



ZONING STATISTICS 16621 HWY 12, MIDLAND, ON HC ZONE (HIGHWAY COMMERCIAL)

TOWN OF MIDLAND ZONING BY-LAW 2004-90

| | DEVELOPMENT DATA | BY-LAW REQUIREMENT | NOTE |
|----------------------|---------------------------|------------------------------------|------|
| USES | PROPOSED | | |
| | REMAINED PERMITTED HC USE | EATING ESTABLISHMENT | |
| | REMAINED PERMITTED HC USE | RETAIL STORE | |
| | REMAINED PERMITTED HC USE | GAS BAR | |
| LOT AREA | 2,794 M ² | 3,000 M ² MAX. | |
| GROSS AREA | 533 M ² | | |
| FLOOR AREA | | | |
| GROUND FLOOR | 333 M ² | | |
| GAS CANOPY | 200 M ² | | |
| COVERAGE | 17.29 % | 50% MAX. | |
| LOT FRONTAGE | 30.45 M | 30.0 M MIN. | |
| BUILDING HEIGHT | 5.18 M | 11.0 M MAX. | |
| SETBACKS | | | |
| FRONT(SOUTH) | 15.0 M | 15.0 M MIN. (ZONING) 14.0M (MTO) | |
| REAR (NORTH) | 7.26 M | 3.3 M MIN. | |
| SIDE(EXTERIOR) | 9.73 M | 4.5 M MIN. | |
| SIDE(INTERIOR) | 0.76 M | 0 M MIN. | |
| PARKING | | | |
| GAS STATION | PROPOSED AREA 200 SQ M | 1 FOR EACH 20 SQ M OF GFA | |
| C-STORE | PROPOSED AREA 88 SQ M | with MIN. of 5 spots | |
| EATING ESTABLISHMENT | 2 (OCCUPANCY 8 PPL) | 1 PER EVERY 4 PPL SEATING CAPACITY | |
| ACCESSIBLE PARKING | 1 | | |
| TOTAL | 17(SURPLUS PARKING 6) | 17 | |

***GENERAL NOTES:**
Parking stall lines, accessible parking stall symbols, pedestrian crosswalk hatching and vehicular directional arrows will be installed to an appropriate standard, including the requirement to use reflective paint.
Sight triangle will ensure the intersection sight distance needed by a motorist, referring to MTO highway geometric design.

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NOTES:
1. All drawings are to be read in conjunction with the latest version of the Ontario Building Code.
2. Verify all dimensions prior to construction.
3. Do not scale drawings.
4. Report all discoveries of errors, omissions or discrepancies to the Architect or Design Engineer as applicable.
5. The drawings are the property of the Architect and/or Engineer and must be returned on completion of the project. Any unauthorized use is prohibited.
6. Use only the latest revised drawings or those that are marked issued for construction.
7. All area calculations are approximate and shall be site specified by the General Contractor.



| NO. | ISSUED/REVISED | DATE |
|-----|--------------------------|---------------|
| 8 | REVISED FOR SPA REVISION | MAR 16, 2023 |
| 7 | REVISED FOR SPA REVISION | SEP 30 2022 |
| 6 | REVISED FOR SPA | MAR 24 2022 |
| 5 | REVISED FOR CLIENT | SEP 10, 2021 |
| 4 | ISSUED FOR SPA | JULY 30, 2021 |
| 3 | APPROVAL | JULY 15, 2021 |
| 2 | ISSUED FOR MTO | JUNE 24, 2021 |

Owner & Address
16621 HWY 12
MIDLAND, ONTARIO

Drawing Title
PROPOSED SITE PLAN

| | |
|--------------------|--------------|
| Project No. | DES21-03-13A |
| Drawn by | R.F. |
| Checked by | F.F. |
| Date | MAR 16, 2023 |
| Drawing No. | A1 |
| Scale | 1:350 |