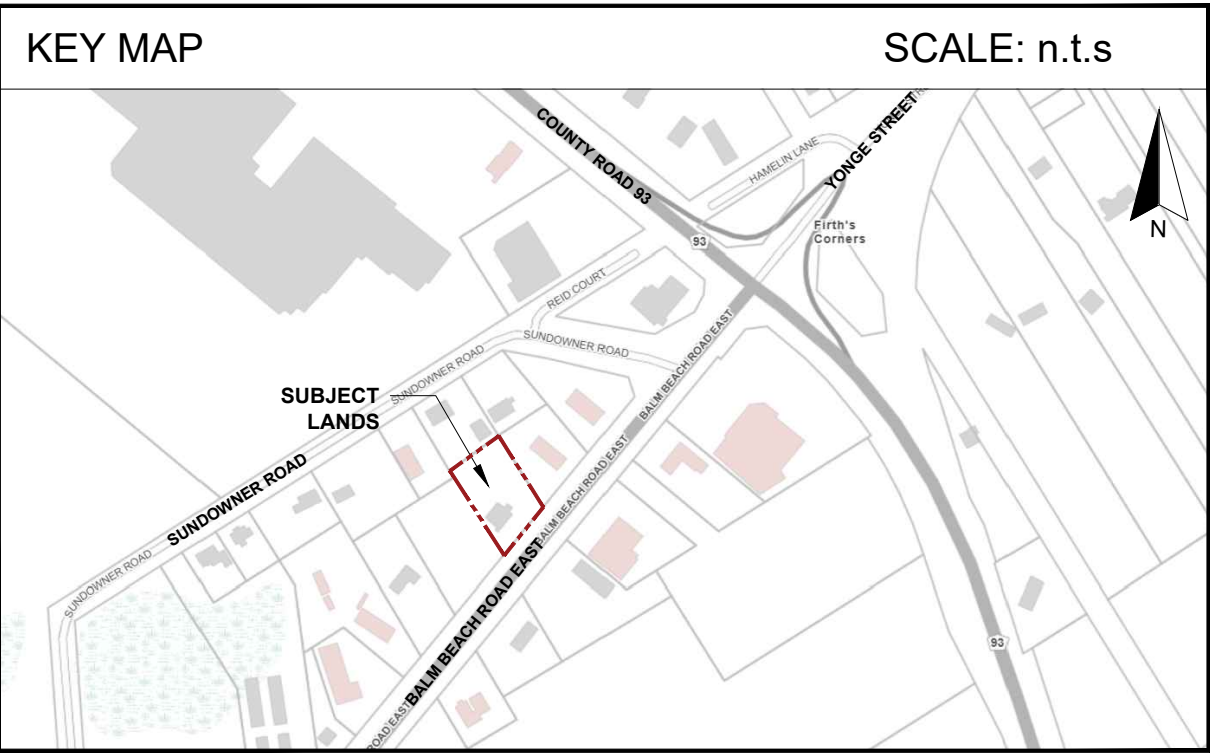
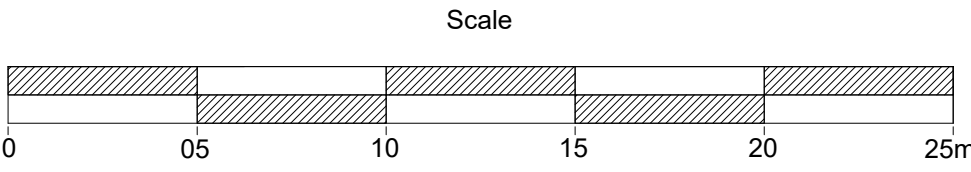




CONCEPTUAL SITE PLAN

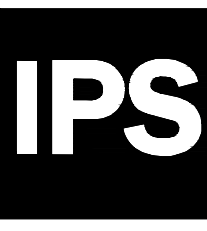
750 Balm Beach Road East, Midland.



- LEGEND**
- Subject Lands (Area: 3496.89 m²)
 - Existing Building (Area: ± 270 m²)
 - Proposed Building / Covered Parking Structure (Area: 653.6 m²)
 - Landscape (Area: 488.74 m²)
 - To Be Removed
 - Snow Storage (Area: 104 m²)

HIGHWAY COMMERCIAL 'HC' ZONE				
Permitted Uses				
Transportation Terminal (Existing Building)		Not Permitted		
Covered Parking Structure (Proposed)		Not Permitted		
Provisions	Required	Provided		
		Existing	Proposed	
Lot Area (min.)	3000 m ²	3,496.89 m ²		
Lot Frontage (min.)	30.0 m	51.79 m		
Front Yard (min.)	15.0 m	15.33 m	7.50 m	
Interior Side Yard- East (min.)	0.0 m	20.02 m	1.20 m	
Interior Side Yard- West (min.)	0.0 m	5.77 m	21.15 m	
Rear Yard (min.)	3.3 m	41.14 m	14.41 m	
Lot Coverage (max.)	50 %	26.40 %		
		7.7 %	18.7 %	
Building Height (max.)	11.0 m	5 m	7.60 m	
Parking Spaces (min.)	13	14 (see parking calculations below)		
Parking Stall Dimension (min.)	2.8 m x 5.8 m	2.8 m x 5.8 m		
Parking Aisle Width	6.0 m (Two-way)	6.4 m		
Barrier Free Parking (min.)	1 (3.4 m x 5.8 m)	1		
Loading Spaces (min.)	0	0		
Parking Stall Calculation - as per By-Law 2004-90; Table 4.1				
Specific Activity	GFA/ Units	By-Law Rate	Basics (Table 4.1)	Required
Office - Existing	22.50	1 per 30m ² GFA	Business/ Professional Office	0.75
Service Bays - Existing	3 Bays	4 per Service Bay	Automobile Service Station	12
Transportation Terminal - Existing	See Above	See Above	See Above	0
Covered Parking Structure	653.60	0	A Covered Parking Structure doesn't generate required parking / loading spaces	0
Raw Total				12.75
Total Required (Fraction rounded-up, s.4.1.6.7)				13
Barrier-Free Required (Table 4.3, 11-100 band)				1
Loading Required (No Loading Space required for a Covered Parking Structure)				0

Source: Town of Midland Zoning By-Law 2004-90
Note: Information shown is approximate and subject to change.



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Date: Sep 08, 2026	Drawn By: M.D
File: 26-1635	Checked: N.S J.A