

## PROPERTY SUMMARY

<b>Property Information</b>	
Civic Address	1960 16 <sup>th</sup> Street East
Roll No	4259-010-006-23000 4259-010-006-22904 4259-010-006-23101 4259-010-006-23102 4259-010-006-23103
Legal Description	RANGE 6 EGR PARK PT LOT 8 including RP 16R712 PART OF PART 1, RP 16R1883 PART OF PART 2, RP 16R1883 PART OF PART 1 and RP 16R1883 PARTS 3 & 4
Site Frontage	113.5 m
Site Depth	119.4 m
Site Area	1.112 ha (2.748 ac)
Surrounding Land Uses	North: Industrial (Tenneco) & vacant South: Commercial (Walmart, Home Depot & Heritage Grove Plaza) East: Vacant West: Light Industrial, Commercial
Existing Structures	Vacant
Access	16 <sup>th</sup> Street East
<b>Available Servicing</b>	
Potable Water	450 mm Ø polyvinyl chloride – 16 <sup>th</sup> St E
Wastewater	450 mm unknown material, crosses property from 16 <sup>th</sup> St E to 17 <sup>th</sup> St E
Stormwater	600 mm concrete – 16 <sup>th</sup> St E
<b>Planning</b>	
County of Grey Official Plan	Primary Settlement Area
City of Owen Sound Official Plan	East City Commercial
City of Owen Sound Zoning By-law 2010- 078, as amended	Light Industrial with Special Provisions 14.88 (M1 14.88)