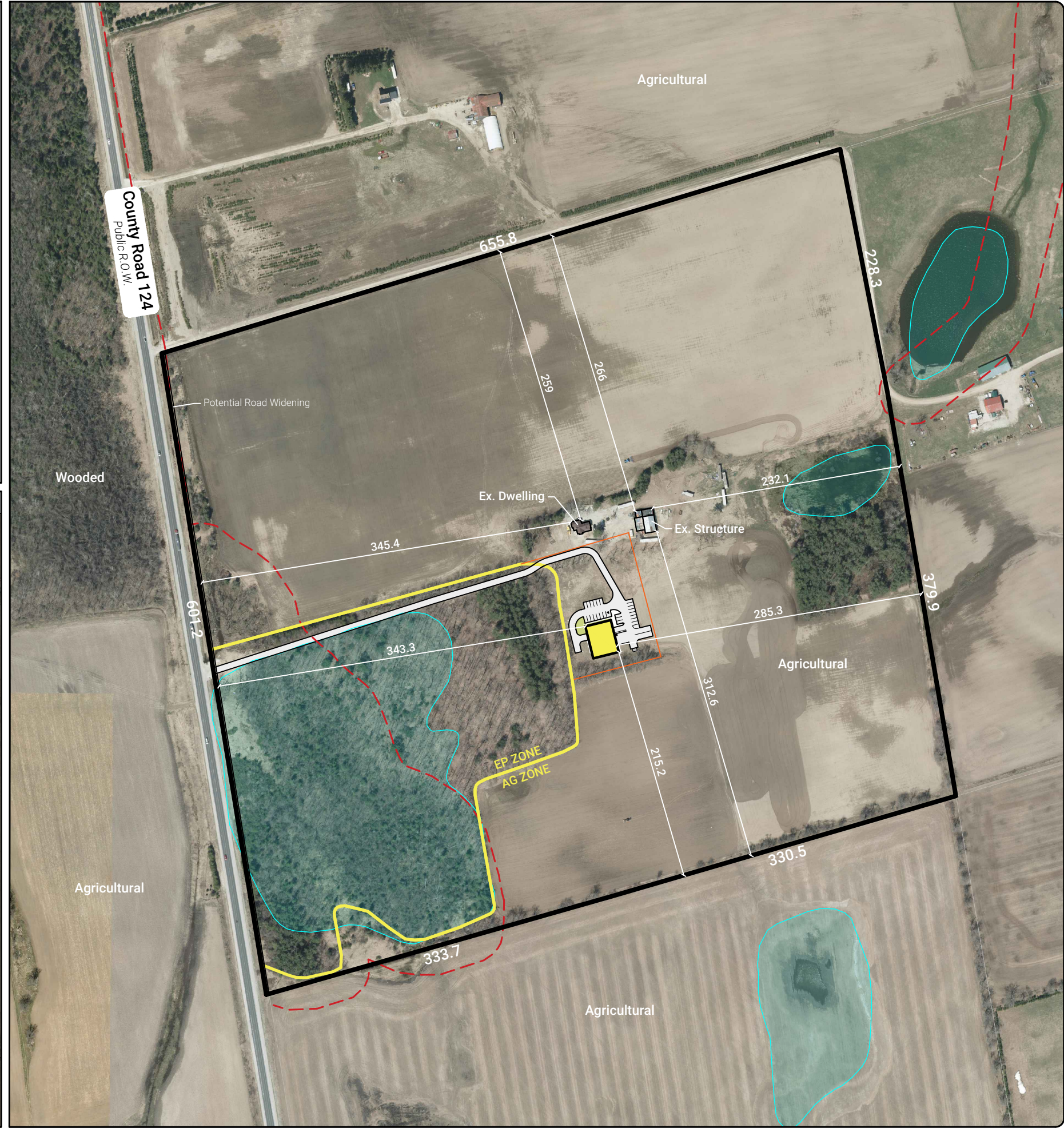
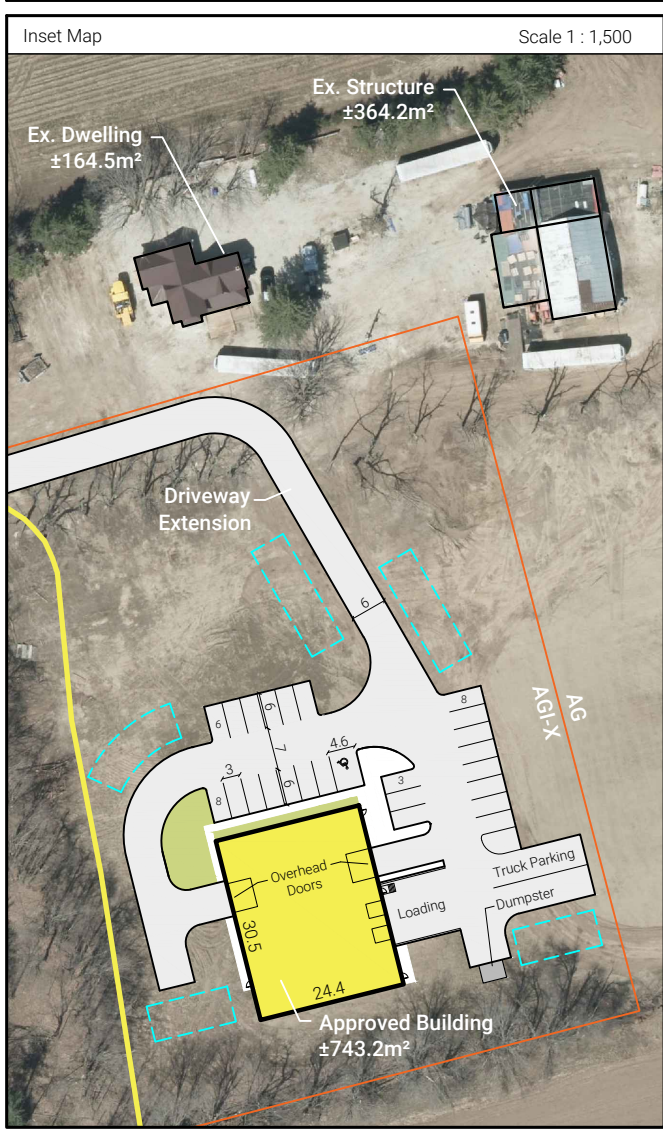


Zone Matrix		
ZBL 06-54		
	Agriculturally Related Industrial (AGI) Zone	Proposed
Lot Area (min)	0.5ha	±39.775ha
Lot Frontage (min)	40.0m	±601.4m
Lot Coverage (max)	60%	±0.3%
Front Yard (min)	10.0m	±343.3m
Interior Side Yard (min)	7.5m	±215.2m
Exterior Side Yard (min)	10.0m	n/a
Rear Yard (min)	7.5m	±232.1m
Height (max)		
- Principal Buildings	20.0m	<13.0m
- Accessory Buildings	18.0m	9.2m
Parking Spaces (min)	77 total	29 total
- Dwelling Unit	2	2
- Industrial Use	75 (1/10m²)	25 + 2 truck parking spaces
Tree Plantings (min)	9	9
Barrier Free Parking (min)	4	1
Drive Aisle Width (min)	7.0m	7.0m
Loading Spaces (min)	2	2
Loading Location	Behind front wall	Behind front wall
Parking Dimensions (min)	3.0m x 6.0m 4.6m x 6.0m (BF)	3.0m x 6.0m 4.6m x 6.0m (BF)
Loading Dimensions (min)	3.5m x 9.0m	3.5m x 9.0m
Snow Storage (min)	20% (478m²)	±500m²



CONCEPT PLAN

793273 COUNTY ROAD 124
Part of Lot 6, Concession 5 Southern Division
Township of Clearview, County of Simcoe

Scale 1 : 75,000

LEGEND

- Subject Lands
Lot Area: ±39.775ha
Lot Frontage: ±601.4m
Lot Depth: ±659.8m
Land Use Designation: Agricultural AG & EP
- Existing Building / Structures
- Approved Building
Proposed Use: Flour Milling Facility
Coverage: ±743.2m² (8,000ft²)
Dimensions: 24.4m x 30.5m
Height: 9.2m
- Zone Boundary
- Unevaluated Wetlands
- NVCA Regulated Area
- Snow Storage

0 50 100 150m

Scale: 1 : 4,000

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

Source: Simcoe County interactive map.

Drawn By: AM Check By: AP Date: May 25, 2026

File No: 090-26

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