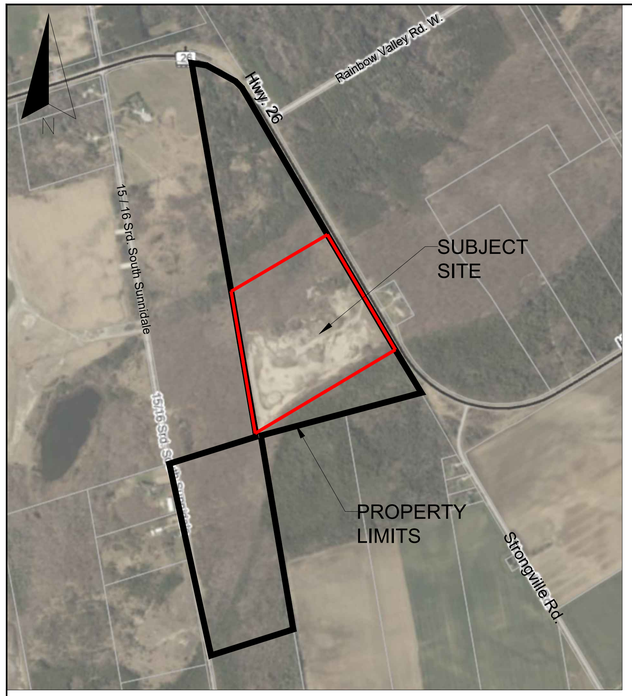
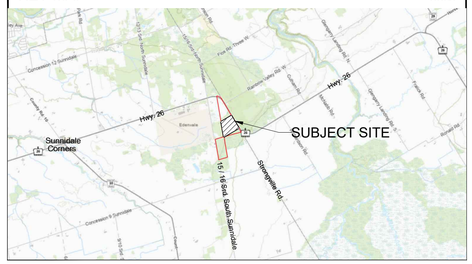


EXTRACTIVE INDUSTRIAL (EX) ZONE		
Provisions	**Required**	**Provided**
Permitted Uses	Extraction of Aggregate & Processing	Asphalt Plant
Min. Lot Area	--	22.3ha 16.4ha - ZBA
Min. Lot Frontage	--	466.9m
Min. Front Yard	15.0m	> = 15.0m
Min. Rear Yard	15.0m	> = 15.0m
Min. Interior Side Yard	15.0m	> = 15.0m
Min. Exterior Side Yard	15.0m	> = 15.0m
Landscape Requirements (2.13.1)	Where parking area contains 9 or more parking spaces, 1 tree shall be planted for every 3 parking spaces provided	3 trees shall be planted per space
Landscape Screen (2.13.2.a.b.): A 3.0m wide landscape screen, with a mature height of at least 2.00m, is required along a lot line that meets any of the following criteria:	Where a commercial or industrial use or zone abuts a resident use or zone	Complies
	Where a parking area contains 4 or more required spaces and abuts a residential use or zone	Complies
Required Parking: Industrial Use	3 parking spaces (2 spaces + 1 parking space / 45.00m^2 of G.F.A. for the first 3,002.00m^2 and then 1 parking space / 100.00m^2 for the remaining G.F.A.)	11 parking spaces
Required B.F. space	1 space (1 - 25 spaces)	1 B.F.space
Min. Parking Space Size (2.15.1)	Width: 3.0m Length: 6.0m	Width: 3.0m Length: 6.0m
Min. B.F. Parking Space Size (1.15.1)	Width: 4.6m Length: 6.0m	Width: 4.6m Length: 6.0m

KEY MAP n.t.s.



CONCEPTUAL SITE PLAN

Part of Lot 16 and 17, Concession 10,
(Formerly Township of Sunnidale),
Township of Clearview,
County of Simcoe

Scale

0 25 50 75 100m

LEGEND

- Subject Property (64.9ha)
- Subject Site & Licensed Boundary (22.3ha)
- Extraction Limit (19.1ha)
- Asphalt Plant Area (3.0ha)
- Monitoring Well
- Office / Control Centre (28.6m^2)
- Power Supply Bldg.
- Approximate Limits of Disturbed Area (Previous Operations)
- Directional Traffic Arrows
- Processed RAP
- Aggregate Stockpiles
- Lands Subject To ZBA (16.4ha)
- Zone Boundary
- 14.0m M.T.O. Setback

Source: Township of Clearview Zoning By-Law
County of Simcoe Interactive Mapping, 2022 Imagery
Note: Information shown is approximate and subject to change.

CONCEPTUAL ASPHALT PLANT SITE PLAN - 1

4769 HIGHWAY 26, CLEARVIEW

SCHEDULE OF REVISIONS

No.	Date	Description	By
1.	May 17, 2024	1st. Application Submission	A.S.

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tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date:	May 17, 2024	Drawn By:	A.S.
File:	23 - 1293	Checked:	J.H.