

Zone Matrix		
ZBL 2004 - 90	Highway Commercial (HC) Zone	Proposed HC-## Zone
Lot Area (min)	3,000m <sup>2</sup>	±23,487.3m <sup>2</sup>
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	±4.2m
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 <sup>2</sup> GFA)	
- Retail	13 (5 / 90m <sup>2</sup> GFA)	
Parking Space Dimension (min)	2.8m x 5.8m	2.8m x 5.8m
	3.0m x 6.0m (angled)	3.6m x 9.1m (angled)
Barrier Free Parking	1	2
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	±6.6m



# CONCEPT PLAN

**ENTITY NUMBER (841076)**  
16728 Highway 12  
Part of Lot 100, Concession 1 E  
Town of Midland, County of Simcoe

Subject Lands  
Scale 1 : 15,000

**LEGEND**

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

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: April 10, 2025    File No: 1389

Phone: (705) 327-1873    Website: morganplanning.ca  
101-21 Matchedash Street South, Orillia, ON, L3V 4W4