

150 ALBERT ST

PART OF LOT 16& 17  
CONCESSION 3  
TOWNSHIP OF TAY  
TOWN OF MIDLAND  
COUNTY OF SIMCOE

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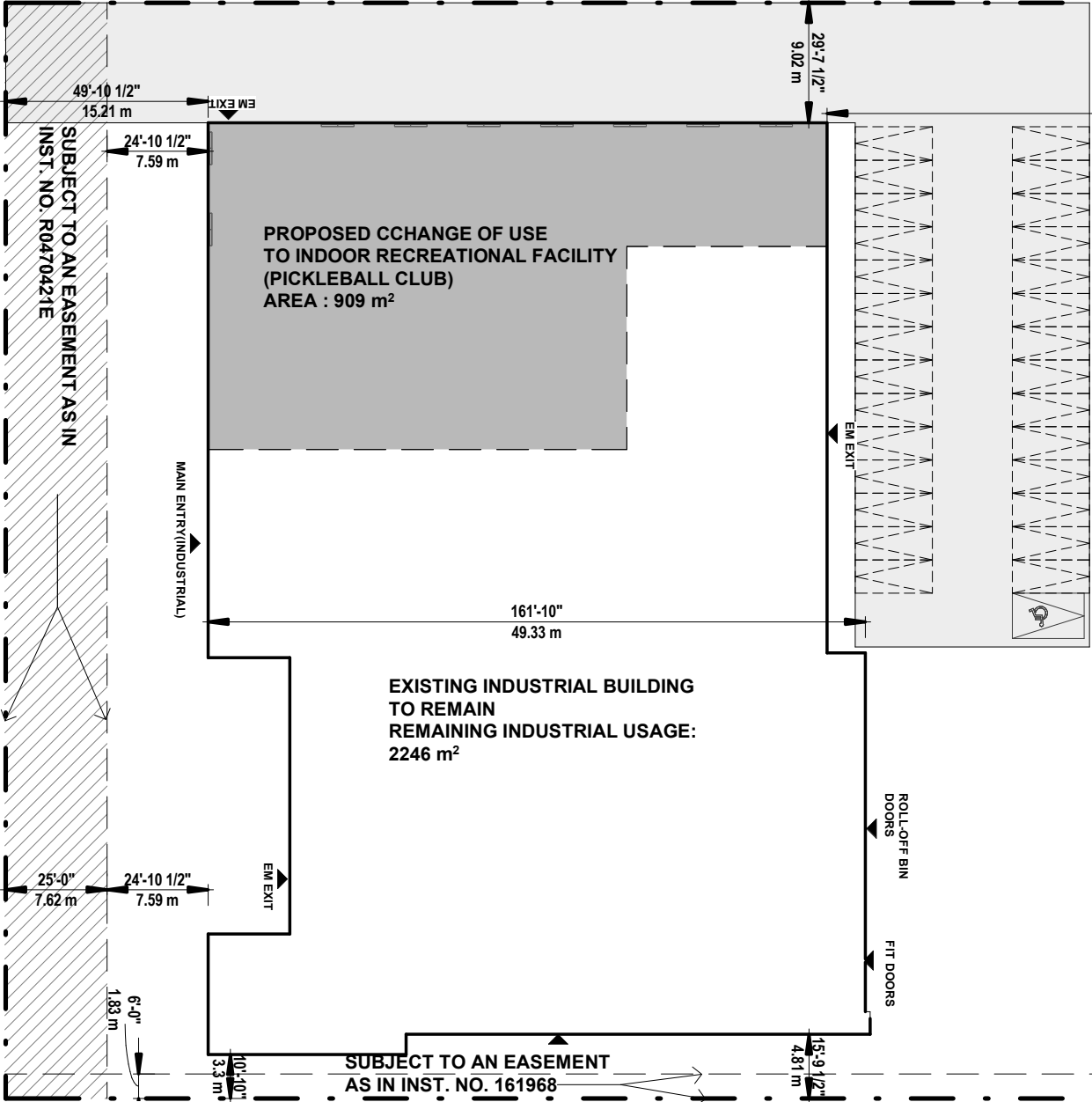
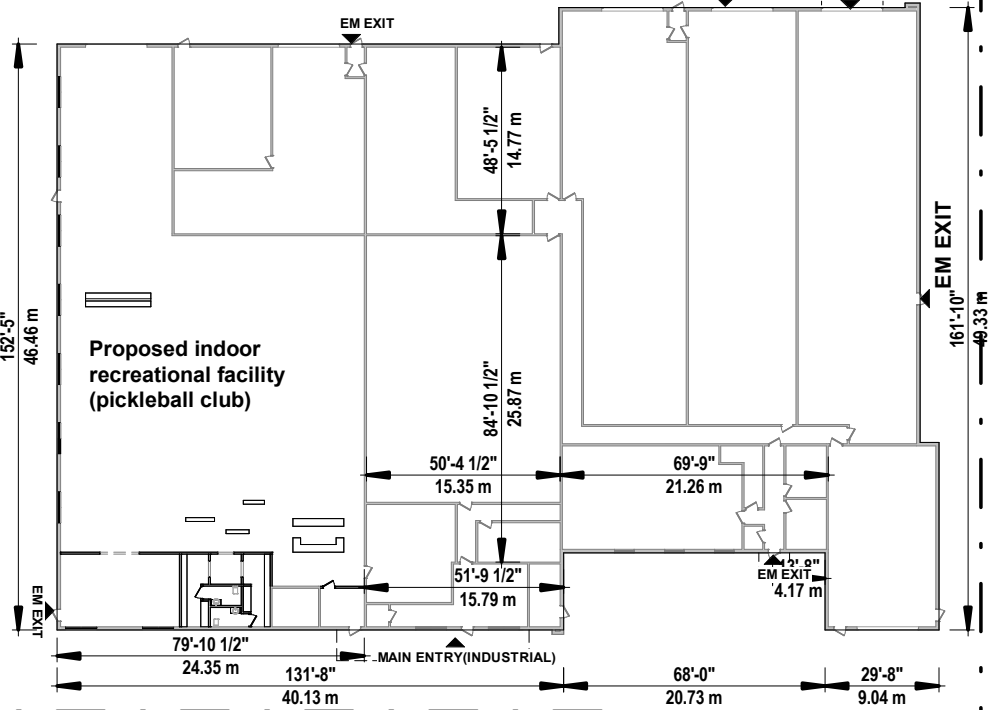
BUILDING AND ZONING

THE SUBJECT PROPERTY IS ZONED " M2" ZONIING BY-LAW 2004-90.  
Site Analysis

|                    |            |                    |
|--------------------|------------|--------------------|
| Lot Frontage       | 82.30 m    |                    |
| Lot Area           | 12111.7m²  |                    |
| Road Widening Area | 631.93 m²  |                    |
| Net Lot Area       | 11479.77m² |                    |
| Setbacks           |            |                    |
| Front Yard Setback | 7.59 m     | Existing To Remain |
| Side Setback(East) | 9.02 m     | Existing To Remain |
| Side Setback(West) | 4.42 m     | Existing To Remain |
| Rear Yard Setback  | 86.67 m    | Existing To Remain |
| Building Length    | 48.46 m    | Existing To Remain |
| Building Height    | TBD        | Existing To Remain |

Building Area Analysis

|                                        |                             |
|----------------------------------------|-----------------------------|
| Lot Coverage                           | %24.96 (Existing To Remain) |
| Existing Building Area                 | 3155 m²                     |
| Existing Industrial to Remain          | 2246 m²                     |
| Proposed Recreational Use              | 909 m²                      |
| Proposed Recreational Use              | 15 Person                   |
| Occupant Load                          |                             |
| Provided Parking Spaces (Recreational) | 30                          |



1 SITE PLAN

Scale:1 : 500



|                  |            |                     |     |
|------------------|------------|---------------------|-----|
| Project:         |            |                     |     |
| 150 ALBERT ST.   |            |                     |     |
| MIDLAND ONTARIO  |            |                     |     |
| Submission Chart |            |                     |     |
| No.              | Date:      | Issued For:         | By: |
| 1                | 2024-09-16 | For Pre-Sub Meeting | MA  |
| 2                | 2025-03-04 | ZONING REVIEW       |     |
| 3                | 2026-01-12 | ZBA                 |     |

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Sheet Title:

SITE PLAN

|             |              |           |
|-------------|--------------|-----------|
| Drawn:      | ARCH         | Sheet No: |
| Checked:    | Checker      |           |
| Project No: | 24-334       |           |
| Date:       | AUG 2024     |           |
| Scale:      | As indicated |           |

A01-00