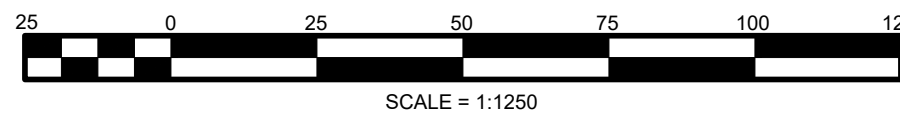


Overall Site Plan at Completion of Proposed Master Plan



Legend

- Subject Site (Area: ±17.8 ha. - County of Simcoe Interactive Mapping)
- Future Hospital
- Existing Private Road / St. Andrews Dr.
- Proposed Access Road
- Proposed Mental Health Building
- Proposed Parking
- 6.0m Wide Fire Access Route (R=12.0m Min.)
- Proposed Landscape Buffer Area
- Proposed Staging Area

INSTITUTIONAL (I) ZONE

Provisions	Required	Provided
Lot Area (min.)	0.4 ha	±17.8 ha
Lot Frontage (min.)	30.0m	235.1m
Lot Coverage (max.)	60%	8.9%
Front Yard Setback (min.)	15.0m	22.3m
Rear Yard Setback (min.)	15.0m	99.5m
Interior side Yard Setback (min.)	6.0m	EX. 19.4m
Exterior side Yard Setback (min.)	15.0m	N/A
Max. Height (m)	11.0m	28.0m
Parking Spaces (3 spaces for every 4 bed)	180	1770
Barrier-Free Spaces (1 Space per every 501 spaces)	6	8
Total parking spaces	180	1778

Source: Simcoe Maps - 2023
Note: Information shown is approximate and subject to change.

CONCEPTUAL SITE PLAN

1112 ST. ANDREWS ROAD & 9421 COUNTY. RD 93, MIDLAND

SCHEDULE OF REVISIONS			
No.	Date	Description	By
1.	April 3, 2025	Revise zoning matrix.	A.S.
2.	April 16, 2025	Update zoning matrix & number of parking spaces	A.G.

IPS INNOVATIVE PLANNING SOLUTIONS PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS 647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 0B7 tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com	
Date: Feb. 6, 2024	Drawn By: A.M.
File: 23-1301	Checked By: J.H.