



NOTES :

BENCHMARK 1 ELEV. - 229.94m
TOP OF IB LOCATED ON THE SOUTH EAST CORNER OF PART 4, PLAN 16M-44.

BENCHMARK 2 ELEV. - 224.24m
TOP OF SIB LOCATED ON THE NORTH EAST CORNER OF PART 4, PLAN 16M-44.

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
NOT FOR CONSTRUCTION

NO.	DATE	REVISION DESCRIPTION	CHKD.

BluePlan
ENGINEERING

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BLOCKS 3 & 4 DEVELOPMENT
EAST RIDGE BUSINESS PARK
ANDPET REALTY

SITE PLAN

DRAWN BY: E.J.T.	APPROVED BY: J.B.S.	PROJECT NO.: 221210	DRAWING NO.: 1
DESIGNED BY: E.J.T.	DATE: MAR 2, 2022	SCALE: 1:400	

ZONING (M2) HEAVY INDUSTRIAL	REQUIRED	PROPOSED	COMPLIES
FRONT SETBACK	10.0 m	12.04 m MIN	YES
INTERIOR SIDE SETBACK	3.0 m	3.10 m	YES
EXTERIOR SIDE SETBACK	3.0 m	47.74 m	YES
REAR SETBACK	3.0 m	8.94 m	YES
LOT AREA	1,000 m ² MIN	20,004.49 m ²	YES
LOT COVERAGE	80% MAX	10.6%	YES
LANDSCAPED OPEN SPACE	25% MIN	24.5%	NO *
PARKING SPACES			
5 + 1 SPACE PER 90 m ² GFA (INDUSTRIAL)	80	19	NO *
1 SPACE PER 28 m ² GFA (OFFICE)	6	6	YES

(*) DENOTES MINOR VARIANCE REQUIRED

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