

MUNICIPALITY OF WEST GREY/
MUNICIPALITY OF GREY HIGHLANDS
LOCATION PLAN
N.T.S.

LEGEND

GREY HIGHLANDS M2 ZONING PROVISIONS HEAVY INDUSTRIAL		
	REQUIRED	PROVIDED
MIN. LOT AREA	8,000 sq m	145,662 sq m
MIN. LOT FRONTAGE	60.0m	31.78m
MIN. SETBACKS		
FRONT YARD	15.0m	112.48m
REAR YARD	7.5m	0m
SIDE YARD	7.5m	182.71m
SIDE YARD (EXT)	7.5m	9.53m
MAX. LOT COVERAGE	20%	23.0%
PARKING REQUIREMENTS		
INDUSTRIAL USE 1/40m ² UP TO 3000m ²	75 SPACES	75 SPACES
1/200m ² OVER 3000m ²	152 SPACES	389 SPACES
30,376.3m ² TOTAL		
TOTAL	227 SPACES	464 SPACES

LIST OF DRAWINGS

SP-01 - SITE PLAN - GREY HIGHLANDS
SP-01 - SITE PLAN - WEST GREY
SP-03 - OVERALL SITE PLAN

SITE PLAN INFORMATION

GEI CONSULTANTS
1260 2ND AVENUE EAST, UNIT 1
OWEN SOUND, ON N4K 2J3
PHONE: (519) 376-1805
WEBSITE: geiconsultants.com

BENCHMARK No. 1 - 416.77m
TOP NUT ON FIRE HYDRANT LOCATED ON THE EAST SIDE OF THE MAIN PLANT.
BENCHMARK No. 2 - 417.31m
TOP NUT ON FIRE HYDRANT LOCATED ON THE WEST SIDE OF THE MAIN PLANT.

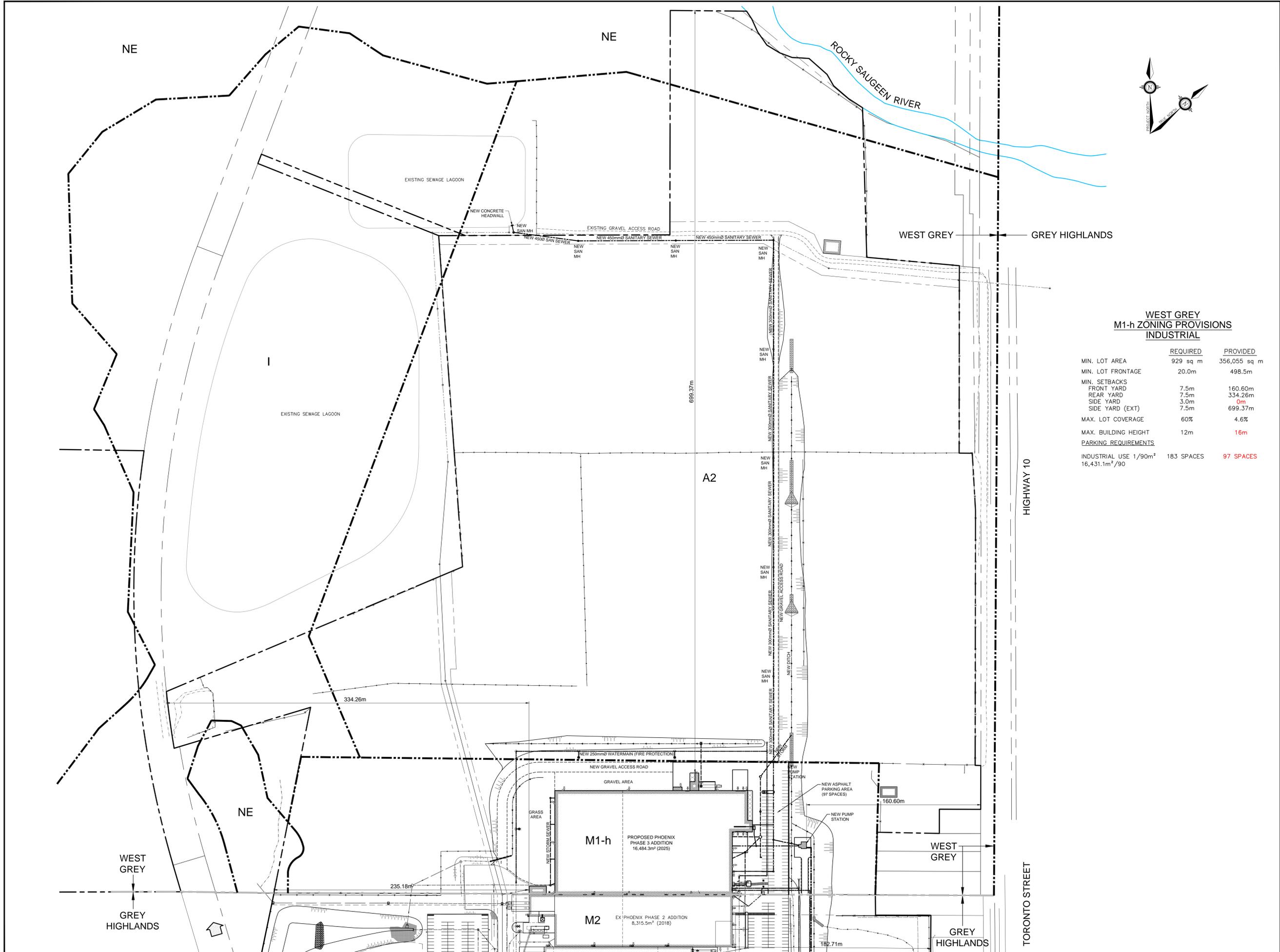
No.	DATE	ISSUE/REVISION	INITIAL
1	07/03/2025	ISSUED FOR SITE PLAN APPROVAL	JBS

MUNICIPALITY OF GREY HIGHLANDS
CHAPMAN'S ICE CREAM
100 CHAPMAN'S CRESCENT
MARKDALE, ONTARIO

SITE PLAN-GREY HIGHLANDS



DESIGNED BY: JBS	DATE: AUG 2024	CHECKED BY: JBS
DRAWN BY: KB	PROJECT No. 2401219	DRAWING No. SP-01
SCALE: 1:1250		



MUNICIPALITY OF WEST GREY/
MUNICIPALITY OF GREY HIGHLANDS
LOCATION PLAN
N.T.S.

LEGEND

WEST GREY M1-h ZONING PROVISIONS INDUSTRIAL		
	REQUIRED	PROVIDED
MIN. LOT AREA	929 sq m	356,055 sq m
MIN. LOT FRONTAGE	20.0m	498.5m
MIN. SETBACKS		
FRONT YARD	7.5m	160.60m
REAR YARD	7.5m	334.26m
SIDE YARD	3.0m	0m
SIDE YARD (EXT)	7.5m	699.37m
MAX. LOT COVERAGE	60%	4.6%
MAX. BUILDING HEIGHT	12m	16m
PARKING REQUIREMENTS		
INDUSTRIAL USE 1/90m ²	183 SPACES	97 SPACES
16,431.1m ² /90		

LIST OF DRAWINGS

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CHAPMAN'S ICE CREAM
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SITE PLAN-WEST GREY



DESIGNED BY: JBS	DATE: AUG 2024	CHECKED BY: JBS
DRAWN BY: KB	PROJECT No. 2401219	DRAWING No. SP-02
SCALE: 1:1500		

