GAS BAR
C2 (14.34) ZONING
COMMERCIAL
C4 ZONING
R4 (14.24) ZONING
SENIOR'S RESIDENCE
VACANT
R4 (14.24) ZONING
HOSPITAL
I (14.65) ZONING

16th AVENUE EAST

20.000m N9°36'00"W

HYD

GAS BAR
RESTAURANT
COMMERCIAL
C2 ZONING
60.865m N80°54'00"E
71.100m N80°54'00"E
OFFICE / PROFESSIONAL
STUDENT RESIDENCE
R4 (14.24) ZONING
A=27.709m R=35.832m
C=27.024m N62°09'05"W
33.320m N37°35'55"W
VACANT
C2 ZONING
A=53.305m R=100.000m
C=52.676m N65°35'55"E
VACANT
C2 (14.79) ZONING
C2 (14.79) ZONING
266.239m N9°36'00"W
151.5
114.7
10th STREET EAST
COMMERCIAL
C2 ZONING
COMMERCIAL
167.723m N80°54'00"E
BLOCK 9
OPEN SPACE
TOWNHOUSE DWELLINGS
BLOCK 1
14th STREET EAST
SENIOR'S RESIDENCE
132 UNITS
BLOCK 7
R5 ZONING - WITH EXCEPTION (PROPOSED)
R5 ZONING (PROPOSED)
BLOCK 6
APARTMENT DWELLING
120 UNITS
WOOD LOT
R4 ZONING
SEMI-DETACHED DWELLINGS
BLOCK 8
SURFACE WATER MANAGEMENT FACILITY
COMMERCIAL
COMMERCIAL
115.0
STREET `A'
90.3
TOWNHOUSE DWELLINGS
BLOCK 2
R4 ZONING
TOWNHOUSE DWELLINGS
BLOCK 5
R4 ZONING
125.9
68.9
88.7
29.262m N9°47'50"W
RESTAURANT
BLOCK 3
R4 ZONING
CLUSTER TOWNHOUSE DWELLINGS
16 UNITS
BLOCK 4
R4 ZONING
CLUSTER TOWNHOUSE DWELLINGS
36 UNITS
111.307m N81°02'05"E
R4 (14.24) ZONING
C2 ZONING
RESTAURANT
OPEN SPACE
R4 ZONING
RESIDENTIAL
316.019m² N9°25'50"W
RESIDENTIAL
R4 ZONING

DESCRIPTION	BLOCKS	UNITS	AREA (ha)
TOWNHOUSE DWELLING (R4)	BLOCKS 1, 2 & 5	17	0.67 ha
SEMI-DETACHED DWELLING (R4)	BLOCK 1	10	0.33 ha
CLUSTER TOWNHOUSE DWELLING (R4)	BLOCKS 3 & 4	52	1.92 ha
APARTMENT DWELLING (R5)	BLOCK 6	120	1.01 ha
SENIOR'S RESIDENCE (R5 EXCEPTION)	BLOCK 7	132	1.02 ha
SUBTOTAL		331	4.95 ha
SWM FACILITY	BLOCK 8		0.65 ha
OPEN SPACE	BLOCK 9		0.46 ha
ROADS & RESERVES			1.01 ha
TOTAL		331	7.07 ha

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LAST SAVED BY:EWang, 6/26/2019 7:20:01 PM PLOTTED BY:EJ Twohig - GM BluePlan 6/26/2019 2:38:06 PM

CITY OF OWEN SOUND
KEY PLAN
NOT TO SCALE

DRAFT PLAN OF PROPOSED DEVELOPMENT

PART OF PARK LOTS 4 & 5, RANGE 5
EAST OF THE GARAFRAXA ROAD, PL OWEN SOUND
CITY OF OWEN SOUND
COUNTY OF GREY

OWNER'S CERTIFICATE

I, THE REGISTERED OWNER OF THESE LANDS, HEREBY AUTHORIZE GM BLUEPLAN ENGINEERING LIMITED TO SUBMIT THIS DRAFT PLAN FOR APPROVAL.

SIGNED BY: _____ DATE: _____
ANDPET REALTY LTD.

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED BY: _____ DATE: _____
HEWETT AND MILNE LTD.

BENCHMARK 1 ELEV. - 223.42m

TOP NUT ON FIRE HYDRANT LOCATED ON THE SOUTHWEST CORNER OF 16th AVENUE EAST AND 14th STREET EAST.

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

NO.	DATE	REVISION DESCRIPTION	CHKD
1	JUN 26/19	MINOR EDITS	J.B.S.

BluePlan ENGINEERING
GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
1260 - 2ND AVENUE EAST, UNIT 1, OWEN SOUND, ON N4K 2J3
TEL: 519-376-1805
www.gmblueplan.ca

ANDPET SUBDIVISION

PART OF PARK LOTS 4 & 5, RANGE 5 EGR, PL OWEN SOUND

CITY OF OWEN SOUND

DRAFT PLAN

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.J.T.	J.B.S.	S1364	DP
DESIGNED BY :	DATE :	SCALE :	
E.J.T.	NOV 23, 2018	1:750	