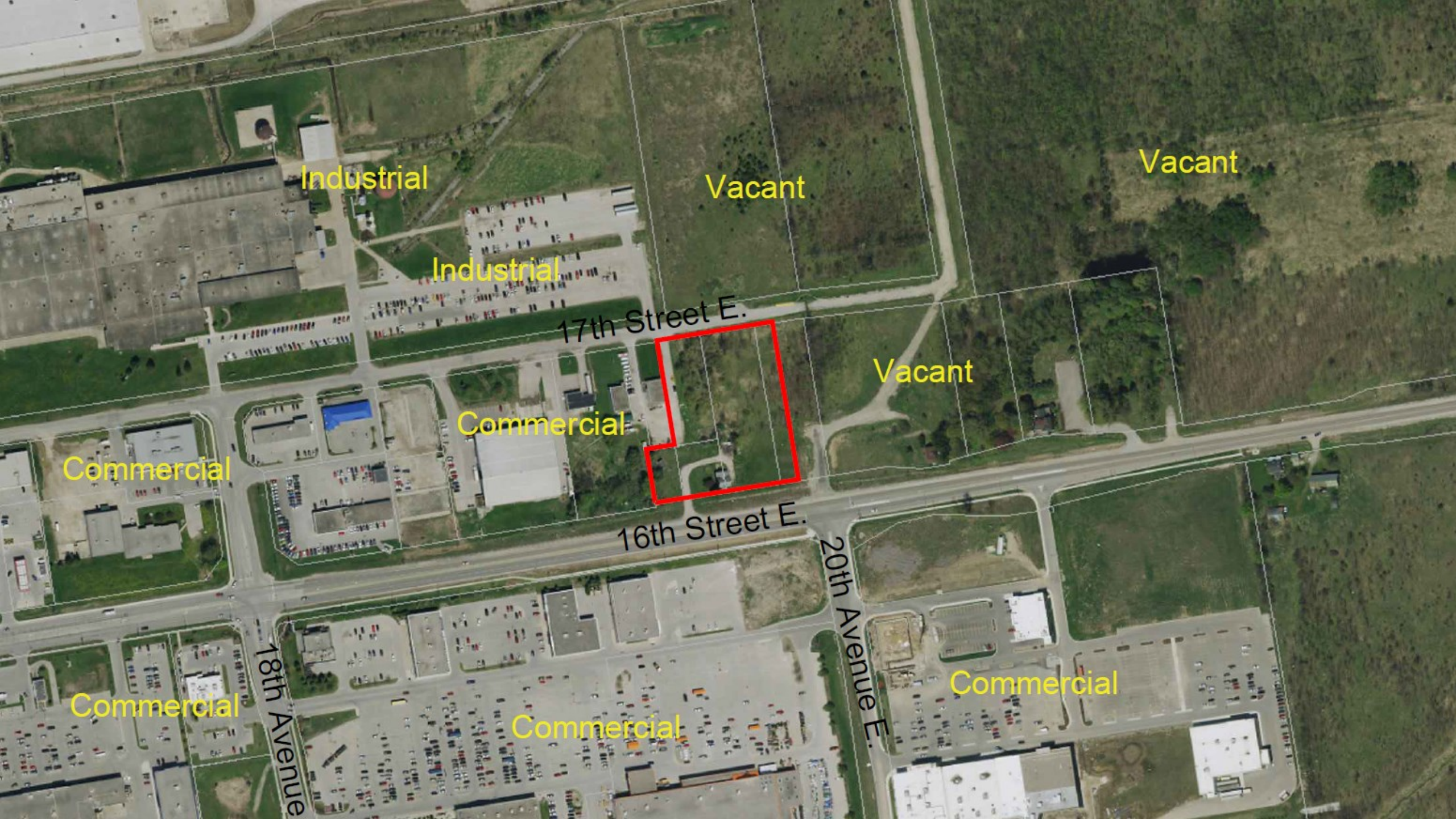


Application for
Zoning By-Law Amendment

Sydenham Heights
1960 16th Street East
Owen Sound, ON N4K 6X8
Grey County





Industrial

Vacant

Vacant

Industrial

17th Street E.

Vacant

Commercial

Commercial

16th Street E.

20th Avenue E.

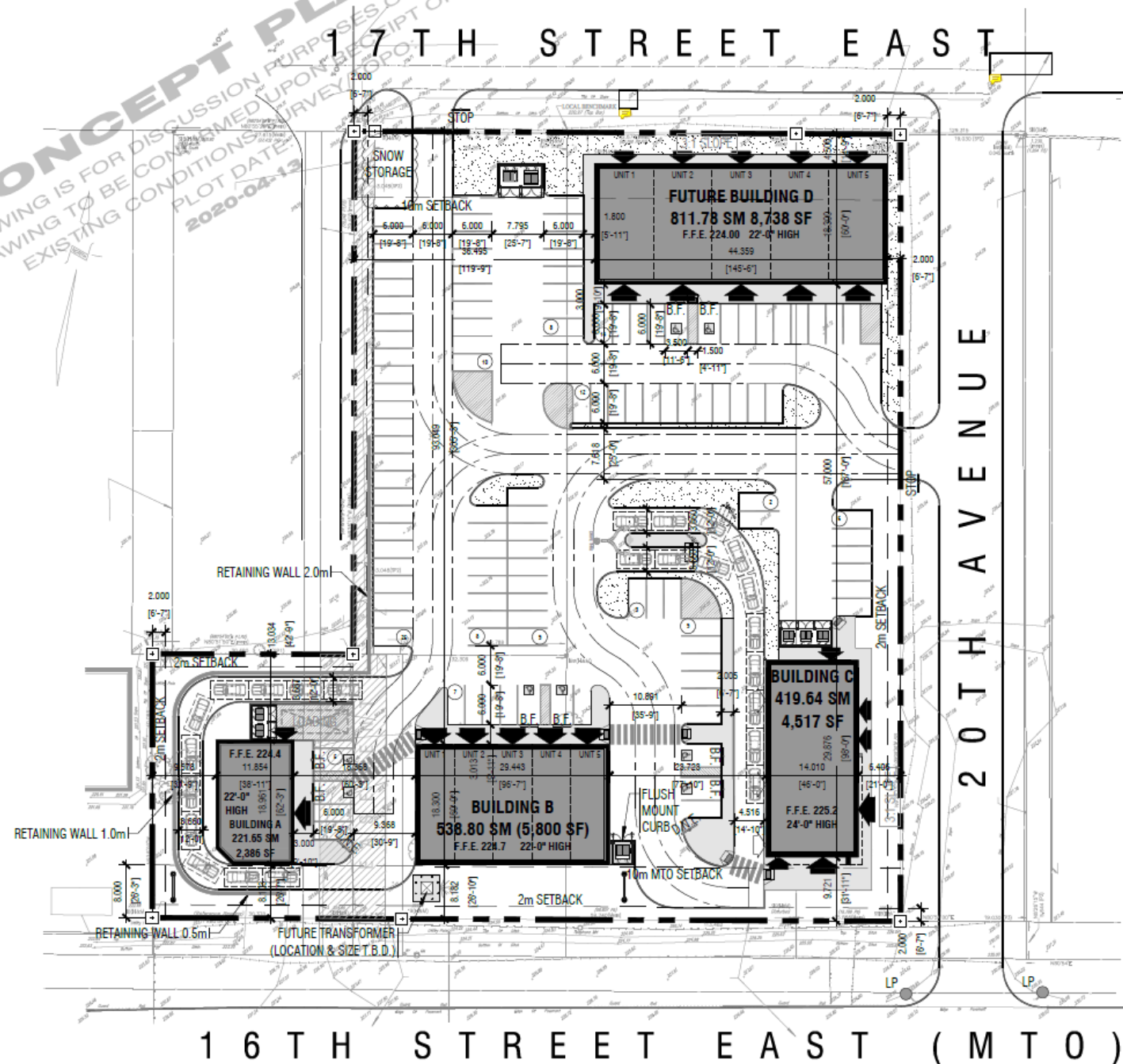
Commercial

Commercial

18th Avenue

Commercial

CONCEPT PLAN
DRAWING IS FOR DISCUSSION PURPOSES ONLY
DRAWING TO BE COMPLETED UPON RECEIPT OF
EXISTING CONDITIONS SURVEY REPORT
PLOT DATE: 2020-04-13



SITE DATA

	SF	SM	ACRES
TOTAL SITE	119,782	11,128	2.748
SINGLE STORY COMMERCIAL BUILDING AREAS			COVERAGE
BUILDING A	2,386	221.65	1.99%
BUILDING B	5,800	538.80	4.84%
BUILDING C	4,517	419.64	3.77%
BUILDING D	8,738	811.78	7.29%
TOTAL	21,440	1,991.87	17.90%
PARKING DATA			
REQUIRED PARKING - 1/28.0 SM		72 SPACES	
PROVIDED PARKING - 1/16.6 SM		117 SPACES	
REQUIRED LOADING - 1 FOR 300SM-3000SM GFA		1 SPACES	
PROVIDED LOADING		1 SPACES	
LANDSCAPE AREA		3,124.62 SM	
ASPHALT AREA		6,011.61 SM	

LEGEND

— — — — —	PROPERTY LINE
- - - - -	SETBACKS
- - - - -	FIRE ROUTE
⊕	IRON BAR
⬆	PRINCIPLE ENTRANCE
⬆	SECONDARY ENTRANCE
	PEDESTRIAN CROSSWALK
→ → →	TRAFFIC FLOW ARROWS
▤	AODA TACTILE STRIP
STOP	'STOP' SIGN
GRASS AREA	
B.F.	'BARRIER FREE' SIGN
GARBAGE ENCLOSURE ON CONC. PAD (2m TALL)	
⊗	TRANSFORMER
⚡	SIGNALIZED INTERSECTION
1	PARKING COUNT
⌂	DRIVE THRU WINDOW
▨	'NO PARK' ZONE
2.75m x 5.75m CAR SPACE	
LP	LIGHT POLE
D.N.E.	'DO NOT ENTER' SIGN
NEW SIDEWALK	
BARRIER FREE PARKING	
PYLON SIGN	
EXISTING ELEVATIONS	