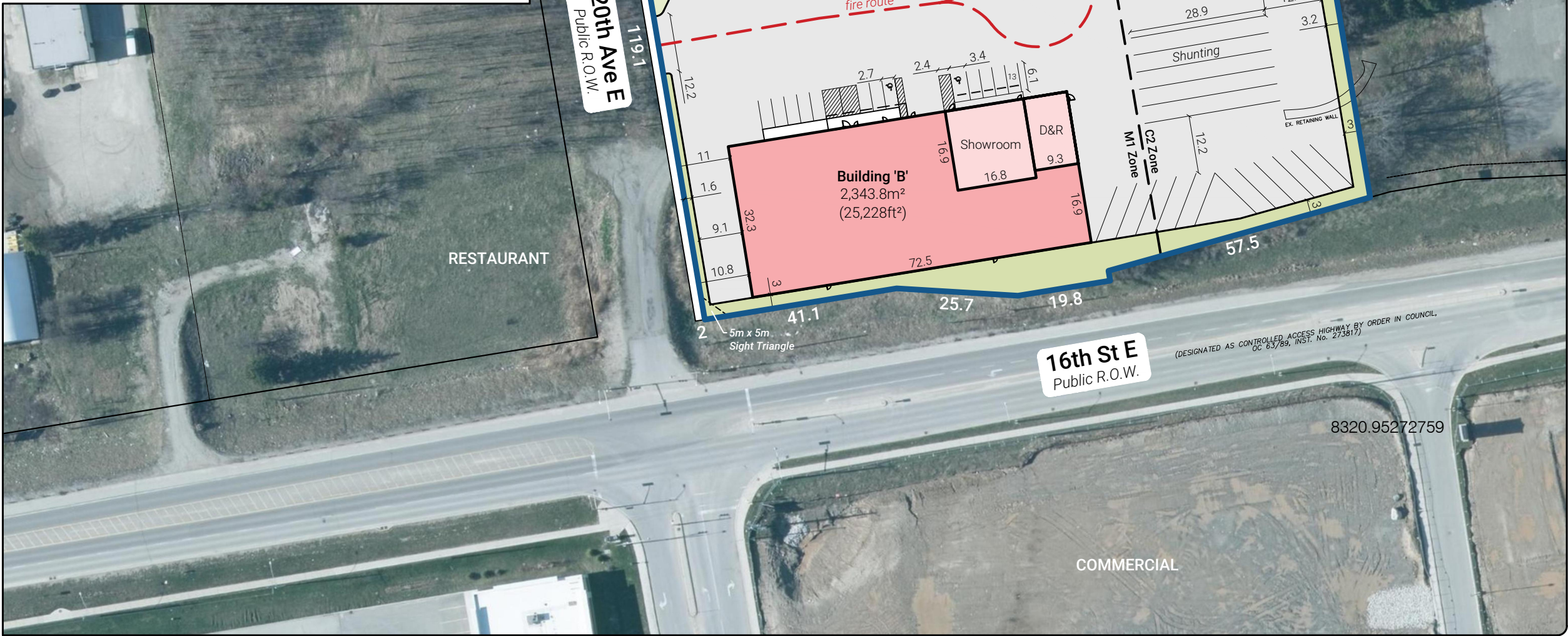


Zone Matrix			
ZBL 2010-078			
	General Industrial (M1) Zone	Retail Commercial (C2) Zone	Proposed
Lot Area (min)	750m²	1,500m²	±16,956.1m²
Lot Frontage (min)	20.0m	30.0m	±118.7m
Lot Coverage (max)	60%	50%	±24.2%
Front Yard (min)	7.5m	10.0m	±10.8m
Side Yard (min)	2.0m	2.0m	±12.7m
Exterior Side Yard (min)	2.0m	3.0m	±3.0m
Rear Yard (min)	2.0m	2.0m	±48.5m
GFA Devoted to Retail where permitted as an Accessory Use (max)	10%	-	±3.3%
Building Height (max)	15.0m	18.0m	±15.0m
Landscaped Open Space (min)	25%	-	±25.0%
Loading Spaces (min)	3		>3
Loading Dimensions	3.5 x 10.0m		>3.5 x 10.0m
Parking Spaces (min)	129 (5 + 1/90m²)		29
Parking Spaces Dimensions (max)	2.65m x 6.0m		2.7m x 6.0m
Parking Area Setback (min)	1.5m		1.6m
Accessible Parking Spaces (min)	5		2
Accessible Parking Space Dimensions (min)	3.4m x 6.0 & 2.4m x 6.0m		3.4m x 6.0 & 2.7m x 6.0m
Bicycle Parking (min)	3		TBD



CONCEPT PLAN

2010 16TH STREET E
Town Plot of Owen Sound
City of Owen Sound, County of Grey

Subject Lands Scale 1 : 25,000

LEGEND

Subject Lands
Total Area: ±16,956.1m² (4.189ac)

Building 'A'
Area: ±1,280.7m² (13,785ft²)
Storeys: 1
Storage GFA: ±1,280.7m² (13,785ft²)

Building 'B'
Area: 2,343.8m² (25,228ft²)
Storeys: 4 (±15.0m)
Storage GFA: ±9,375.0m² (100,912ft²)
D&R GFA: ±138.0m² (1,485ft²)
Showroom GFA: ±226.2m² (2,435ft²)

Building 'C' & 'D'
Area: 241.8m² (2,603.1ft²) / bldg
Storeys: 1

Fire Route Sign Mounted on Wall

Scale: 1 : 1,000

Note: This drawing is for discussion purposes only.
Boundary to be verified by an O.L.S.

Source: Site Plan, Amerco Real Estate Company, January 2025.
County of Grey interactive map.

Drawn By: A.M.	Date: April 2, 2025	File No: 1389b
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