



SURVEY INFORMATION TAKEN FROM:  
**PLAN OF SURVEY OF  
PARK LOT 4 & 5  
RANGE 8  
EAST OF THE GARAFRAXA ROAD**  
  
CITY OF OWEN SOUND  
COUNTY OF GREY  
  
HEWITT AND MILNE LIMITED  
ONTARIO LAND SURVEYORS  
302 8th STREET EAST,  
OWEN SOUND, ONT.  
APRIL 16, 2023

STATISTICS			
ZONING M1 - GENERAL INDUSTRIAL			
SITE AREA	sq.m.	sq.ft.	
Phase 1 (TO BE RETAINED)	19,450.6	209,795	
Phase 2 (TO BE SEVERED)	9,224.2	99,288	
TOTAL SITE AREA	28,714.8	309,083	
TOTAL BUILDING AREA			
PROPOSED	4,988.6	53,805	
FUTURE	2,148.9	23,186	
TOTAL	2,249.7	24,216	
COVERAGE			
PHASE 1 SITE ONLY	4,988.6	17.4%	
LANDSCAPED OPEN SPACE	10,198.3	1.02 ha	35.5%
PHASE 1 SITE ONLY	7,466.6	0.75 ha	38.3%

GROSS FLOOR AREA			
PROPOSED BUILDINGS			
BUILDING A	sq.m.	sq.ft.	
Office (75.6 m <sup>2</sup> )	753.0	8,105	
Storage (677.4 m <sup>2</sup> )	-	-	
BUILDING B	228.0	2,454	
BUILDING C	481.8	5,186	
BUILDING D	481.8	5,186	
BUILDING E	322.5	3,471	
BUILDING F	481.8	5,186	
TOTAL	2,748.9	29,589	
FUTURE BUILDINGS			
BUILDING G	sq.m.	sq.ft.	
BUILDING H	481.8	5,186	
BUILDING I	481.8	5,186	
BUILDING J	481.8	5,186	
BUILDING K	322.5	3,471	
TOTAL	2,249.7	24,216	
TOTAL BUILDINGS	4,988.6	53,805	

ZONING			
COVERAGE	80%	17.4%	
LOT WIDTH (min.)	25.0	90.8	
FRONT YARD	10.0	10.0	
REAR YARD	3.0	3.0	
SIDE YARD(S)	3.0	3.0	
PARKING	63	13	
Industrial 1 + 11.90 m <sup>2</sup> : 4022 / 90 = 55 + 5			
Office 1/28 m <sup>2</sup> : 76/28 = 3	3	1	
ACCESSIBLE PARKING			
BICYCLE PARKING	2	2	

OWEN SOUND ZONING BY-LAW 2010-078  
5.23 LIGHTING & LANDSCAPING OF PARKING AND LOADING AREAS  
b) Where a parking area containing 4 or more parking stalls or a loading space(s) abuts a residential use or undeveloped land in a Residential Zone a minimum of 1.5 metres of land abutting the lot line, shall be used for no other purpose than a planting strip in accordance with the provisions of this subsection.  
c) Where a parking area consisting of 4 or more parking stalls or a loading space(s) abuts a portion of a street, a minimum width of 1.5 metres of land adjacent to the street shall be used for no other purpose than a planting strip in accordance with the provisions of this subsection.

**LEGEND**

- PRINCIPAL ENTRANCE
- ENTRANCE / EXIT
- EMERGENCY EXIT ONLY
- LOADING ENTRANCE
- FIRE HYDRANT
- SIAMESE CONNECTION
- HYDRO POLE
- 1.8m BLACK CHAIN LINK FENCE
- BICYCLE STORAGE RACK
- RAINWATER LEADERS
- EXISTING GRADES
- PROPOSED GRADES
- FFE 118.35 FINISHED FLOOR ELEVATION
- WALL LIGHTS (SEE ELECTRICAL DWG.)
- POLE LIGHT (STREETLIGHT) (SEE ELECTRICAL DWG.)
- "NO IDLING" SIGN

#	ISSUED FOR	DD/MM/YY
1	ISSUED FOR CLIENT REVIEW	18 /08 /22
7	REVISED PER CLIENT COMMENT	08 /11 /23
8	REVISED PER CLIENT COMMENT	25 /04 /25
9	ISSUED FOR MINOR VARIANCE	22 /05 /25

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**GENERAL NOTES:**  
1. DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING.  
2. THIS IS AN METRIC DRAWING.  
3. LAST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.  
4. SUBMIT ALL SHOP DRAWINGS (SUCH AS TRUSS ETC.) TO THE DESIGNER FOR REVIEW.  
5. ALL CONSTRUCTION AND SERVICES MUST COMPLY WITH OBC (ONTARIO BUILDING CODE)

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

STAMP:

CLIENT NAME & ADDRESS:  
**1000133054 ONTARIO INC.**  
8471 NOTTAWASAGA 21-22 SIDEROAD  
DUNTOON, ON

PROJECT NAME & ADDRESS:  
**PROPOSED  
SELF-STORAGE**  
1548 - 20TH STREET EAST,  
OWEN SOUND, ON

SCALE:  
1 : 500

DATE:  
AUG. 15, 2022

DRAWN BY:  
M.S.

JOB No.:  
202211

DRAWING No.:  
SP-1

DRAWING TITLE:  
**PROPOSED  
SITE PLAN**