

Zone Matrix ZBL 22-075		
	Greenlands (GL) Zone	Proposed GL-## Zone
Permitted Use	Group Home A Not Permitted	Group Home A Permitted
Lot Area (min)	n/a	±1.774ha (4.38ac)
Lot Frontage (min)	n/a	±222.5m
Lot Coverage (max)	20%	±3.8%
Front Yard (min)	8.0m	±32.6m
Setback to Highway (min)	14.0m	±32.6m
Interior Side Yard (min)	3.0m	±32.6m
Exterior Side Yard (min)	8.0m	n/a
Rear Yard (min)	8.0m	±30.7m
Building Height (max)	11.0m	<5m (1 Storey)
Distance to Any Other Group Home (min)	1,000m	>1,000m
Parking Spaces (min)	14 1 per non-resident staff member 1 space per 2 bedrooms	>18 (9 staff and 9 bedrooms)
Parking Space Dimensions (min)	3.0m x 6.0m	3.0m x 6.0m
Drive Aisle Width (max)	6.0m	6.0m



CONCEPT PLAN

7959 HIGHWAY 93
Part of Lot 91, Concession 1 West of Penetanguishene
Township of Tiny, County of Simcoe

Subject Lands

Scale 1 : 50,000

LEGEND

- Subject Lands
- Existing Building to be Converted into a Group Home A
 - Area: ±674.2m²
 - Storeys: 1
 - Proposed Rooms: 9
 - Proposed Staff: 9

Scale: 1 : 1,250

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: November 18, 2024	File No: 1486
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