

SCHEDULE C

PROPERTY DETAILS – A09-2025

Property Information	Detail
Civic Address	1548 20 th St E
Roll Number	425901000623903
Legal Description	RANGE 8 EGR PT PARK LOT 4 5; RP 16R6691 PART 1 AND PT; PART 3 RP 16R8583 PART 2
Site Frontage	90.830 m (20 th Street E) & 93.055 m (16 th Avenue East)
Site Depth	irregular
Site Area	2.8 ha
Existing Structures	Vacant
Road Access/Frontage	20 th Street East & 16 th Avenue East
Surrounding Land Uses	North: industrial, residential East: industrial (industrial mall), hazard land (Kenny Drain) South: industrial, commercial (Heritage Place Mall) West: industrial, residential

Available Servicing	Detail
Potable Water	300 mm ø Ductile Iron – 16 th Avenue East, 300 mm ø Asbestos Cement – 20 th Street East
Wastewater	250 mm ø Concrete Pipe – 16 th Ave East

Available Servicing	Detail
	400 mm ø Concrete Pipe – 20 th Street East
Stormwater	Unknown

Planning Policy	Detail
County of Grey Official Plan	Primary Settlement Area
City of Owen Sound Official Plan	Hazard Lands, Employment Lands
City of Owen Sound Zoning By-law 2010-078, as amended	Hazard Zone (ZH), General Industrial (M1) with Special Provision 14.98*
* Special Provision 14.98 adds a clinic as an additional permitted use	