

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 1/40m² UP TO 3000m²	75 SPACES	75 SPACES
1/200m² OVER 3000m²	152 SPACES	389 SPACES
30,376.3m² TOTAL		
TOTAL	227 SPACES	464 SPACES

LIST OF DRAWINGS

SP-01	SP-02	SP-03
SITE PLAN - GREY HIGHLANDS	SITE PLAN - WEST GREY	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.

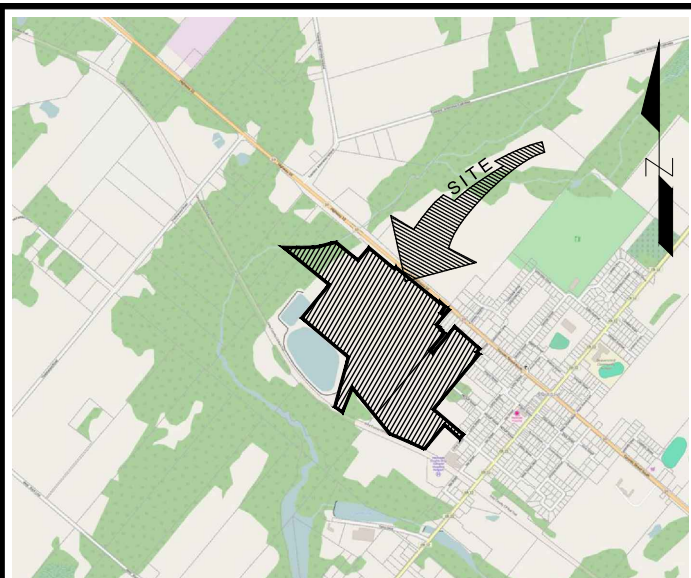
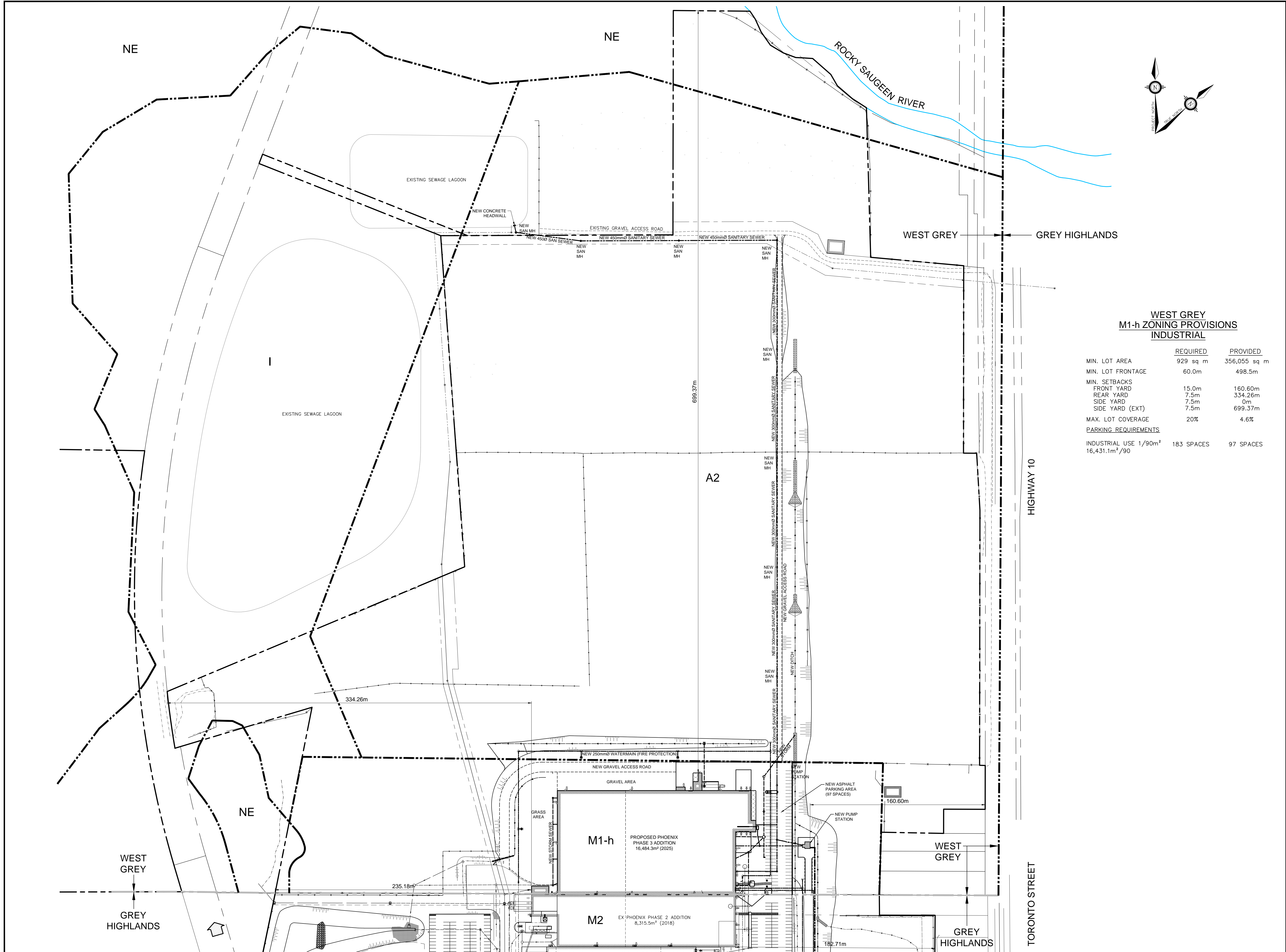
No.	DATE	ISSUE/REVISION	INITIAL
1	07/03/2025	ISSUED FOR SITE PLAN APPROVAL	JBS

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	60.0m	498.5m
MIN. SETBACKS		
FRONT YARD	15.0m	160.60m
REAR YARD	7.5m	334.26m
SIDE YARD	7.5m	0m
SIDE YARD (EXT)	7.5m	699.37m
MAX. LOT COVERAGE	20%	4.6%
PARKING REQUIREMENTS		
INDUSTRIAL USE 1/90m²	183 SPACES	97 SPACES
16,431.1m²/90		

- LIST OF DRAWINGS**
- SP-01 - SITE PLAN - GREY HIGHLANDS
 - SP-01 - SITE PLAN - WEST GREY
 - SP-03 - OVERALL SITE PLAN

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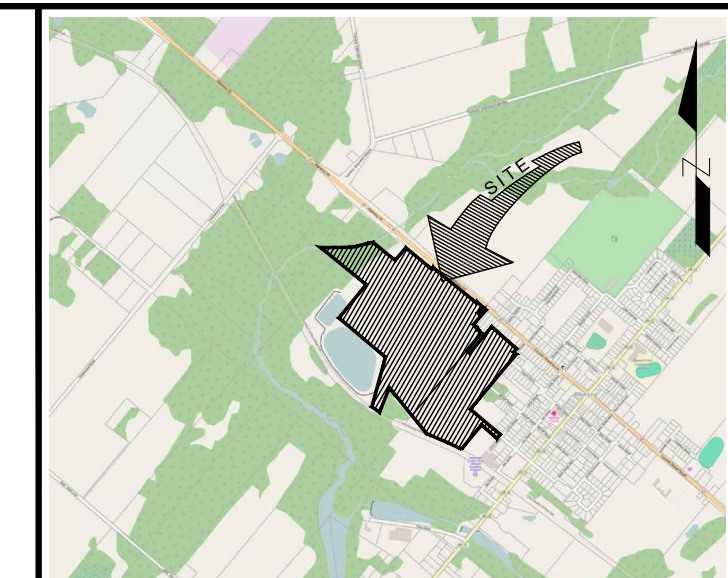
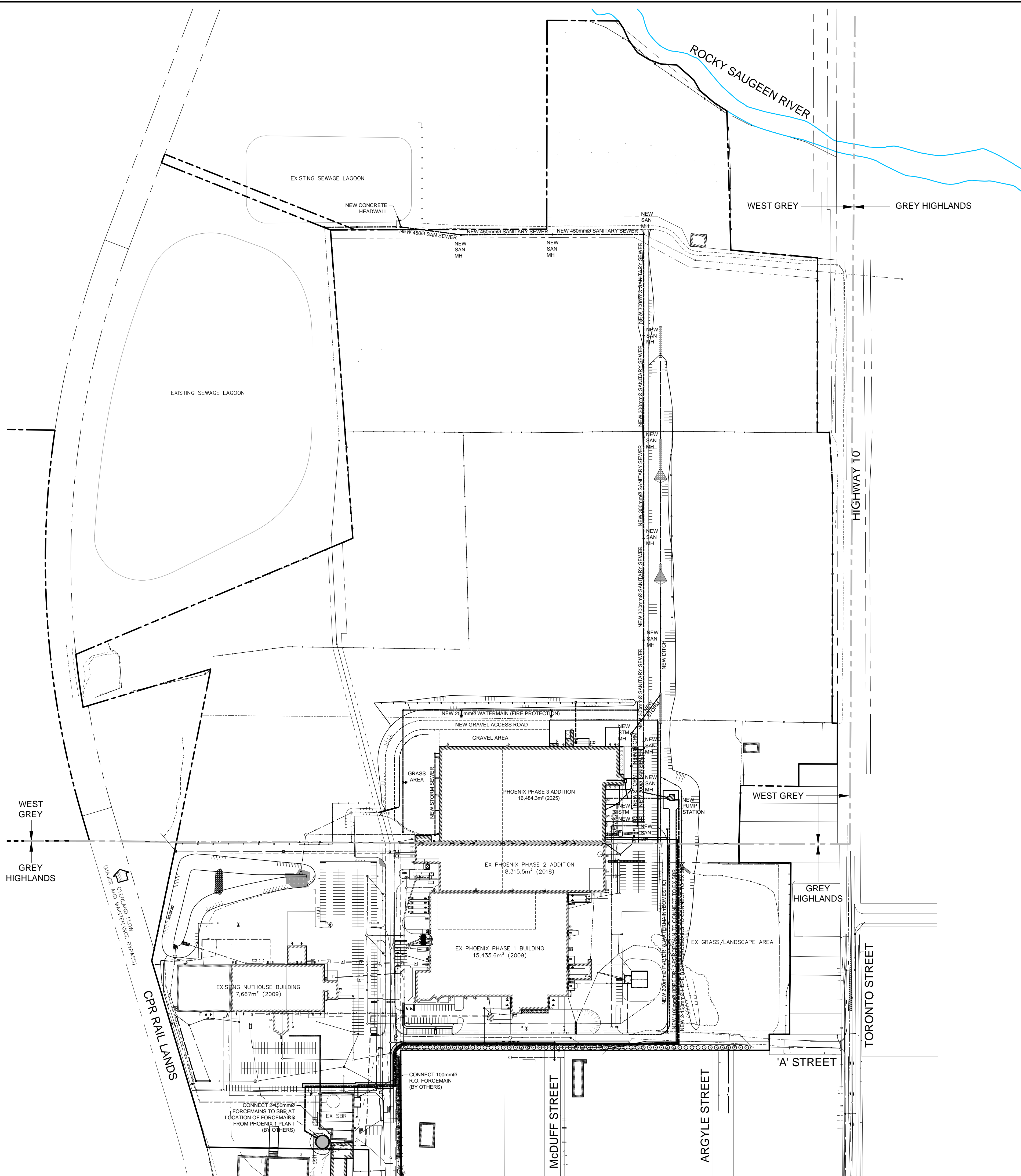
MUNICIPALITY OF WEST GREY

CHAPMAN'S ICE CREAM
100 CHAPMAN'S CRESCENT
MARKDALE, ONTARIO

SITE PLAN-WEST GREY

GEI Consultants
GEI CONSULTANTS, INC.
1260 2ND AVENUE EAST
OWEN SOUND, ONTARIO N4K 2J3
(519) 376-1805

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



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

LEGEND

LIST OF DRAWINGS

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

SITE PLAN INFORMATION

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MUNICIPALITIES OF GREY
HIGHLANDS AND WEST GREY

CHAPMAN'S ICE CREAM
100 CHAPMAN'S CRESCENT
MARKDALE, ONTARIO

OVERALL SITE PLAN

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GEI CONSULTANTS, INC.
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OWEN SOUND, ONTARIO N4K 2J3
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DESIGNED BY: JBS	DATE: AUG 2024	CHECKED BY: JBS
DRAWN BY: KB	PROJECT No. 2401219	DRAWING No. SP-03
SCALE: 1:2000		