

PHASE 1

ZONING BY-LAW - M1-3	
SETBACKS AND HEIGHTS	PROVIDED
LOT WIDTH	94.65 m
LOT LENGTH	209.7 m
MIN FRONT YARD SETBACK	23.1 m EAST
MIN REAR YARD SETBACK	4.0 m WEST
MIN INT. SIDE YARD SETBACK	34.5 m NORTH
MIN INT. SIDE YARD SETBACK	6.8 m SOUTH
MAX BUILDING HEIGHT	18.9m - 5 storeys

• ONE LOADING PROVIDED FOR 2300MSQ. LOADING SHALL BE LOCATED TO THE REAR OF THE BUILDING LINE
 • 1 ACCESSIBLE SPACE FOR EVERY 50 REQUIRED PARKING SPACES

PARKING REQUIREMENTS		
OCCUPANCY	REQUIRED PER ZONING	CONFERENCE CENTRE 1 SPACE / 4 SEATING CAPACITY
816 SEATS	204 SPACES	204 SPACES
HOTEL 1.25 SPACES / GUESTROOM (93x1.25 ROOMS)	117 SPACES	117 SPACES
TOTAL	321 SPACES	

PARKING PROVIDED - PHASE 1 - HOTEL		
TYPE	Description	COUNT
HOTEL		
ACCESSIBLE PARKING	5800 x 3400	2
TYPICAL PARKING	5800 x 2800	115
Grand total		117

PARKING PROVIDED - PHASE 1 - CONFERENCE CENTRE		
TYPE	Description	COUNT
CONFERENCE CENTRE		
ACCESSIBLE PARKING	5800 x 3400	5
TYPICAL PARKING	5800 x 2800	199
Grand total		204

SITE STATISTICS - PHASE 1 - HOTEL & CONFERENCE CENTRE			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
CONFERENCE CENTRE	3138.46 m ²	33782 ft ²	16.1%
HOTEL	1119.63 m ²	12052 ft ²	5.7%
	4258.09 m ²	45834 ft ²	21.8%
HARD LANDSCAPE			
ASPHALT	12069.27 m ²	129913 ft ²	61.8%
CURB	214.55 m ²	2309 ft ²	1.1%
SIDEWALK	952.19 m ²	10249 ft ²	4.9%
	13236.00 m ²	142471 ft ²	67.7%
SOFT LANDSCAPE			
LANDSCAPE	2047.31 m ²	22037 ft ²	10.5%
	2047.31 m ²	22037 ft ²	10.5%
Grand total	19541.41 m²	210342 ft²	100.0%
LOT AREA	19541.41 m²	210342 ft²	100.0%

TOTAL FSI: 8918m² / 954141 m²
 = 0.46
 BLDG COVERAGE: = 21.8%

HOTEL AREAS
 GROUND FLOOR: 1120m²
 TYPICAL FLOORS(2-5): 1079m²
 TOTAL HOTEL GFA: 5432m²

CONFERENCE CENTRE AREAS
 GROUND FLOOR: 3138m²
 SECOND FLOOR: 348m²
 TOTAL HOTEL GFA: 3486m²

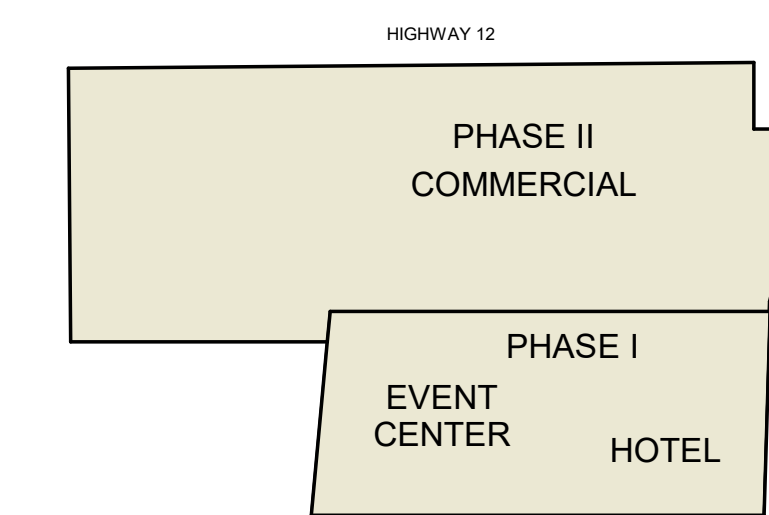
TOTAL SITE GFA: 8,918m²

LOADING SCHEDULE - PHASE 1		
TYPE	Description	COUNT
CONFERENCE CENTRE		
LOADING PARKING	21.0 x 4.0 m	2
HOTEL		
LOADING PARKING	21.0 x 4.0 m	1

KEY PLAN



SITE KEY PLAN



LEGAL DESCRIPTION

PART OF THE NORTH HALF LOT 100 CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF TAY
 TOWN OF MIDLAND
 COUNTY OF SIMCOE, ONTARIO

SURVEYOR'S INFORMATION

PRESTON NICHOLSON HARVEY INC.
 WWW.ES-OLS.COM
 529 ELIZABETH STREET, MIDLAND, ONTARIO, L4R 2A2
 TEL: (705) 526-7552

GENERAL NOTES

- ALL CONC. BASES TO BE ARCHITECTURAL BASE I. FLAG POLE, LIGHT POST ETC.
- ALL MECHANICAL UNITS ON THE GROUND TO BE SCREENED WITH A 3'-6" CEDAR FENCE. UNLESS OTHERWISE NOTED, REFER TO LANDSCAPE DRAWINGS.

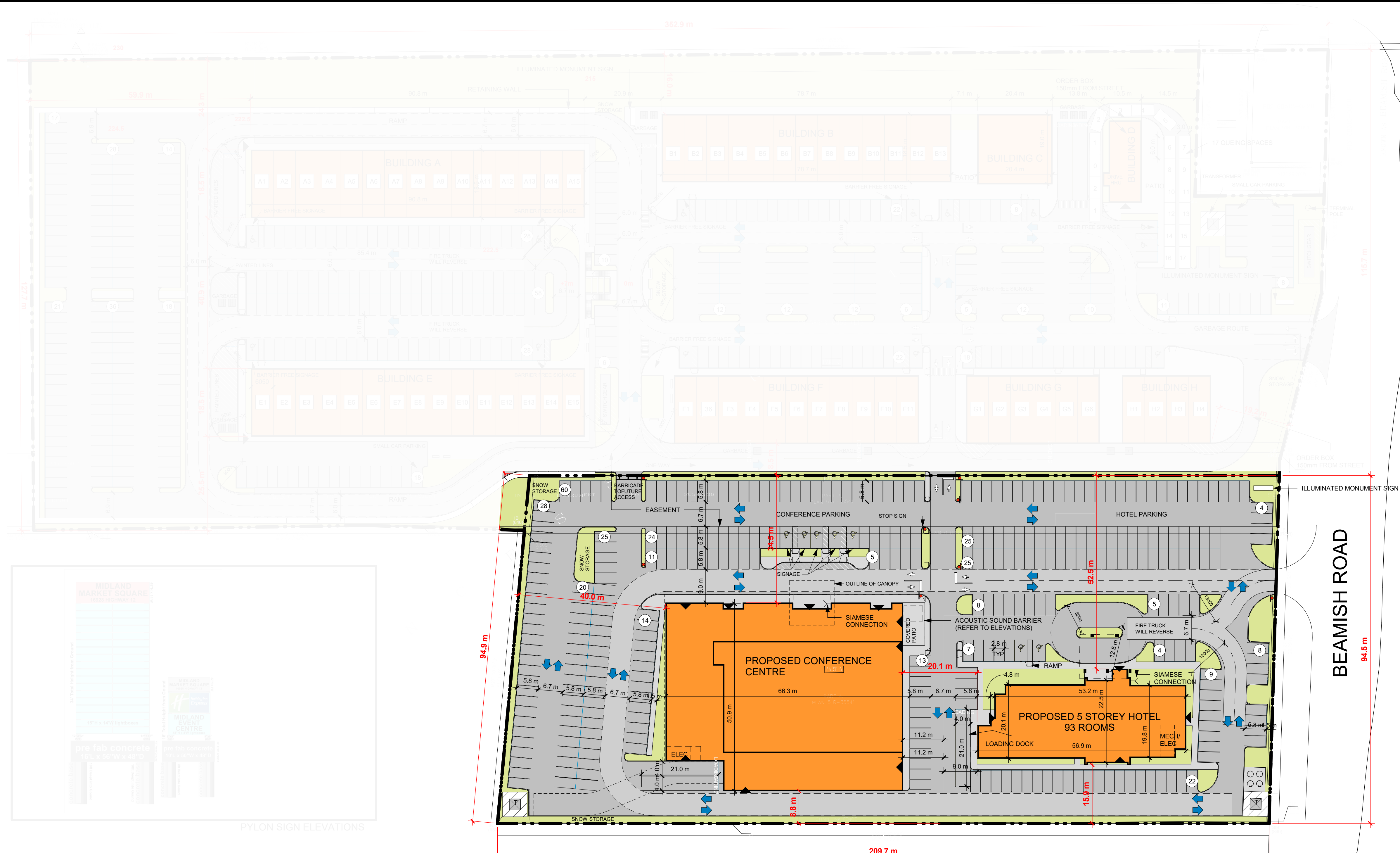
ABBREVIATIONS

CU	CONDENSING UNIT	PRO.	PROVIDED
FF	FINISHED FLOOR ELEVATION	REQ.	REQUIRED
FH	FIRE HYDRANT	SF	SQUARE FEET
G.F.A.	GROSS FLOOR AREA	SM	SQUARE METERS
HDP	HEAVY DUTY PAVING	TYP.	TYPICAL
HP	HANDICAP PARKING	LS	LANDSCAPE
LDP	LIGHT DUTY PAVING	PV	UNIT PANERS, SEE LS
ELS	EXTERIOR LIGHT STANDARD	CW	CONCRETE WALKWAY

SITE PLAN LEGEND

	ENTRANCE / EXIT		DESIGNATED BARRIER-FREE PARKING SPACE
	BUILDING SETBACK LINE		TRAFFIC DIRECTION
	PROPERTY LINE		6m WIDE FIRE ROUTE WITH HEAVY DUTY ASPHALT
	SIAMESE CONNECTION		LANDSCAPE / SOD AREA
	STOP SIGN		CONCRETE SIDEWALK
	PROPOSED PAD MOUNTED TRANSFORMER (REFER TO ELECTRICAL DRAWINGS)		PEDESTRIAN CROSSING NOTE: PEDESTRIAN CROSSING TO CONFORM TO ONTARIO TRAFFIC MANUAL, BBOOK 11
	DEPRESSED CURB		NOTE: STOP BAR TO CONFORM TO ONTARIO TRAFFIC MANUAL, BBOOK 11
	STOP BAR		

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1 Overall Site Plan
 A001 1: 600



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NO.	ISSUED	DATE
1	SPA RESUBMISSION	2021.10.14
2	RESUBMISSION	2022.05.02

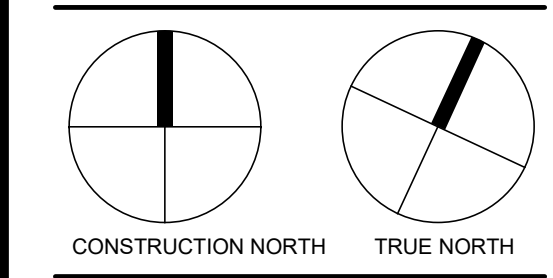
DAVID COLAGIACOMO, OWNER

SIGNATURE

ADAM FARR, Executive Director,
 Planning Building, and By-law,
 Signing Authority for the Town of
 Midland

SIGNATURE

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED 'ISSUED FOR CONSTRUCTION'. VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.
 CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTION SERVICES LIMITED HAVE SIMILAR OWNERSHIP.
 CLIENT



CONSTRUCTION NORTH TRUE NORTH

PROJECT

MIDLAND COMPLEX

SHEET NAME

OVERALL SITE PLAN

START DATE	MARCH 2019
DRAWN BY	MOR + SM + AMS
CHECKED BY	SM
SCALE	As indicated
PROJECT NO.	118067
DRAWING	

A001