

PARCEL 1 PROPOSED RETAINED LOT (#1038 6th Avenue West) (C2) R5 ZONING			
	REQUIRED	PROPOSED	COMPLIES
MIN LOT FRONTAGE (6TH AVE. W.)	12.0 m	18.32 m	YES
MIN LOT AREA *	*400.00 <sup>2</sup>	*379.25 m <sup>2</sup>	NO
MAX LOT COVERAGE	40 %	22.71 %	YES
MIN FRONT YARD SETBACK (EXISTING)*	*6.5 m	*0.5 m	NO
MIN REAR YARD SETBACK (EXISTING)	7.5 m	8.1 m	YES
MIN INTERIOR SIDE YARD SETBACK	1.2 / 0.9 m	9.2 / 0.9 m	YES
MIN EXTERIOR SIDE YARD SETBACK	3.0 m	9.2 m	YES
MAX BUILDING HEIGHT	10.0 m	<10.0 m	YES

(\*) POSSIBLE MINOR VARIANCE REQUIRED.

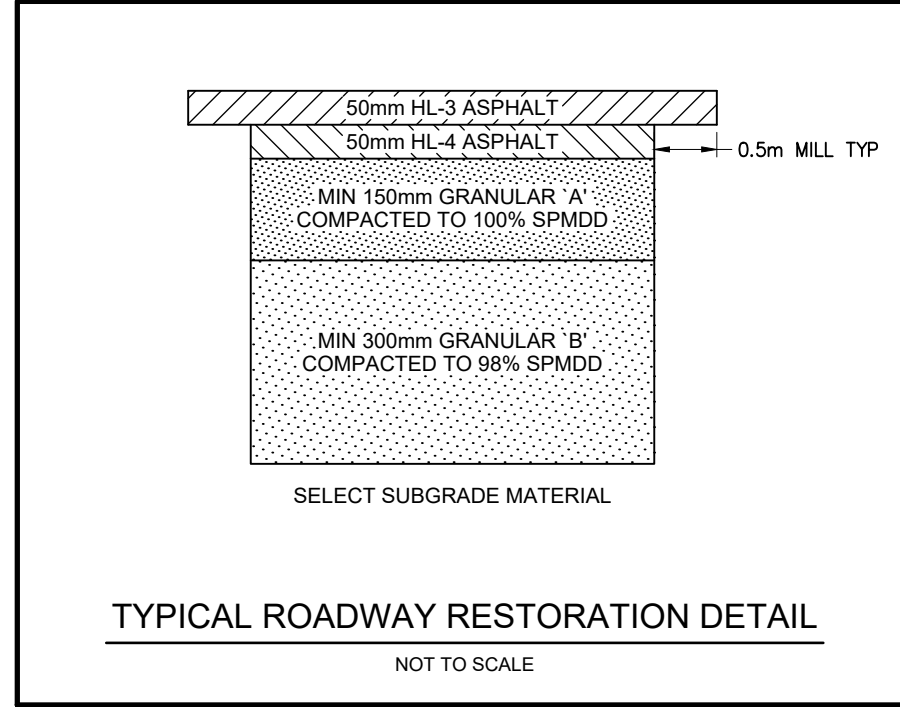
PARCEL 2 PROPOSED SEVERED LOT (North Semi-Detached Unit) (C2) R5 ZONING			
	REQUIRED	PROPOSED	COMPLIES
MIN LOT FRONTAGE (6TH AVE. W.)	10.0 m	11.30 m	YES
MIN LOT AREA *	*300 m <sup>2</sup>	*232.70 m <sup>2</sup>	NO
MAX LOT COVERAGE *	*40 %	*45.95 %	NO
MIN FRONT YARD SETBACK *	*6.5 m	*6.0 m	NO
MIN REAR YARD SETBACK *	*7.5 m	*4.19 m	NO
MIN INTERIOR SIDE YARD SETBACK	0.0 / 0.9 m	0.0 / 0.98 m	YES
MIN EXTERIOR SIDE YARD SETBACK	3.0 m	N/A	N/A
MAX BUILDING HEIGHT	10.0 m	<10.0 m	YES

(\*) POSSIBLE MINOR VARIANCE REQUIRED.

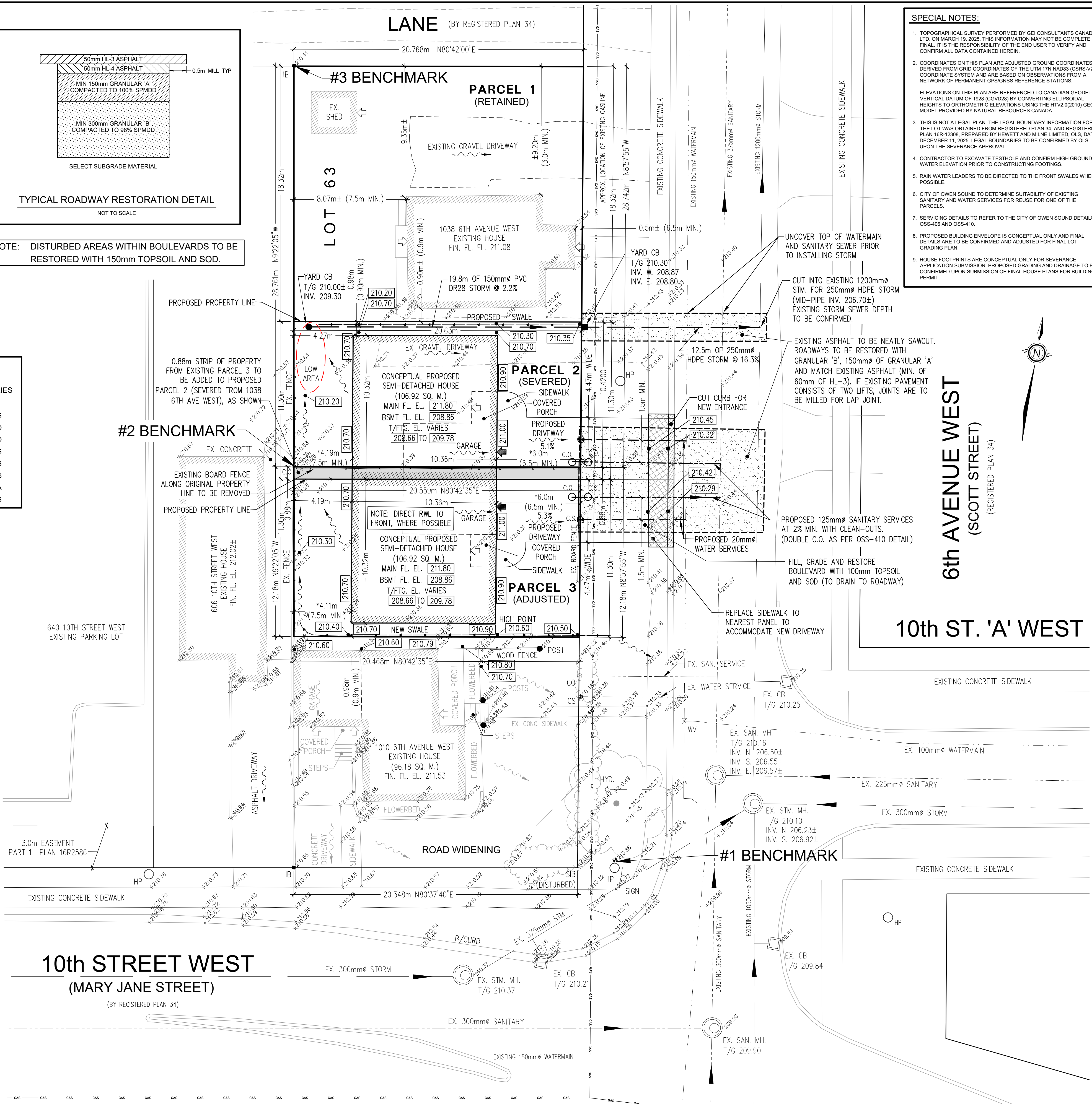
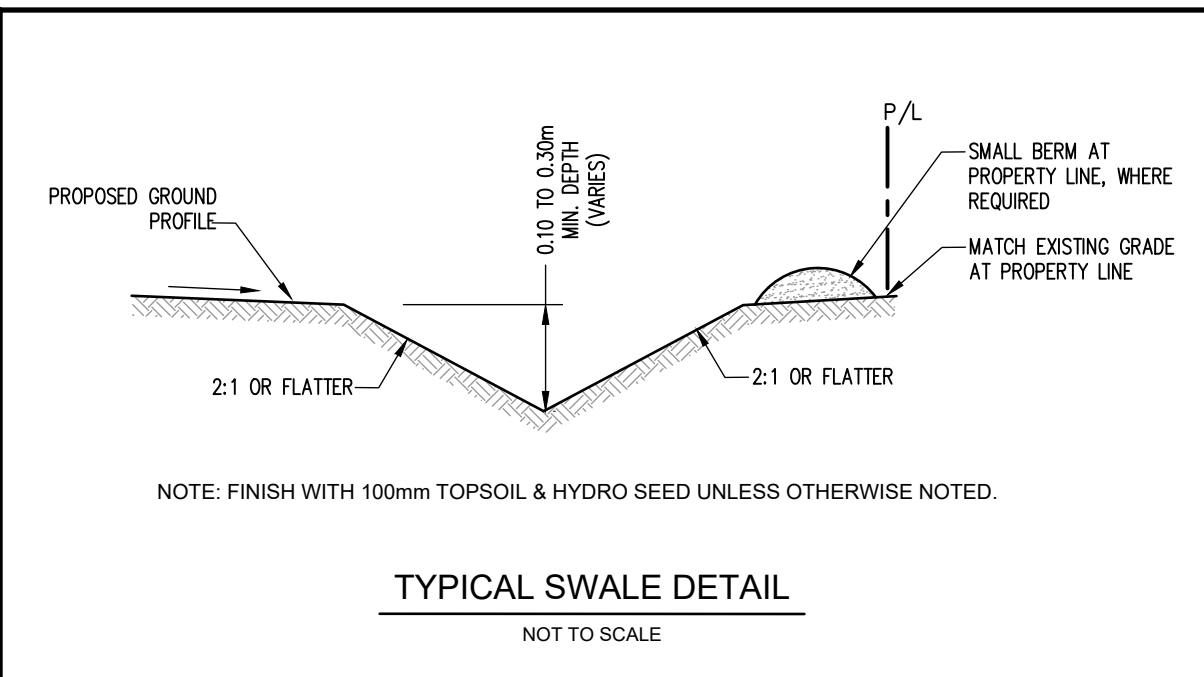
PARCEL 3 PROPOSED SEVERED LOT (South Semi-Detached Unit) (C2) R5 ZONING				
	A01-2025 VARIANCE	REQUIRED	PROPOSED	COMPLIES
MIN LOT FRONTAGE (6TH AVE. W.)	10.0 m	10.0 m	11.30 m	YES
MIN LOT AREA *	*249.80 m <sup>2</sup>	*300 m <sup>2</sup>	*231.76 m <sup>2</sup>	NO
MAX LOT COVERAGE *	*45 %	*40 %	*46.13 %	NO
MIN FRONT YARD SETBACK *	*6.0 m	*6.5 m	*6.0 m	YES
MIN REAR YARD SETBACK *	*4.0 m	*7.5 m	*4.11 m	YES
MIN INTERIOR SIDE YARD SETBACK	0.9 m	0 / 0.98 m	0.9 m	YES
MIN EXTERIOR SIDE YARD SETBACK	3.0 m	3.0 m	N/A	N/A
MAX BUILDING HEIGHT	10.0 m	10.0 m	<10.0 m	YES

(\*) PER COMMITTEE OF ADJUSTMENT NOTICE OF DECISION MINOR VARIANCE A01-2025 AND RELATED COMMITTEE OF ADJUSTMENT CONSENT APPLICATION B01-2025.

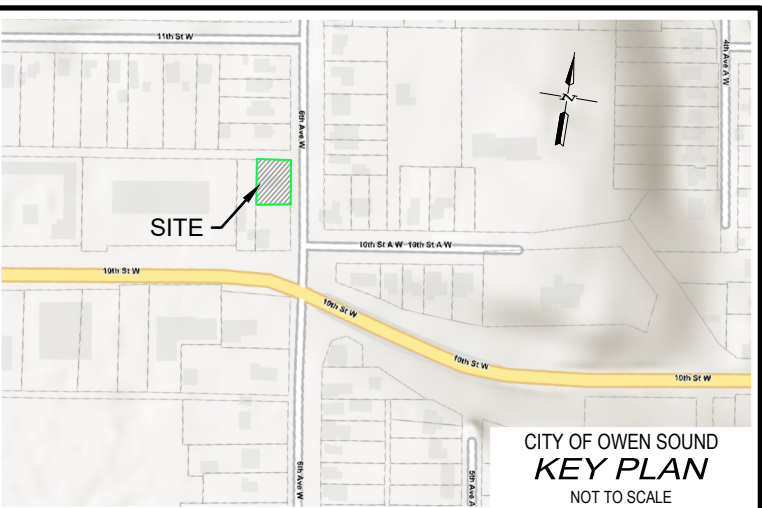
LOT COVERAGE CALCULATIONS GENERAL RESIDENTIAL - R5 ZONING	
<b>PARCEL 1 (RETAINED) - EXISTING DWELLING</b>	
OVERALL LOT AREA	379.25 m <sup>2</sup>
AREA OF HOUSE FOOTPRINT	86.14 m <sup>2</sup>
AREA OF PORCH	INCL.
AREA OF DECK	N/A
LOT COVERAGE IN PERCENTAGE	22.71 %
<b>PARCEL 2 (SEVERED) - CONCEPTUAL PLANS (NORTH SEMI-DETACHED UNIT)</b>	
OVERALL LOT AREA	232.70 m <sup>2</sup>
AREA OF HOUSE FOOTPRINT	106.92 m <sup>2</sup>
AREA OF PORCH	INCL.
AREA OF DECK (<0.75m ABOVE GRADE)	N/A
LOT COVERAGE IN PERCENTAGE	45.95 %
<b>PARCEL 3 (ADJUSTED) - CONCEPTUAL PLANS (SOUTH SEMI-DETACHED UNIT)</b>	
OVERALL LOT AREA	231.76 m <sup>2</sup>
AREA OF HOUSE FOOTPRINT	106.92 m <sup>2</sup>
AREA OF PORCH	INCL.
AREA OF DECK (<0.75m ABOVE GRADE)	N/A
LOT COVERAGE IN PERCENTAGE	46.13 %



NOTE: DISTURBED AREAS WITHIN BOULEVARDS TO BE RESTORED WITH 150mm TOPSOIL AND SOD.



- SPECIAL NOTES:**
- TOPOGRAPHICAL SURVEY PERFORMED BY GEI CONSULTANTS CANADA LTD. ON MARCH 10, 2025. THIS INFORMATION MAY NOT BE COMPLETE OR FINAL. IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY AND CONFIRM ALL DATA CONTAINED HEREIN.
  - COORDINATES ON THIS PLAN ARE ADJUSTED GROUND COORDINATES DERIVED FROM GRID COORDINATES OF THE UTM 17N NAD83 (CSRS-V7) COORDINATE SYSTEM AND ARE BASED ON OBSERVATIONS FROM A NETWORK OF PERMANENT GPS/GNSS REFERENCE STATIONS. ELEVATIONS ON THIS PLAN ARE REFERENCED TO CANADIAN GEODETIC VERTICAL DATUM OF 1928 (CGVD28) BY CONVERTING ELLIPSOIDAL HEIGHTS TO ORTHOMETRIC ELEVATIONS USING THE HTF200910 GEOD MODEL PROVIDED BY NATURAL RESOURCES CANADA.
  - THIS IS NOT A LEGAL PLAN. THE LEGAL BOUNDARY INFORMATION FOR THE LOT WAS OBTAINED FROM REGISTERED PLAN 34, AND REGISTERED PLAN 16R2586, PREPARED BY HEWITT AND MILNE LIMITED, O.S. DATED DECEMBER 11, 2025. LEGAL BOUNDARIES TO BE CONFIRMED BY OLS UPON THE SEVERANCE APPROVAL.
  - CONTRACTOR TO EXCAVATE TESTHOLE AND CONFIRM HIGH GROUND WATER ELEVATION PRIOR TO CONSTRUCTING FOOTINGS.
  - RAIN WATER LEADERS TO BE DIRECTED TO THE FRONT SWALES WHERE POSSIBLE.
  - CITY OF OWEN SOUND TO DETERMINE SUITABILITY OF EXISTING SANITARY AND WATER SERVICES FOR REUSE FOR ONE OF THE PARCELS.
  - SEPARATING DETAILS TO REFER TO THE CITY OF OWEN SOUND DETAILS OSS-408 AND OSS-410.
  - PROPOSED BUILDING ENVELOPE IS CONCEPTUAL ONLY AND FINAL DETAILS ARE TO BE CONFIRMED AND ADJUSTED FOR FINAL LOT GRADING PLAN.
  - HOUSE FOOTPRINTS ARE CONCEPTUAL ONLY FOR SEVERANCE APPLICATION SUBMISSION. PROPOSED GRADING AND DRAINAGE TO BE CONFIRMED UPON SUBMISSION OF FINAL HOUSE PLANS FOR BUILDING PERMIT.



<b>OWNER:</b> BARRY'S CONSTRUCTION	<b>CONTRACTOR:</b> BARRY'S CONSTRUCTION
THE ELEVATION AND LOCATION OF THE BUILDING TO BE ERRECTED ON THE LOT AND THE GRADING OF THE LOT ARE IN GENERAL CONFORMITY WITH THE GRADING AND DRAINAGE PLAN APPROVED BY THE MUNICIPALITY.	
P. ENG.	
GEI CONSULTANTS CANADA LTD.	

**LEGEND:**

- EXISTING CONDITIONS ELEVATION (MAR. 19/25)
- AS BUILT ELEVATION
- PROPOSED ELEVATION BELOW DECK
- SWALE DRAINAGE
- SURFACE DRAINAGE
- PROPOSED BUILDING ACCESS

NOTE: ELEVATION IN METRES.

- #1 BENCHMARK ELEV. - 210.884 m**  
TOP OF NAIL IN HYDRO POLE NEAR THE SOUTH-EAST CORNER OF SUBJECT PROPERTY (1010 6TH AVENUE WEST), AS SHOWN.
  - #2 BENCHMARK ELEV. - 210.674 m**  
CUT CROSS (B23) IN CONCRETE NEAR FENCE CORNER ON THE NORTH-WEST CORNER OF SUBJECT PROPERTY: 1010 6TH AVENUE WEST, AS SHOWN.
  - #3 BENCHMARK ELEV. - 210.413 m**  
TOP OF I.B. ON THE NORTH-WEST CORNER OF THE SUBJECT PROPERTY, BETWEEN LOT 62 (606 10TH STREET WEST) AND LOT 63 (1038 6TH AVENUE WEST), AS SHOWN.
- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, 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.

PRELIMINARY			
NO.	DATE	REVISION DESCRIPTION	CHKD



GEI CONSULTANTS CANADA LTD.  
1260-2ND AVENUE EAST, UNIT 1  
OWEN SOUND, ONTARIO N4K 2J3  
(519)376-1805

**2405285-10**  
**Lot Severance Plan**  
**North Part Lot 63, Plan 34**  
1038 6th Avenue West  
City of Owen Sound

DRAWN BY: LVT	APPROVED BY: WED	PROJECT NO.:	DRAWING NO.:
DESIGNED BY: LVT	DATE: MARCH 3, 2026	2405285-10	1
		SCALE: 1:150	

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