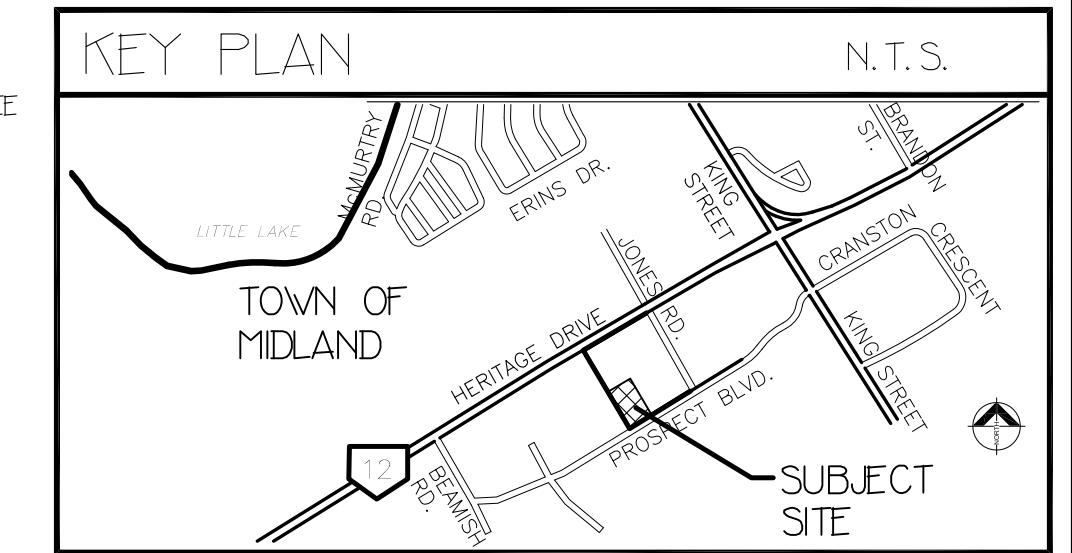
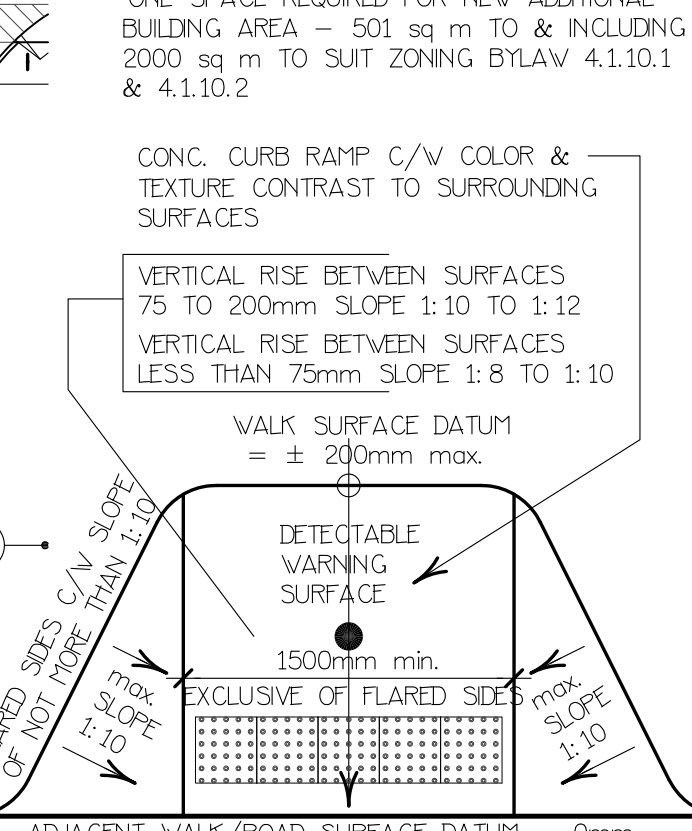


ZONING CONFORMANCE				
ITEM	DESCRIPTION	BYLAW REQUIREMENT OR RESTRICTION	EXISTING DEVELOPMENT (BUILDING A, B, C)	PROPOSED STORM POND REDEVELOPMENT PHASE 2
1	USE	ZONED - HIGHWAY COMMERCIAL (SHOPPING CENTRE)	HIGHWAY COMMERCIAL HC SHOPPING CENTRE	HIGHWAY COMMERCIAL HC SHOPPING CENTRE
2	LOT FRONTAGE (m) MINIMUM	30m (min.)	161.00m ± [528.21ft]	161.00m ± [528.21ft]
3	LOT DEPTH (m) MINIMUM	N/A	205.37± [673.77ft]	202.88± [665.61ft]
4	MINIMUM YARD SETBACKS	FRONT: 7.5m (min.) 15m (min.) FROM PROVINCIAL HIGHWAYS REAR: ADJUTING A RESIDENTIAL INSTITUTIONAL OR OPEN SPACE INTERIOR SIDE ADJUTING A RESIDENTIAL INSTITUTIONAL OR OPEN SPACE EXTERIOR SIDE	SEE PLAN FOR DISTANCES 14.30m @ BLD 'B' SEE PLAN FOR DISTANCES 9.67m @ BLD 'C' WEST 13.22m @ BLD 'B' EAST 4.5m @ BLD 'A' N/A	SEE PLAN FOR DISTANCES 14.30m @ BLD 'B' SEE PLAN FOR DISTANCES 17.79m @ NEW BLD 'E' WEST 25.08 @ BLD 'D' WEST 13.45m @ BLD 'E' N/A
5	LOT AREA (m) MINIMUM	3000 sq m (min.)	33008.33 sq m	33008.33 sq m
6	LANDSCAPED OPEN SPACE (%) MINIMUM	N/A	40.63 %	27.2 %
7	LOT COVERAGE (%) MAXIMUM	50% (max.)	12.93 %	16.67 %
8	BUILDING HEIGHT (m) MAXIMUM	11.0m (max.)	7.01m [23ft]	7.01m [23ft]
9	OFF-STREET PARKING (SPACES) MINIMUM	SHOPPING CENTRE 5 SPACES PER 90 sq m G.F.A.	287 PARKING SPACES REQ'D - 304 PROVIDED 46 ADDITIONAL SPACES PROVIDED IN SNOW STORAGE & HYDRO SETBACK AREAS TOTAL 304 + 46 = 350	51 NEW PARKING SPACES REQ'D - 59 PROVIDED [INCLUDING 4 B/F SPACES & SPACES AS INDICATED FOR SNOW STORAGE]
10	GROSS FLOOR AREA (G.F.A.) MAXIMUM		BLDG A = 926.68 sq m BLDG B = 1300.36 sq m BLDG C = 2040.00 sq m MEZZANINE 128.00 sq m EXISTING G.F.A. = 4345.04 sq m	NEW BLDG D AREA = 237.38 sq m NEW BLDG E AREA = 670.02 sq m NEW ADDITIONAL G.F.A. = 907.40 sq m NEW TOTAL DEVELOPMENT G.F.A. = 5302.44 sq m

- LEGEND**
- ▲ - BUILDING PRINCIPAL BARRIER FREE & FIRE FIGHTERS ENTRANCE
 - △ - MAN DOOR
 - FH - FIRE HYDRANT
 - FR3 - FIRE ROUTE SIGN
 - ♿ - BARRIER-FREE PARKING
- LOADING SPACE REQUIREMENTS**
- ONE SPACE REQUIRED FOR NEW ADDITIONAL BUILDING AREA - 501 sq m TO & INCLUDING 2000 sq m TO SUIT ZONING BYLAW 4.1.10.1 & 4.1.10.2
- CONC. CURB RAMP C/W COLOR & TEXTURE CONTRAST TO SURROUNDING SURFACES**
- VERTICAL RISE BETWEEN SURFACES**
75 TO 200mm SLOPE 1:10 TO 1:12
VERTICAL RISE BETWEEN SURFACES LESS THAN 75mm SLOPE 1:8 TO 1:10
- WALK SURFACE DATUM = ± 200mm max.**
- DETECTABLE WARNING SURFACE**
1500mm min.
- EXCLUSIVE OF FLARED SIDE**
FLARED SIDE C/W SLOPE OF 1:10 (MIN. 150mm)
- ADJACENT WALK/ROAD SURFACE DATUM = 0mm**



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No.	DATE	REVISIONS	BY
14	March 30/2022	ADD NO PARKING SIGN AT AREA SOUTH OF BUILDING E, RELOCATE BUILDING BARRIER-FREE PARKING SPACES TO NORTH END OF BUILDING	DS
13	March 24/2022	REVISE PARKING AT SOUTH END OF BUILDING E, REMOVE SIDEWALK NOTE ALONG BACK OF BLD E, ADD BUILDING D GREASE TRAP NOTE, UPDATE PARKING PROVIDED IN ZONING CONFORMANCE TABLE	DS
12	March 25/2022	REVISE PARKING LAYOUT AT SOUTH END OF BUILDING E	DS
11	March 22/2022	MOVE BUILDING D BARRIER FREE PARKING SPACES OUT OF THE OVERLAND FLOW ROUTE	DS
10	Feb 28/2022	MOVE GARBAGE ENCLOSURES TO SUIT DISCUSSIONS & AGREED UPON LOCATIONS WITH NEWMARKET HYDRO	DS
9	Feb 23/2022	MOVE GARBAGE ENCLOSURES TO HYDRO EASEMENT LINE, REVISE SIDEWALK ALONG BACK OF BLD E NOTE, REVISE NOTE FOR SIDEWALK ALONG BLD D DRIVE-THRU, RELOCATE BLD D B/F PARKING, SHOW TRUCK IN LOADING SPACE	DS

Real Capital Partners
Contact: David White 416 258 3447

NEW COMMERCIAL BUILDINGS
JONES ROAD & HERITAGE DRIVE (Hwy 12), MIDLAND, ONTARIO

PARTIAL SITE PLAN

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DRAWN	DATE	PROJECT No.
D.S.	Nov. 2019	316
CHECKED	SCALE	SHEET No.
B.M.	1:300m (24x36 Sheet)	SP-1a

