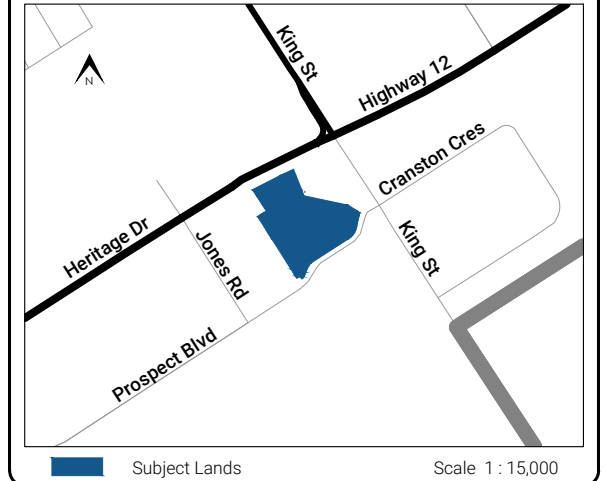


Zone Matrix ZBL 2004 - 90	Highway Commercial (HC) Zone	Proposed HC-## Zone
Lot Area (min)	3,000m ²	±23,487.3m ²
Lot Frontage (min)	30m	±89.6m
Lot Coverage (max)	50%	±22.6%
Front Yard (min)	7.5m	±14.0m
Setback from Highway 12 (min)	15.0m	±14.0m
Side Yard (min)	0.0m	±4.3m
Rear Yard (min)	7.5m (south)	±18.0m
Building Height (max)	11.0m	±15.1m
Parking Spaces (min)	53	53
- Self Storage	40 (1 / 300m ² GFA)	
- Retail	13 (5 / 90m ² GFA)	
Parking Space Dimension (min)	2.8m x 5.8m	2.8m x 6.1m
Barrier Free Parking	3.0m x 6.0m (angled)	3.6m x 9.1m (angled)
Barrier Free Parking Space Dimension (min)	3.4m x 5.8m	>3.4m x 5.8m
Loading Spaces (min)	2	>2
Loading Space Dimensions (min)	4.0m x 21.0m	>4.0m x 21.0m
Drive Aisle Width (min)	6.0m	8.7m



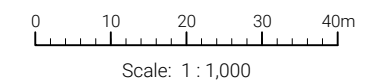
CONCEPT PLAN

16728 HIGHWAY 12
 Part of Lot 100, Concession 1 E
 Town of Midland, County of Simcoe



LEGEND

- Subject Lands
- Storage Building (One Storey)
- Retail & Storage Building (Three Storeys)
- Entrance/Exit - Vehicular
- Entrance/Exit - Pedestrian
- Stormwater Management



Note: This drawing is for discussion purposes only.
 Boundary to be verified by an O.L.S.

Source: General Servicing Plan, Tatham Engineering, August 2024.
 County of Simcoe interactive map.

Drawn By: A.M. Date: September 17, 2024 File No: 1389



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