

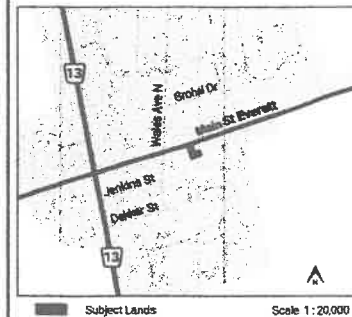
Zone Matrix ZBL 03-57

	Hardest Residential on Private Services (HR1) Zone	Proposed HR1-XX Zone
Lot Area (min)	0.2ha	±0.163ha (0.45ac)
Lot Frontage (min)	30.5m	±21.3m
Lot Coverage (max)	25%	±16.3%
Front Yard (min)	7.5m	±4.8m
Interior Side Yard (min)	3.0m	±5.7m
Rear Yard (min)	7.5m	±36.4
Building Height (max)	11.0m	<11.0m
Gross Floor Area (min)	93m ²	147.2m ²
Parking Spaces (min)	2 + 1	4 (3 tandem)
Driveway Setback (min)	1.5m	1.1m (existing)
No. of Dwellings (max)	1	2
Accessory Structure		
Permitted Use	Single Detached Dwelling Not Permitted	Single Detached Dwelling Permitted
Building Height (max)	11.0m	±6.0m
Distance to Main Building (min)	1.5m	±5.8m
Interior Side Yard (min)	3.0m	±2.4m
Building Area (max)	58m ²	±92.2m ²

CONCEPT PLAN

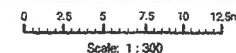
8053 MAIN STREET

Part of Lot 10, Concession 5
Everett, Township of Adjala-Toscorontio
County of Simcoe



LEGEND

- Subject Lands**
Lot Area: ±0.163ha (0.45ac)
Lot Frontage: ±21.3m
- Existing Shop to be Converted into a Second Residential Dwelling
- Existing Single Detached Dwelling
- Proposed Shop
- Existing Shed to be Removed
- NVCA Regulated Area Boundary



Note: This drawing is for discussion purposes only.
Boundary to be verified by an O.L.S.
Septic locations are approximate.
Building areas and setbacks provided by landowner.

Source: County of Simcoe interactive map, May 2025.

Drawn By: AM **Check By:** AP **Date:** May 20, 2025

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