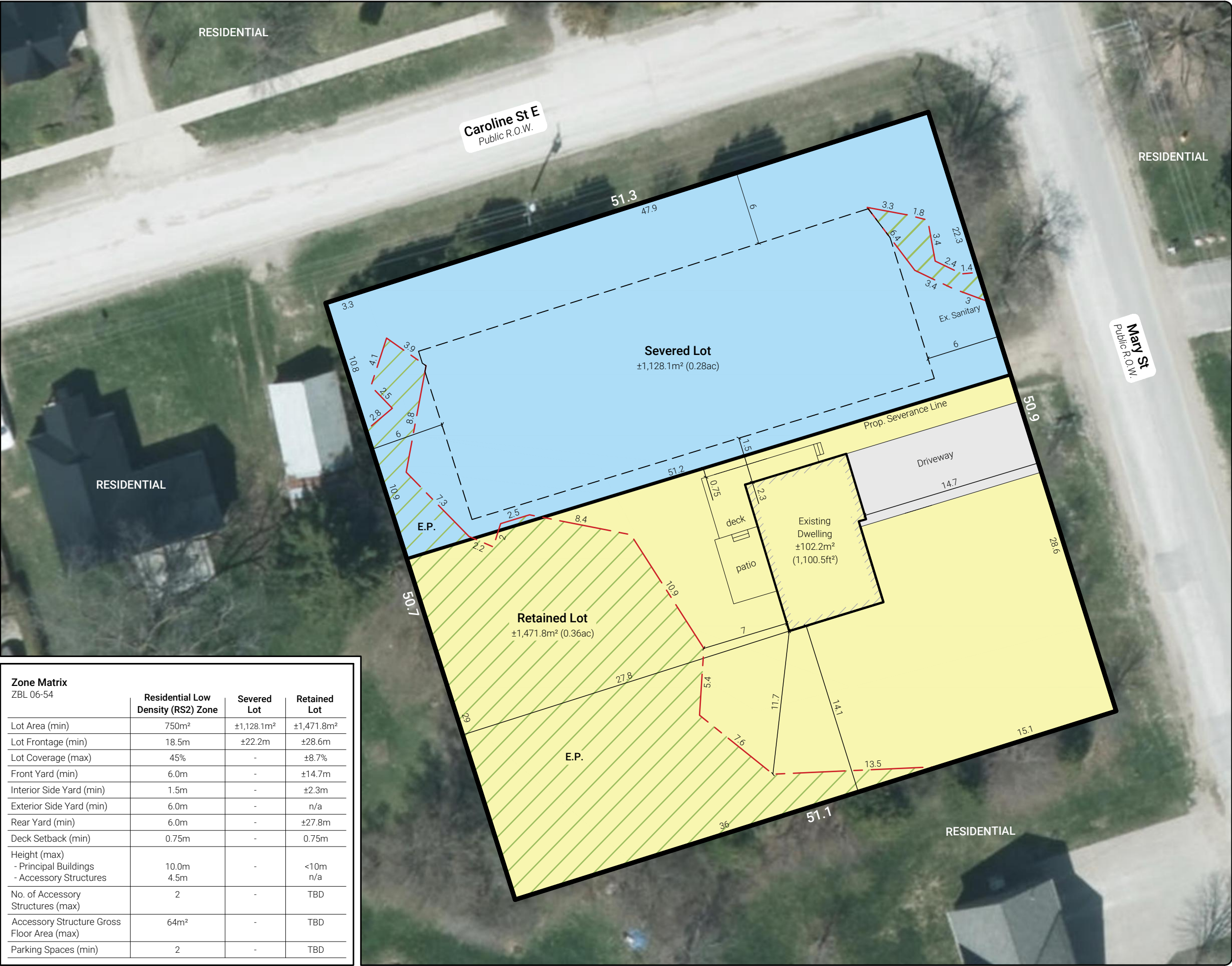
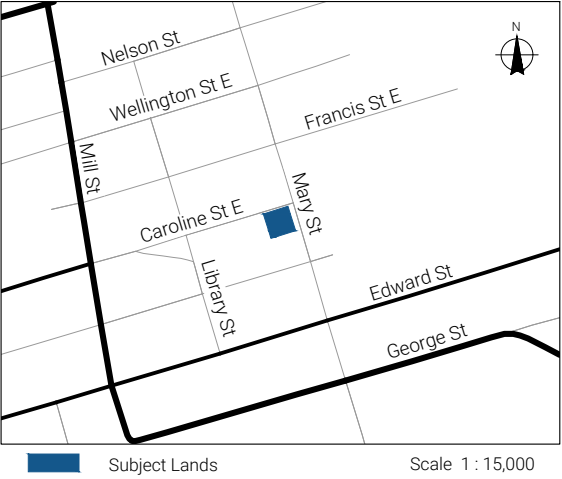




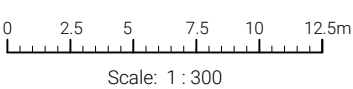
Zone Matrix			
ZBL 06-54			
	Residential Low Density (RS2) Zone	Severed Lot	Retained Lot
Lot Area (min)	750m²	±1,128.1m²	±1,471.8m²
Lot Frontage (min)	18.5m	±22.2m	±28.6m
Lot Coverage (max)	45%	-	±8.7%
Front Yard (min)	6.0m	-	±14.7m
Interior Side Yard (min)	1.5m	-	±2.3m
Exterior Side Yard (min)	6.0m	-	n/a
Rear Yard (min)	6.0m	-	±27.8m
Deck Setback (min)	0.75m	-	0.75m
Height (max)			
- Principal Buildings	10.0m	-	<10m
- Accessory Structures	4.5m	-	n/a
No. of Accessory Structures (max)	2	-	TBD
Accessory Structure Gross Floor Area (max)	64m²	-	TBD
Parking Spaces (min)	2	-	TBD

SEVERANCE SKETCH

144 MARY STREET
Part of Lot 9, Concession 4
Creemore, Township of Clearview, County of Simcoe



- LEGEND**
- Subject Lands
Lot Area: ±2,599.9ha (0.64ac)
Lot Frontage: ±50.9m
 - Severed Lot
Lot Area: ±1,128.1m² (0.28ac)
Lot Frontage: ±22.2m
 - Retained Lot
Lot Area: ±1,471.8m² (0.36ac)
Lot Frontage: ±28.6m
 - Floodway
 - Building Envelope (Severed Lot)



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

Source: County of Simcoe interactive map.

Drawn By: A.M. Date: July 23, 2026 File No: 1559a