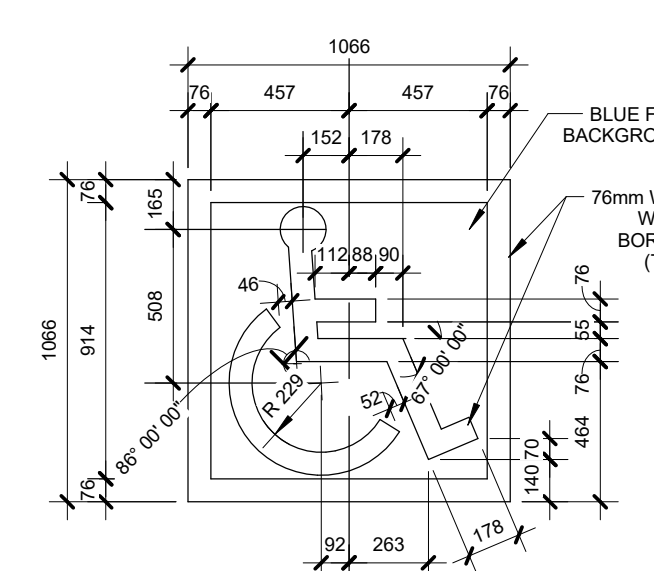
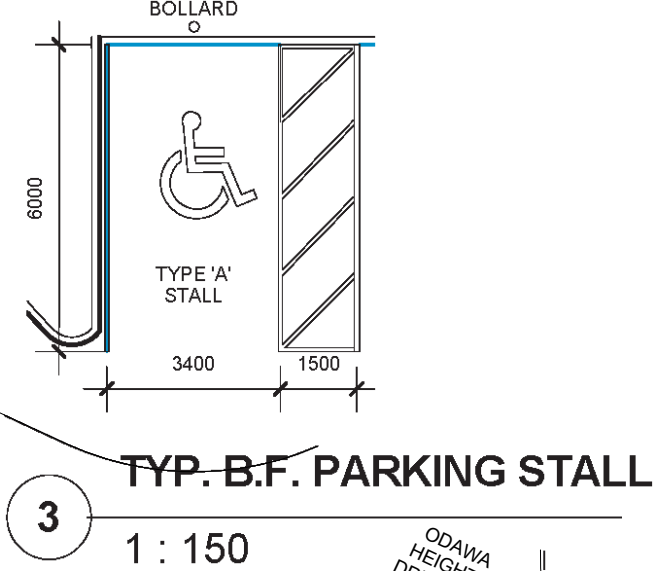
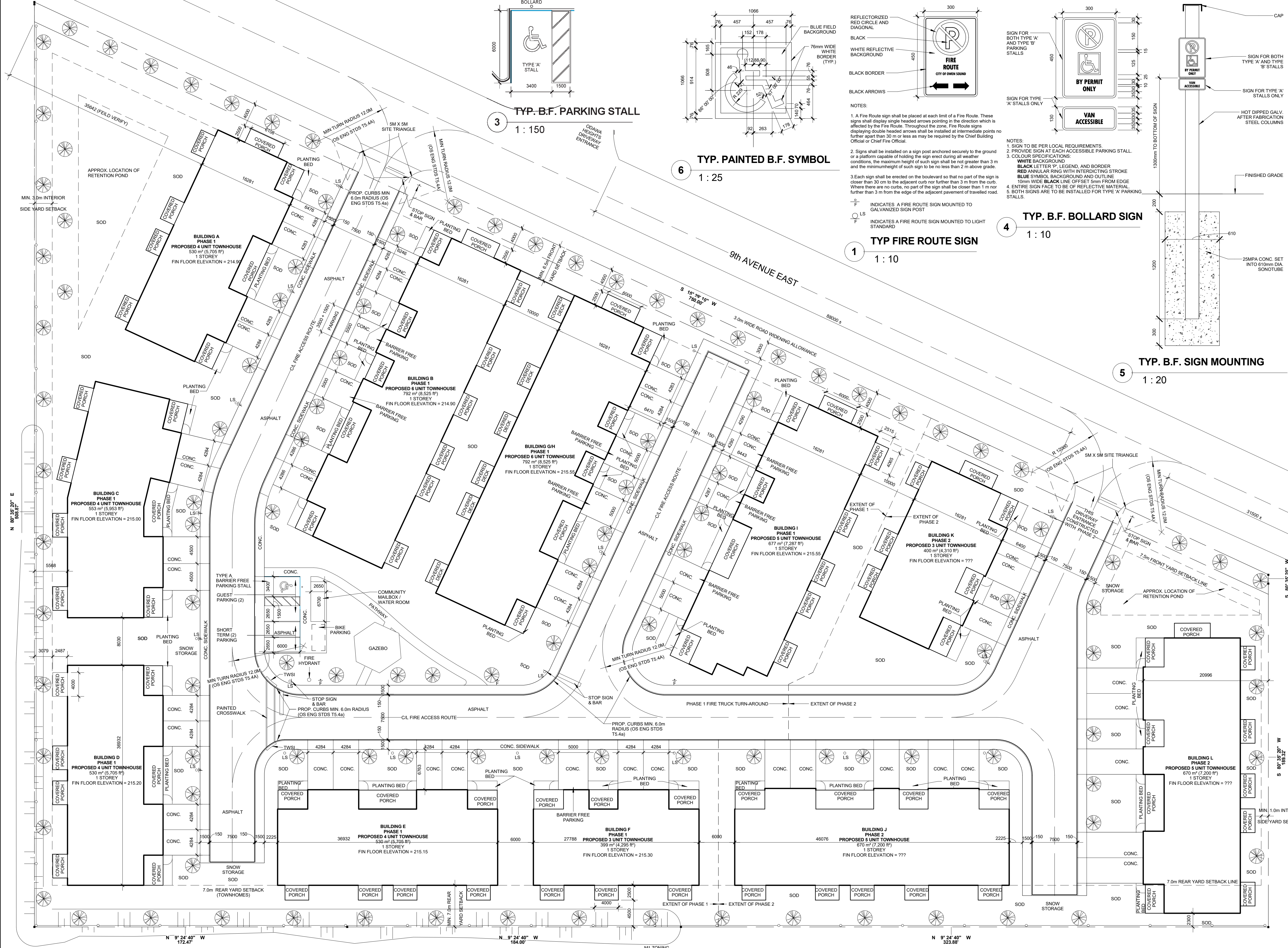




ZONING REQUIREMENTS		
OWEN SOUND ZONING BY-LAW 2010-078		
UPDATED JUNE 2017 - ZBA #24		
GENERAL RESIDENTIAL (RS) ZONE REGULATIONS		
ITEM	REQUIRED	PROPOSED
MIN. LOT FRONTAGE, TOWNHOUSE	13.5m (44.3ft)	228.0m (750.0ft)
MIN. LOT AREA, TOWNHOUSE	900m ²	22253.4m ² (239533.6ft)
MAX. LOT COVERAGE, TOWNHOUSE	40%	31%
MIN. FRONT YARD SETBACK, TOWN.	6.5m (21.3ft)	6.5m (21.0ft)
MIN. REAR YARD SETBACK, TOWN.	7.0m (23.0ft)	7.0m (23.0ft)
MIN. INTERIOR SIDE YARD SETBACK TOWNHOUSE	1.0m (3.3ft) 1 SIDE, 3.0m (9.8ft) OTHER	1.0m (3.3ft) 1 SIDE, 3.0m (9.8ft) OTHER
MIN. CROSS FLOOR AREA, TOWN.	75.0m ² /UNIT	75.0m ² /UNIT
MAX. BUILDING HEIGHT, TOWN.	10.0m (32.8ft)	10.0m
MAX. BUILDING DENSITY, TOWNHOUSE	0.6 FSI	0.6 FSI

BUILDING INFORMATION	
BUILDING AREAS - TOWNHOUSES	6560m ²
TOTAL SITE AREA	22253.4m ²
AREA OF PARKING	4847m ²
LANDSCAPE OPEN SPACE	10784m ²
TOWNHOUSE PARKING	REQUIRED PROPOSED
1 SPACE PER DWELLING UNIT	1.0/UNIT = 49 102
BARRIER FREE SPACES REQ'D	1
COVERED PARKING SPACES	49
UNCOVERED PARKING SPACES	52
PARKING STALL DIMENSION	
WIDTH (EXCEPT WHERE NOTED)	2.65m 2.65m
LENGTH (EXCEPT WHERE NOTED)	6.0m 6.0m
DRIVING AISLE (MINIMUM)	6.0m 6.0m

PROPOSED UNITS	
DWELLING TOWNHOUSES	49 UNITS
PARKING PROVIDED	2/UNIT

INFORMATION OBTAINED FROM: PLAN OF SURVEY OF PART OF PARK LOTS 4 AND 5, RANGE 8, E.G.R. CITY OF OWEN SOUND, COUNTY OF GREY. 2001, IVAN DINSMORE LTD. O.L.S.

9	Issued To City For Pre-consultation	2024.06.28
8	REVISED SITE LAYOUT - UNIT TYPE B	2021.09.28
6	ISSUED SITE PLAN AGREEMENT	2021.05.21
5	ISSUED SITE PLAN APPROVAL	2020.08.17
4	ISSUED CLIENT PRECONSULTATION	2019.08.16
3	ISSUED CLIENT REV.	2018.09.06
2	ZONING CHART ADDED	2018.05.19
1	ISSUE CLIENT REV.	2018.05.16

NORTH

G.M. DIEMERT ARCHITECT INC.

SUITE 201
957 FOURTH AVE EAST
OWEN SOUND, ONTARIO
N4K 2N9 (519) 376-1975

Hedera

ROOTED. RURAL. REFINED.

2261 9th Ave E,
Owen Sound, ON

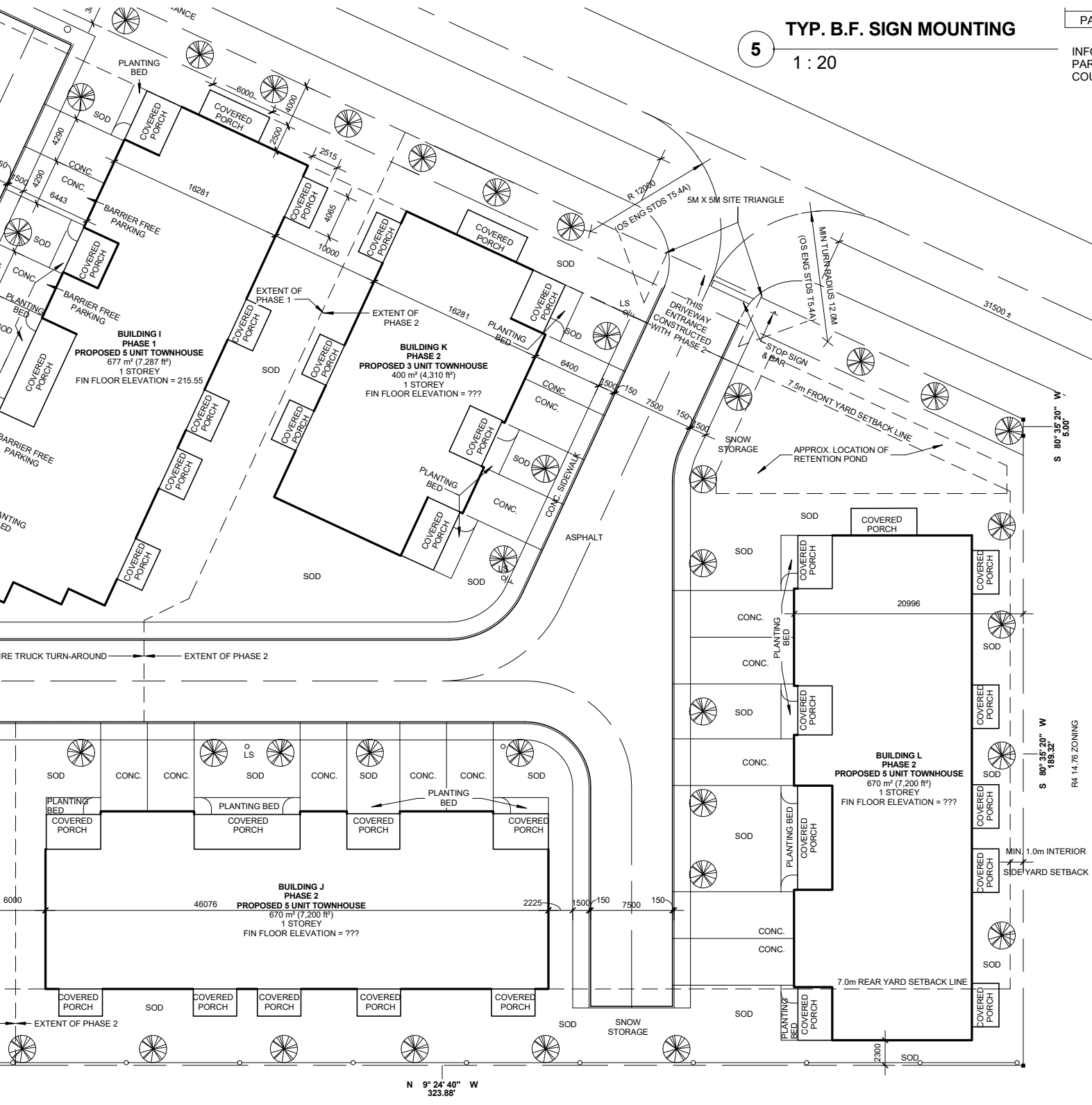
PROPOSED SITE PLAN		
Project No. 1807	Scale 1:300	A0.1
ORIGINAL DRAWING SIZE ANSI D 22X34		

TYP. B.F. SIGN MOUNTING

5

1 : 20

PARKING PROVIDED 2/UNIT
INFORMATION OBTAINED FROM: PLAN OF SURVEY OF PART OF PARK LOTS 4 AND 5, RANGE 8, E.G.R. CITY OF OWEN SOUND, COUNTY OF GREY. 2001, IVAN DINSMORE LTD. O.L.S.



9	Issued To City For Pre-consultation	2024.06.28
8	REVISED SITE LAYOUT - UNIT TYPE B	2021.09.28
6	ISSUED SITE PLAN AGREEMENT	2021.05.21
5	ISSUED SITE PLAN APPROVAL	2020.08.17
4	ISSUED CITY PRECONSULTATION	2019.08.16
3	ISSUED CLIENT REV.	2018.09.06
2	ZONING CHART ADDED	2018.05.19
1	ISSUE CLIENT REV.	2018.05.16

No.	Description	Date
 NORTH		

G.M. DIEMERT ARCHITECT INC.
SUITE 201
957 FOURTH AVE EAST
OWEN SOUND, ONTARIO
N4K 2N9 (519) 376-1975

Hedera
ROOTED. RURAL. REFINED.
2261 9th Ave E,
Owen Sound, ON

PROPOSED SITE PLAN

Project No. 1807	Scale 1:300	A0.1
ORIGINAL DRAWING SIZE ANSI D 22X34		