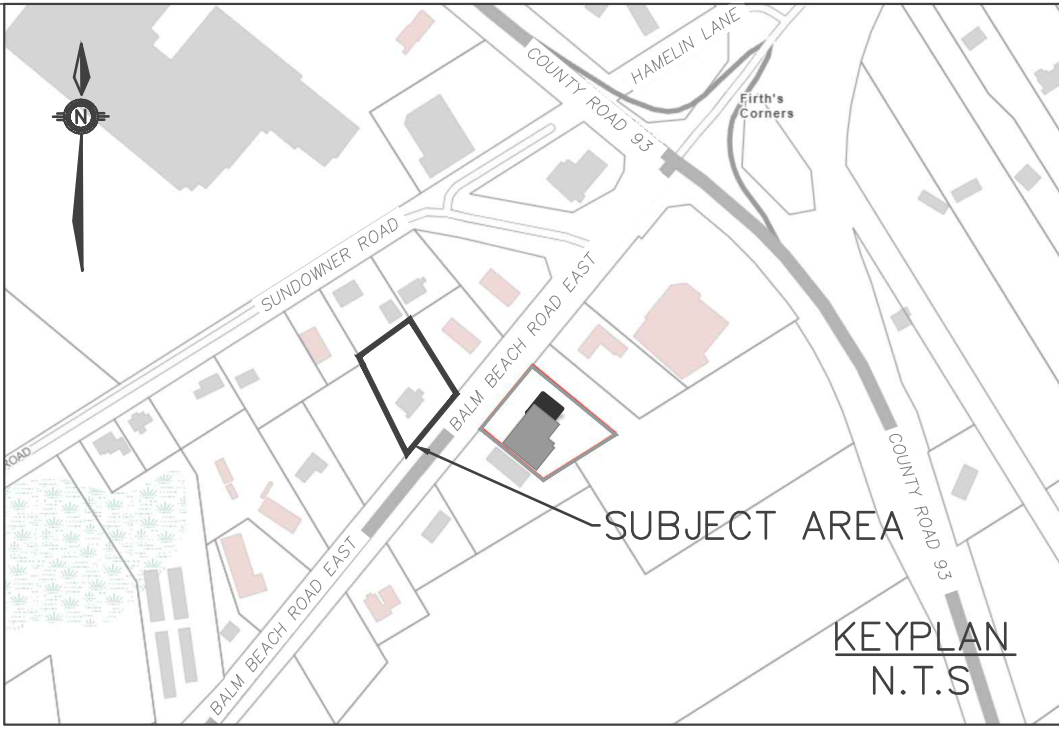




REVISED ZONING MATRIX Town of Midland Zoning By-Law 2004-90 Highway Commercial (HC) Zone				
Rezoning from 'Highway Commercial (HC) Zone' to 'Highway Commercial (HC) Zone' with Site-Specific Exemption XX' to permit Transportation Terminal & Covered Parking Structure and for a reduced Front Yard-Setback				

1. ZONE STANDARDS (HC)				
Standard	Required	Provided	Compliance	By-Law Reference
Lot Area (min.)	3000m ²	3496.89m ²	Complies	6.2.3.1
Lot Frontage (min.)	30.0m	51.8m	Complies	6.2.3.2
Front Yard (min.)	15.0m	7.5m	DEFICIENT	3.27
Interior Side Yard - East (min.)	0.0m	1.2m	Complies	6.2.3.4(C)
Interior Side Yard - West (min.)	0.0m	21.2m	Complies	6.2.3.4(C)
Rear Yard (min.)	3.3m	14.4m	Complies	6.2.3.4(B)
Building Area (m ²)		923.6m ²		
Lot Coverage (max.)	50%	Total Coverage 26.4% (ex. Bldg 7.7% & prop. Bldg. 18.7%) Prop. Bldg. 7.6m & Ex. Bldg. 5m	Complies	s.6.2.3.3
Building Height (max.)	11.0m		Complies	6.2.3.5
Parking Spaces (min.)	13	14	Complies	Table 4.1 / 4.1.6.7
Parking Stall Dimensions (min.)	2.8m x 5.8m	2.8m x 5.8m	Complies	4.1.6.4
Parking Aisle Width (min.)	6.0m (two-way)	6.4m	Complies	4.1.6.5
Barrier Free Parking	1 (3.4m x 5.8m)	1	Complies	Table 4.3 / 4.1.8.2
Loading Spaces (min.)	0	0	Complies	Table 4.4 / 4.1.10

2. PARKING STALL CALCULATION - per By-Law 2004-90, Table 4.1				
Specific Activity	GFA/Units	By-Law Rate	Basis (Table 4.1)	Stalls Required
Office (ex. Bldg.)	22.50	1 per 30sq.m.GFA	Business/Professional Office	0.75
Service Bays (ex. Bldg.)	3 bays	4 per service bay	Automobile Service Station	12.00
Transportation Terminal (ex. Bldg.)	See above	See above	See above	0
Covered Parking Structure (prop. Bldg.)	653.60	0.00	A Covered Parking Structure does not generate required parking or loading spaces	0.00
Raw Total				12.75
Total Required (fraction rounded up, 4.1.6.7)				13
Barrier-Free Required (Table 4.3, 11-100 band)		11-100 required spaces - 1 B.F. space	Table 4.3	1
Loading Required * No loading space required for a covered parking structure				0

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This drawing may have been reduced.
0 5 10 20 30 40 50m
0' 1/4" 1/2" 1' 1 1/2" 2'

No.	Issuance Description	YY/MM/DD
1.	CLIENT REVIEW	26/08/19
2.	CLIENT REVIEW	26/09/23
3.	-	-
4.	-	-
5.	-	-

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Client



Project

TOK MIDLAND

750 Balm Beach Rd East

Drawing:

CONCEPTUAL SITE PLAN

Project No.	136-212-26	Designed by:	SAS	Checked by:	N/A
Scale:	1:250	Drawn by:	SAS	Approved by:	N/A
Orientation	Stamp				



Drawing No.

A100