



ZONING INFORMATION CITY OF OWEN SOUND ZONING INFORMATION		
REGULATIONS		PROPOSED
a	MINIMUM LOT FRONTAGE	39.6m
b	MINIMUM LOT AREA	1980.6m ²
c	MAXIMUM LOT COVERAGE	XX
d	MINIMUM FRONT YARD SETBACK	6.0m
e	MINIMUM REAR YARD SETBACK	2.0m
f	MINIMUM INTERIOR SIDE YARD SETBACK	2.0m
g	MINIMUM EXTERIOR SIDE YARD SETBACK	3.0m
h	MAXIMUM BUILDING HEIGHT	18m
i	MINIMUM GROSS FLOOR AREA	N/A
j	FLOOR SPACE INDEX	N/A
k	MAXIMUM DENSITY	N/A
l	MINIMUM LANDSCAPED OPEN SPACE	N/A

PARKING CALCULATION			
USE	BUILDING GROSS FLOOR AREA / NUMBER OF UNITS	NUMBER OF STALLS REQUIRED	NUMBER OF STALLS PROVIDED
COMMERCIAL (1 SPACE PER 28m ² OF GROSS FLOOR AREA) RETAIL (1 SPACE PER 25m ² OF GROSS FLOOR AREA) RESTAURANT (1 SPACE PER 9m ² OF GROSS FLOOR AREA)			
BUILDING A- COMMERCIAL RETAIL	600 m ²	22	24
BUILDING B- COMMERCIAL RETAIL	600 m ²	22	23
BUILDING C- RESTAURANT	311 m ²	35	36
BUILDING D- COMMERCIAL OFFICE	500 m ²	18	23
BUILDING E	300 m ²	34	34
TOTAL COMMERCIAL:		131	136
BF PARKING REQUIRED (O.S. BYLAW 5.19.1):	101-200 STALLS = 5BF	5	5
RESIDENTIAL: APARTMENT (1.25 SPACES PER DWELLING UNIT)			
BUILDING F-1	40 UNITS	50	50
BUILDING F-2	40 UNITS	50	50
BUILDING F-3	40 UNITS	50	54
TOTAL RESIDENTIAL:		150	154
BF PARKING REQUIRED (O.S. BYLAW 5.19.1):	101-150 STALLS = 5 BF	5	6
TOTAL REQUIRED			281 CARS
TOTAL PROVIDED			290 CARS

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	3 REVISED SUBMISSION 2 NOV. 23, 2022 2 ISS. PRE-CONSULT. MAR. 28, 2022 1 ISS. CLIENT REVIEW JAN. 14, 2022 Revid Change Name Change Last Modified Date: SEPTEMBER 9, 2022 Revision History		OWNER: EXQUISITE REAL ESTATE HOLDING 2494 MEADOWRIDGE ROAD OAKVILLE ONTARIO	Drawing Name CONCEPTUAL SITE PLAN
	PROJECTED: PROPOSED SYDENHAM SQUARE 2275 16TH STREET EAST, Owen Sound, N4K 6X8		Layout ID: SP-1	
G. M. DIEMERT ARCHITECT INC. SUITE 201 957 FOURTH AVENUE EAST OWEN SOUND, ONTARIO, N4K 2N9, TEL: 519-376-1975		Project Number: 2008 ORIGINAL DRAWING SIZE: ANSI D (599 x 864mm) (22" x 34")		