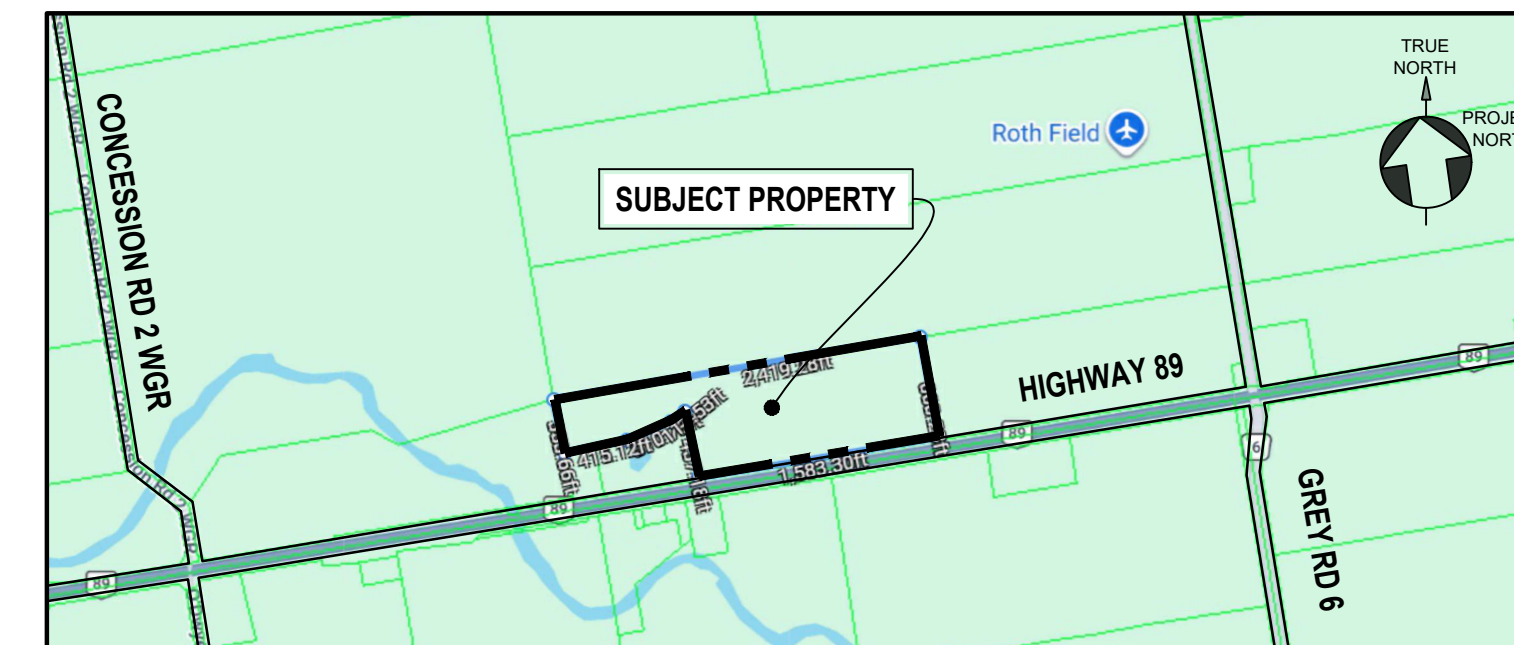
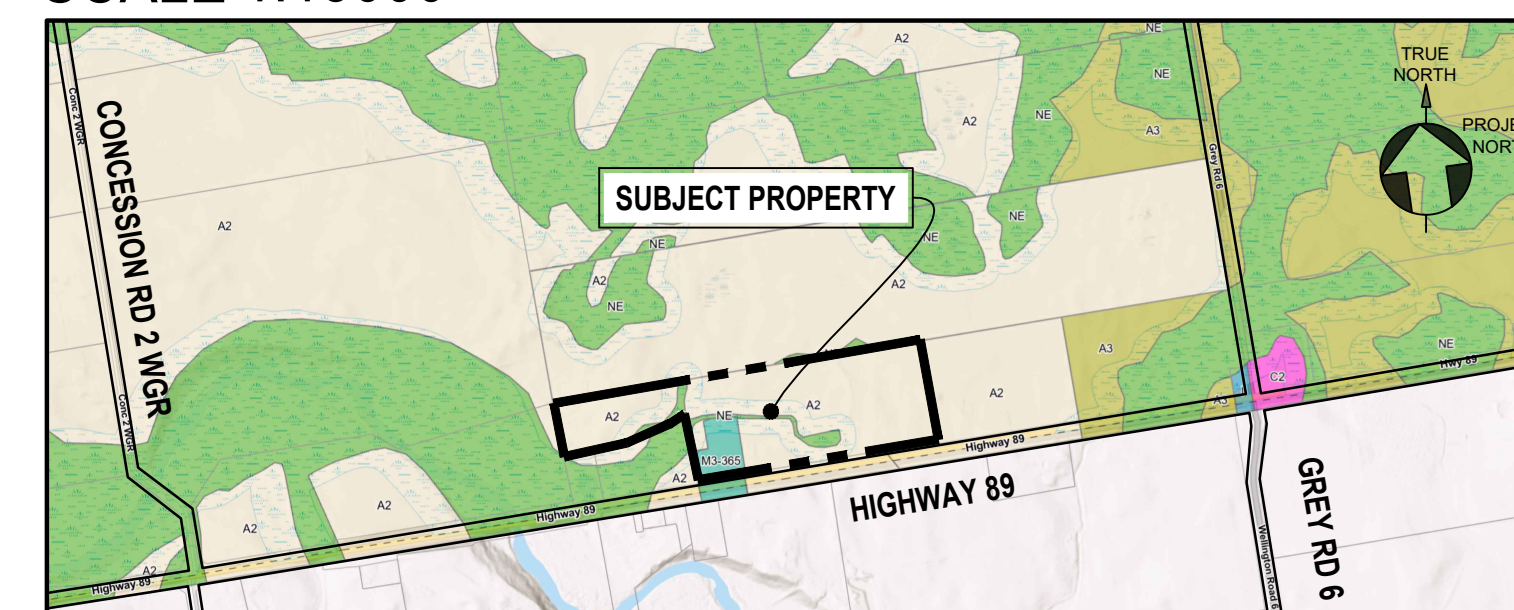


MOUNT FOREST, ON N0G 2L0

PARCEL DESCRIPTION	
ARN	420501000705501
LEGAL DESCRIPTION	PART LOT 75 CONCESSION B NORMANBY, PART 1 PLAN 17R531, SAVE AND EXCEPT PART 1 PLAN 16R10941
MUNICIPALITY	MUNICIPALITY OF WEST GREY
ADDRESS	6724 HIGHWAY 89, MOUNT FOREST

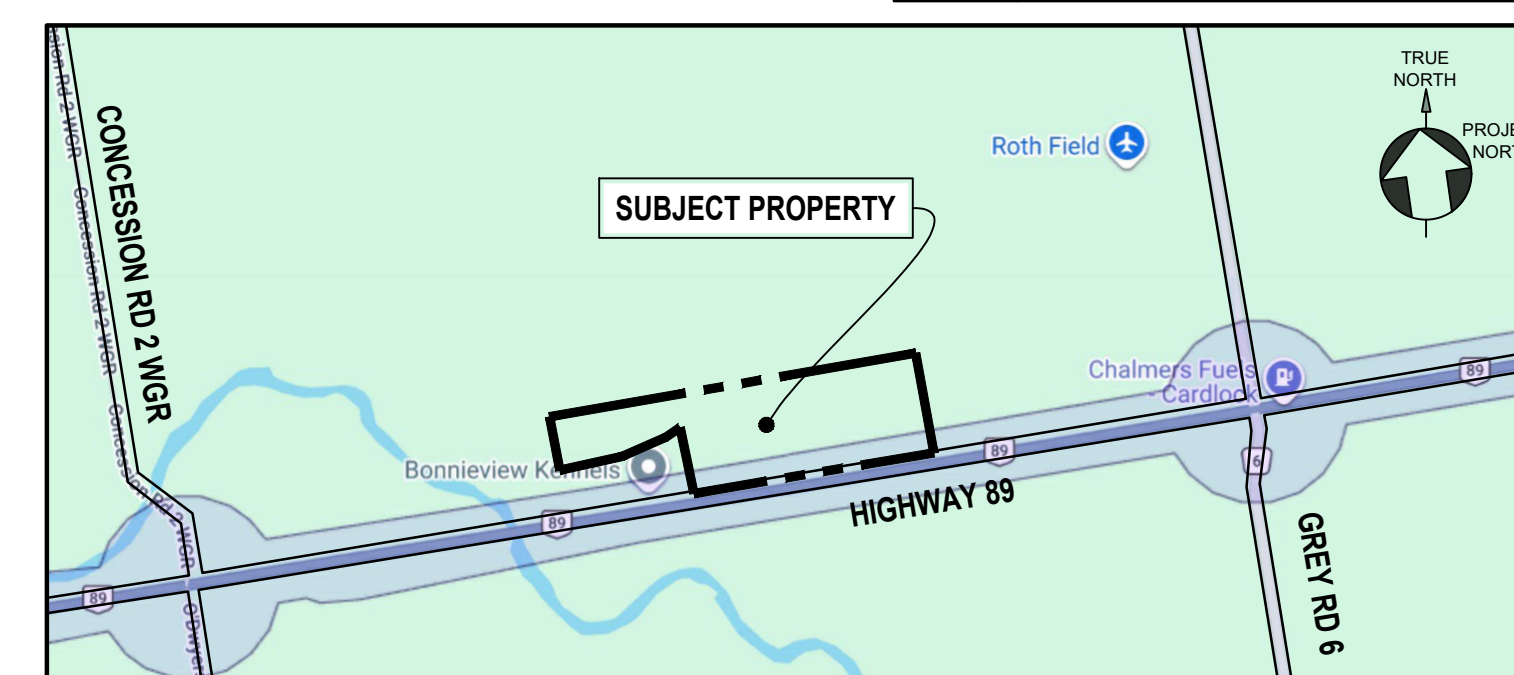


KEY PLAN
SCALE 1:15000



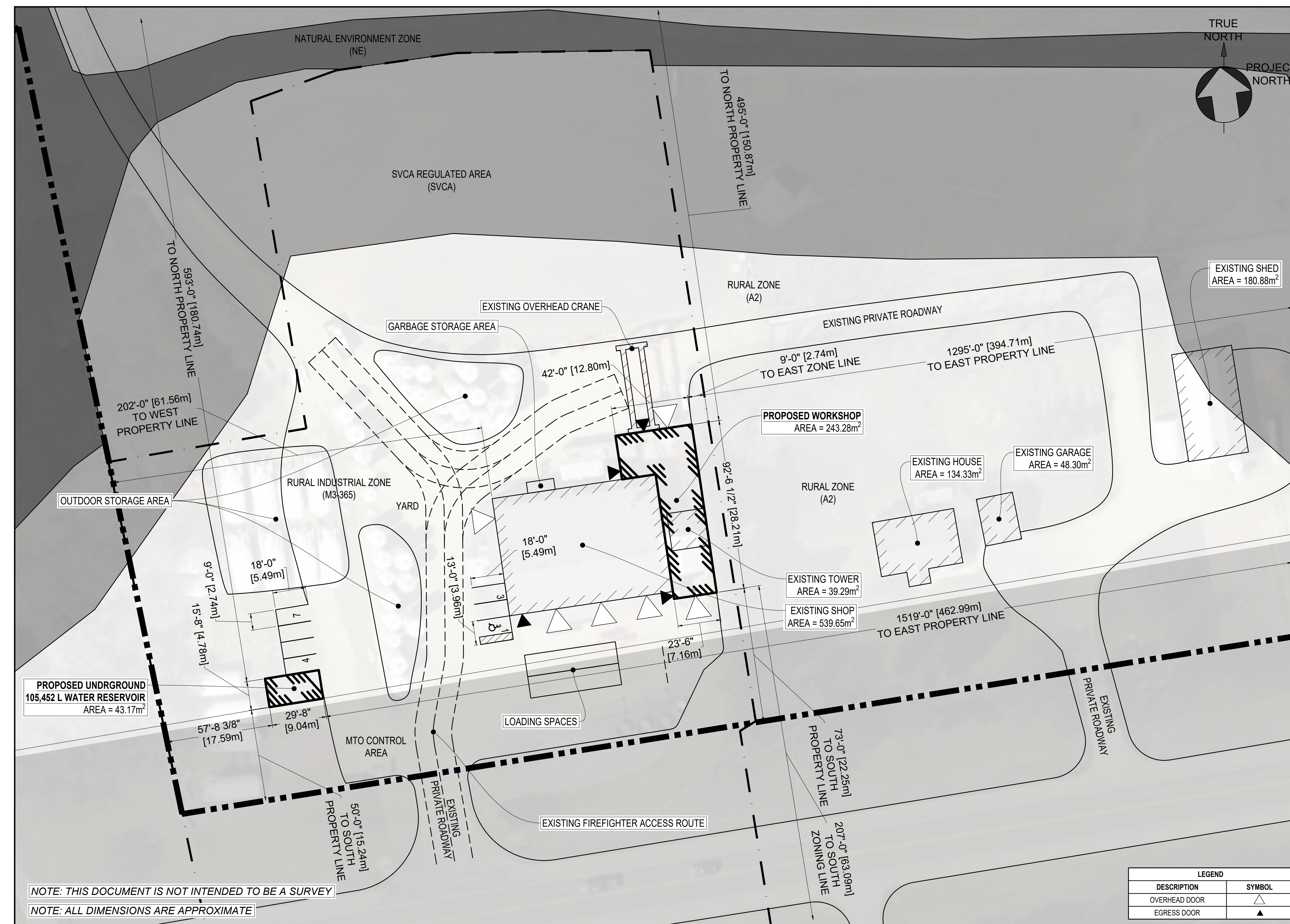
ZONING KEY PLAN: WEST GREY
SCALE 1:15000

Zoning Legend	
	RURAL ZONE (A2)
	RURAL INDUSTRIAL ZONE (M3)
	NATURAL ENVIRONMENT ZONE (NE)
	SVCA REGULATED AREA (SVCA)
	RESTRICTED RURAL (A3)
	HIGHWAY COMMERCIAL (C2)



ZONING KEY PLAN: MTO
SCALE 1:15000

Zoning Legend	
	MTO CONTROL AREA



ENLARGED SITE ORIENTATION PLAN
SCALE 1/32" = 1'-0"

LINE TYPES	
SUBJECT PROPERTY BOUNDARY LINE	— — — — — — — — — —
FIRE FIGHTER ACCESS ROUTE	- - - - -
RURAL INDUSTRIAL ZONE (M3-365)	- - - - -

3.2.5.5. LOCATION OF ACCESS ROUTES (OBC 2024)

1. Access routes for firefighting shall be located so that the principal entrance is located not less than 3 m (9'-10") and not more than 15 m (49'-3") from the closest portion of the access route required for fire department use, measured horizontally from the face of the building.
2. Access routes shall be provided to a building so that,
 - 2.1. for a building provided with a fire department connection, a fire department pumper vehicle can be located adjacent to the hydrants referred to in Article 3.2.5.16., 2.b.
 - 2.2. for a building not provided with a fire department connection, a fire department pumper vehicle can be located so that the length of the access route from a hydrant to the vehicle plus the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 90 m (295'-3"), and the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 45 m (147'-8").
3. The unobstructed path of travel for the firefighter required by Sentence (2) from the vehicle to the building shall be measured from the vehicle to the fire department connection provided for the building, except that if no fire department connection is provided, the path of travel shall be measured to the principal entrance of the building.
4. If a portion of a building is completely cut off from the remainder of the building so that there is no access to the remainder of the building, the access routes required by Sentence (2) shall be located so that the unobstructed path of travel from the vehicle to one entrance of each portion of the building is not more than 45 m (147'-8").

3.2.5.6 ACCESS ROUTE DESIGN (OBC 2024)

1. A portion of a roadway or yard provided as a required access route for fire department use shall,
 - 1.1. have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory,
 - 1.2. have a centreline radius not less than 12 m,
 - 1.3. have an overhead clearance not less than 5 m,
 - 1.4. have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m,
 - 1.5. be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions,
 - 1.6. have turnaround facilities for any dead-end portion of the access route more than 90 m long, and
 - 1.7. be connected with a public thoroughfare.

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DRAWING RELEASE				
DATE	ISSUE	BY	APPV	
JUN. 30, 2026	FOR PERMIT	A.R.	HE	

ENGINEER:

H.BYE
ENGINEERING
MOUNT FOREST
519-323-1527
Since 2017

OWNER:

SCALE DRAW
OWNER: **MARVIN MARTIN**
6724 HIGHWAY 89
MOUNT FOREST, ONTARIO N0G 2L0

PROJECT NAME / LOCATION

WORKSHOP ADDITION
6724 HIGHWAY 89
MOUNT FOREST, ONTARIO N0G 2L0

SHEET TITLE:

SHEET TITLE:
ENLARGED SITE PLAN

SHEET SIZE	DWG FILE:		2026.234 Saugeenside Enterprises - Workshop.dwg	
	DRAWN BY:		A.R	JOB#: 2026.234
	CHECKED BY:		RMM	SP1
	REVISION:		--	
	DATE:		JUN. 30, 2026.	
	SCALE:		AS NOTED.	

SHEET SIZE = 36" x 24" - DO NOT SCALE DRAWINGS

SECTION 26 - RURAL INDUSTRIAL ZONE (M3) (Municipality of West Grey Zoning By-law Number 37-2006)			
	DESCRIPTION	MINIMUM/MAXIMUM ZONING REQUIREMENTS	PROVIDED
26.1	PERMITTED USES	- Automotive Body Repair Shop - Automotive Service Station - Builders or Contractors Professional Office - Builders or Contractors Yard - Business or Professional Office - Construction Company - Custom Workshop - Dry Industry - Existing Agricultural uses - Feed Mill, Seed Plant, Grain Elevator - Mini-storage Establishment - Parking Area Lot - Public Building - Public Uses - Public Works Yard - Service or Repair Shop - Service Industry - Septic Tank Service - Transport Establishment - Warehouse - Well Driller - Wholesale Outlet - Accessory Uses, Buildings and Structures in accordance with Section 6.1, including offices, cafeteria, factory outlet, storage yards, showrooms and places of recreation - Storage industry	- Dry Industry
26.2.1	LOT AREA, Minimum	.4 ha (1 ac)	12.24 ha (30.25 ac)
26.2.2	LOT FRONTAGE, Minimum	30 m (98.4 ft)	91.44m (300 ft)
26.2.3	FRONT YARD, Minimum	7.5 m (24.6 ft) plus any applicable distance required by the applicable road authority as specified in the applicable regulations in Section 6.31 of this By-law.	SOUTH 22.25m (73 ft)
26.2.4	INTERIOR SIDE YARD, Minimum	3 m (9.8 ft); 9.2m (30.2 ft) where a Rural Industrial Zone abuts any residential zone.	EAST 394.71m (1295 ft) WEST 61.56m (202 ft)
26.2.5	EXTERIOR SIDE YARD, Minimum	7.5 m (24.6 ft) plus any applicable distance required by the applicable road authority as specified in the applicable regulations in Section 6.31 of this By-law.	N/A
26.2.6	REAR YARD, Minimum	7.5 m (24.6 ft); 9.2m (30.2 ft) where a Rural Industrial Zone abuts any residential zone	NORTH 150.87m (495 ft)
26.2.7	LOT COVERAGE, Maximum	30%	0.93%
26.2.8	BUILDING HEIGHT, Maximum	12 m (39.4 ft)	9.82m (32.25 ft)
26.2.9	RESIDENTIAL SETBACKS	No industrial activity including outdoor storage areas shall be located within 60 m (197 ft) of a residence on an abutting lot.	N/A
26.2.10	MAXIMUM GROSS FLOOR AREA	Maximum gross floor area of the main building shall not exceed 250 sq. metres	782.93m ²
26.3.1	BUFFER AREA AND LANDSCAPED AREA	a) Buffer area/strip shall be provided adjacent to every lot line that abuts any other zone in accordance with the applicable regulations required by Section 6.3 of this By-law. b) A landscaped area of 1.5 m (5 ft) in depth shall be provided across the entire frontage of the lot adjacent to the front lot line, or street line, except for areas of ingress and egress. c) Garbage Storage Areas shall be provided according to the regulations required by Section 6.11 of this By-law	
26.3.2	OUTDOOR STORAGE	Outdoor storage of goods, material, or supplies, will be permitted subject to the regulations as specified in Section 6.26 of this By-law.	

SECTION 6 - GENERAL PROVISIONS (Municipality of West Grey Zoning By-law Number 37-2006)			
	DESCRIPTION	MINIMUM/MAXIMUM ZONING REQUIREMENTS	PROVIDED
6.26	OUTDOOR STORAGE AREAS	In a Highway Commercial Zone, Rural Commercial Zone, Industrial Zone, and Rural Industrial Zone, the outdoor display of goods, materials and equipment, which is accessory to the main use of the lot, shall be permitted in accordance with the following regulations:	MET
		a) Such storage area shall not be located in any required yard setback	MET
		b) Such storage area shall not comprise more than 40% of the total lot area.	MET
		c) Such storage area shall be visually screened from view from the street and from any abutting land zoned or used for residential, institutional or open space by a buffer area or strip in accordance with the applicable regulations of Section 6.3 of this By-law.	MET
6.27.4	CALCULATION OF PARKING REGULATIONS	Where a part of a parking space is required in accordance with this By-Law for a use listed above, such part shall be considered one parking space for the purpose of calculating the total parking requirements for the said use. In addition, where the number of parking spaces required in accordance with this By-law is based upon the capacity of a building or structure, such capacity shall be deemed to be the same as the maximum capacity for such building or structure permitted by the Ontario Building Code, the Ontario Fire Code, or where applicable, the Liquor Licensing Board of Ontario, whichever capacity is the lesser. Where, on the date of passing of this By-law, a use of a lot does not comply with number of parking spaces required by Subsection 6.27.8, this By-law shall not be interpreted to require that the deficiency be made up prior to the construction of any addition or change of use except that any additional parking spaces required for the addition or change of use are provided in accordance with all provisions of Section 6.27 of this By-law.	CONFIRMED
6.27.8	MINIMUM NUMBER OF PARKING SPACES REQUIRED	Industrial use 1/90 m (1/969 ft2) GFA Min 5 spaces + Visitor (3 max for 15m (49.2ft) front)	REQUIRED 12 - 7 PROVIDED VISITOR - MET

SECTION 35 - EXCEPTION ZONE (M3-365) (THE CORPORATION OF THE MUNICIPALITY OF WEST GREY BYLAW NO. 2025-036)			
	DESCRIPTION	MINIMUM/MAXIMUM ZONING REQUIREMENTS	PROVIDED
4 (a)	Permitted uses shall be limited to:	'Industry, Dry', carpentry shop, welding shop, machine shop, custom workshop, furniture fabrication, assembly, and repair; a tool and repair shop, and a small engine repair shop but shall not include autobody repairs or automobile sales, service and repair; automotive washing establishment, the sale of gas, or a wrecking yard.	- Dry Industry
4 (b)	For the purposes of this section the 'M3-365' zone shall be considered to be a 'Lot' for purposes of establishing the maximum and/or minimum lot coverage, building setbacks etc. ;		CONFIRMED
4 (c)	The Maximum Gross Floor Area of the main building shall not exceed 630m ² ;		782.93m ²
4 (d)	Front Yard, Minimum shall be no less than 14 metres;		SOUTH 63.09m (207 ft)
4 (e)	Interior Side Yard East, Minimum shall be no less than 9.0 metres;		EAST 2.74m (9 ft)
4 (f)	Interior Side Yard West, Minimum shall be no less than 40.0 metres;		WEST 61.56m (202 ft)
4 (g)	Section 26.2.9 Residential Setbacks shall not apply;		CONFIRMED
4 (h)	Section 26.3 Other Provisions shall not apply;		CONFIRMED
4 (i)	Notwithstanding the Interior Side Yard East Minimum, an existing 39 m ² accessory building along the side yard with a 2.5 m side yard setback shall be permitted;		BUILDING REMOVED AS PART OF THIS PROPOSAL.
4 (j)	Accessory Use, Buildings and Structures shall be prohibited;		CONFIRMED
4 (k)	Notwithstanding Section 26.3.1 Buffer Area and Landscaped Area, a Buffer Area/Landscaped Area/Garbage Storage Area shall be provided as follows:		MET
	BUFFER AREA: A buffer area shall be provided along the West 'M3-365' zone line in accordance with the following provisions:		
	i. Have a minimum width throughout of not less than 1.5 m (5 ft).		MET
	ii. j Consist of a 'Planting Strip' of not less than 1.8 m (5.9 ft).		MET
	iii. Be kept free of all parking, buildings or structures except for a legal boundary partition and used only for the placement of trees, shrubs, similar vegetation, fencing and landscaping features.		MET
	iv. Be maintained by the owner of land on which the buffer area is located.		MET
	LANDSCAPED AREA: A landscaped area of 1.5 m (5 ft) in depth shall be provided across the entire frontage of the lot adjacent to the front lot line, or street line, except for areas of ingress and egress.		MET
	GARBAGE STORAGE AREAS: Garbage Storage Areas shall be provided according Section 6.11 Garbage Storage Areas.		MET
4 (l)	Outdoor Display Areas shall be prohibited;		CONFIRMED
4 (m)	Notwithstanding Section 6.26 Outdoor Storage Areas and Section 26.3.2 Outdoor Storage, the gross Outdoor Storage Area shall not exceed 2,300 m ² ;		MET
4 (n)	Notwithstanding Section 6.26 Outdoor Storage Areas and Section 26.3.2 Outdoor Storage, the Outdoor Storage Area shall be located to the rear of the main building;		MET
4 (o)	Notwithstanding Section 6.27.8 Minimum Number of Parking Spaces Required a minimum of 7 parking spaces shall be provided;		7 parking spots
4 (p)	Notwithstanding Section 6.16(f) Loading Regulations a minimum of 2 loading spaces shall be provided;		2 LOADING SPACES
4 (q)	There shall be no advertising other than a non-illuminating sign which has a maximum size of 1.487 square metres (16 square feet);		MET
4 (r)	Notwithstanding Section 6.9 External Lighting, all external lighting fixtures shall be dark sky friendly;		MET
4 (s)	All other Regulations of the M3 Rural Industrial Zone shall apply.		MET

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H.BYE ENGINEERING MOUNT FOREST 519-323-1527 Since 2017			
OWNER: MARVIN MARTIN 6724 HIGHWAY 89 MOUNT FOREST, ONTARIO N0G 2L0			
PROJECT NAME / LOCATION: WORKSHOP ADDITION 6724 HIGHWAY 89 MOUNT FOREST, ONTARIO N0G 2L0			
SHEET TITLE: ZONING NOTES			
DWG FILE:	2026-234 Saugamside Enterprises - Workshop.dwg	JOB#	2026-234
DRAWN BY:	A.R.		
CHECKED BY:	RAM		
REVISION:			
DATE:	JUN. 30, 2026		
SCALE:	AS NOTED		

SP2

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