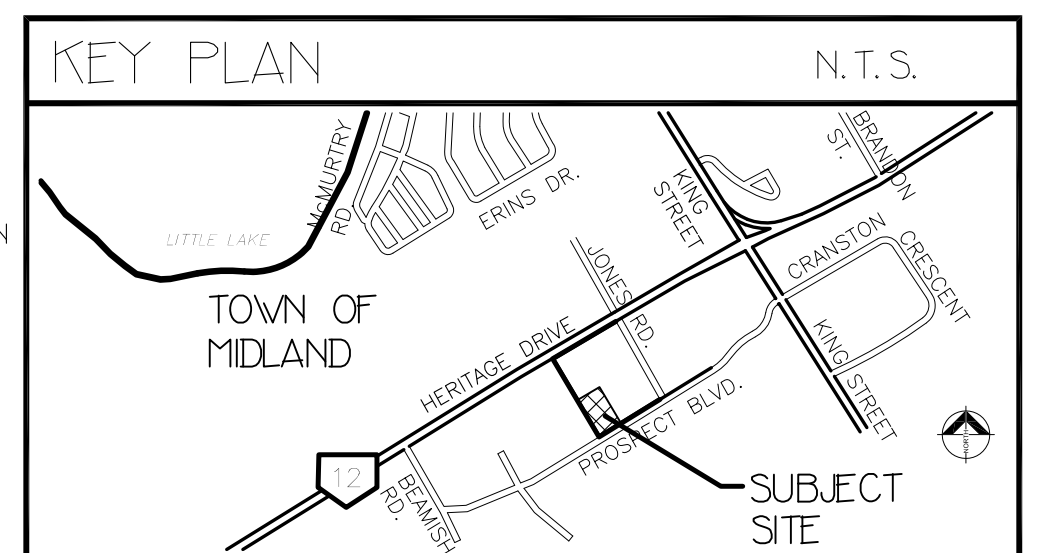


ZONING CONFORMANCE

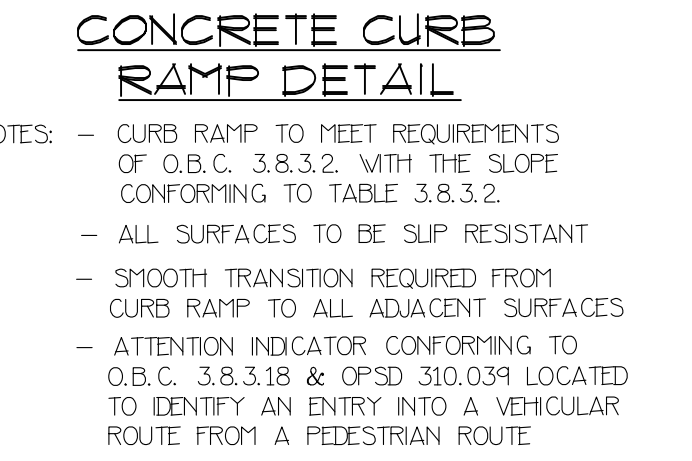
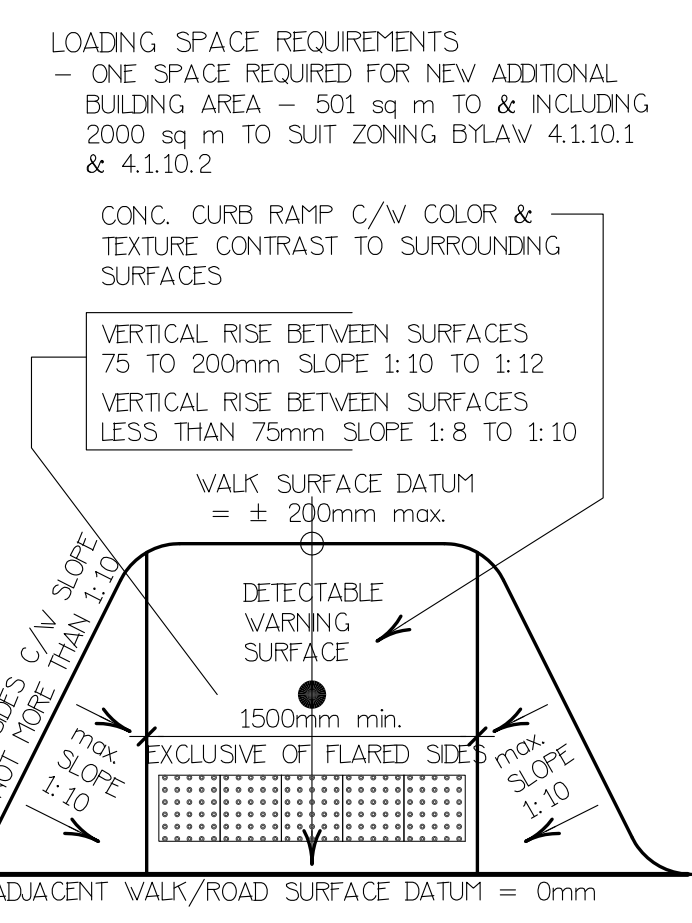
ITEM	DESCRIPTION	BYLAW REQUIREMENT OR RESTRICTION	EXISTING DEVELOPMENT (BUILDING A, B, C) PHASE 1	PROPOSED STORM POND REDEVELOPMENT PHASE 2
1	USE	ZONED - HIGHWAY COMMERCIAL (SHOPPING CENTRE)	HIGHWAY COMMERCIAL HC SHOPPING CENTRE	HIGHWAY COMMERCIAL HC SHOPPING CENTRE
2	LOT FRONTAGE (m) MINIMUM	30m (min.)	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 3.3m (min.) 4.5m (min.) INTERIOR SIDE: ADJUTING A RESIDENTIAL INSTITUTIONAL OR OPEN SPACE 0.0m (min.) EXTERIOR SIDE: 3.0m (min.)	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 13.90m @ NEV BLD 'E' WEST 25.08 @ BLD 'D' WEST 13.26m @ 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 %	27.45 %
7	LOT COVERAGE (%) MAXIMUM	50% (max.)	12.93 %	16.57 %
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 & H/O SETBACK AREAS TOTAL 304 + 46 = 350	60 PARKING SPACES REQ'D FOR BLD G & E 60 NEW SPACES PROVIDED INCLUDING 4 B/Y SPACES & SPACES AS INDICATED FOR SNOW STORAGE 350 + 60 = 410 TOTAL SPACES PROVIDED 287 + 60 = 347 TOTAL SPACES REQ'D
10	GROSS FLOOR AREA (sq m) MAXIMUM		BLDG A = 926.68 sq m BLDG B = 1300.36 sq m BLDG C = 2940.00 sq m MEZZANINE 128.00 sq m EXISTING DEVELOPMENT G.F.A. = 4345.04 sq m	BLDG D AREA = 237.38 sq m NEV BLD E AREA = 836.34 sq m NEV TOTAL DEVELOPMENT G.F.A. = 5468.76 sq m

- ### LEGEND
- ▲ - BUILDING PRINCIPAL BARRIER FREE & FIRE FIGHTERS ENTRANCE
 - ▲ - FIRE FIGHTING DIRECT ACCESS GLASS PANEL (C/V CLEAR VISION GLAZING - FIRE FIGHTER TO BREAK OUT GLASS + MID HORIZ FALSE MULLION TO GAIN ACCESS TO BUILDING (OBC 3.2.5.1))
 - △ - MAIN DOOR
 - FH - FIRE HYDRANT
 - FR3 - FIRE ROUTE SIGN
 - ♿ - BARRIER-FREE PARKING



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No.	DATE	REVISIONS	BY
4	Feb 16/2023	ISSUE FOR REVIEW	DS
3	Feb 1/2023	UPDATE BUILDING E' GARBAGE ENCLOSURE	DS
2	Jan 18/2023	UPDATE BUILDING E' GARBAGE ENCLOSURE	DS
1	Dec 8/2022	UPDATE BUILDING E' LAYOUT	DS



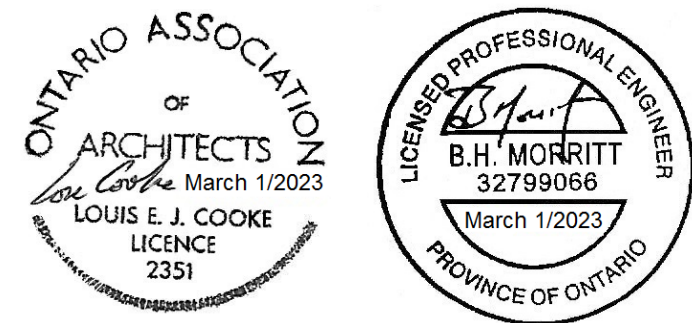
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NEW COMMERCIAL BUILDING - BUILDING 'E' -
976 JONES ROAD, MIDLAND ONTARIO, L4R 0G1
PARTIAL SITE PLAN

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DRAWN	DATE	PROJECT No.
D.S.	Nov. 2022	336
CHECKED	SCALE	SHEET No.
B.M.	1:300m (24x36 Sheet)	SP-1a



PROSPECT BOULEVARD
PARTIAL SITE PLAN