



October 7, 2024

Andy Warzin, MCIP, RPP
Senior Planner, Community & Growth

Town of Midland
575 Dominion Avenue
Midland, ON L4R 1R2

Dear Mr. Warzin:

RE: Site Plan Application Planning Justification Brief
120 Pillsbury Drive, Town of Midland, County of Simcoe
OUR FILE 2372A

1.0 INTRODUCTION

MHBC Planning has been retained by 1793925 Ontario Inc. (c/o Eric Vant Spyker) (the "Owner") to review the planning merits of a proposed Site Plan application for the property municipally addressed as 120 Pillsbury Drive in the Town of Midland (the "Subject Lands"). The Subject Lands are legally described as Part of the West Half of Lot 18, Concession 3, Geographic Township of Tay, Town of Midland, County of Simcoe. The Site Plan application proposes to develop an industrial building for enclosed warehouse and storage and professional office uses with associated parking and loading areas.

This Site Plan application follows a pre-consultation meeting which was held with Town staff on April 2nd, 2024. As noted in the letter submitted by MHBC on June 26, 2024, while the pre-consultation record states that the proposal includes a showroom use, there are no showroom uses proposed and it is not the intent of the applicant to include a mock set up of any kitchens or bathrooms within the building.

A Minor Variance application will be required to obtain relief from Section 4.1.10.1 a) of the Town of Midland Zoning By-law 2004-90, as amended, to permit a reduced minimum length of a loading space and to permit it within the front yard for the proposed industrial building. It is anticipated that the Minor Variance application will be submitted once the first round of Site Plan application comments have been received.

2.0 PURPOSE AND BACKGROUND

The Subject Lands are located at 120 Pillsbury Drive in the Town of Midland, County of Simcoe as shown on **Figure 1**. The Subject Lands are currently vacant, sloped and heavily treed on the western portion of the site. The Subject Lands have approximately 106 metres of lot frontage along Pillsbury Drive and are 6,745m² in size. There are a variety of land uses abutting the site, including open space to the north, industrial uses to the east and south, and residential uses and open space to the west.

Figure 1: Location Map



3.0 PROPOSED DEVELOPMENT

The Subject Lands are proposed to be developed with a new industrial building for enclosed warehouse and storage and professional office uses (the “Proposed Development”). The building would feature a total GFA of 535m², of which 275.7m² is allocated to warehouse/storage and 259.6m² is allocated to professional office space. Twelve (12) regular parking spaces and one (1) barrier free parking space are proposed, including one loading space for the loading and unloading of retail materials. Vehicular access to the site is provided with a driveway from Pillsbury Drive and a loading space is provided at the front of the warehouse. The building has been sited and the Site Plan designed to keep development outside of the wooded areas on the west side of the property. A copy of the Site Plan is provided as **Attachment 1** to this Letter.

The following sections of this letter provide our review of applicable planning policies relative to the Proposed Development.

4.0 PLANNING ANALYSIS

4.1 Provincial Planning Statement (2024)

The 2020 Provincial Policy Statement (“PPS”) and 2020 Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) outlined the Province’s policies on land use planning and development. The Ontario Government has since released a new policy document titled the ‘Provincial Planning Statement’ (“New PPS”) which will replace both the Provincial Policy Statement and the Growth Plan, with a focus on streamlining Ontario’s land use planning framework. Land use planning decisions must be consistent with the New PPS, which will come into effect on October 20th, 2024.

The vision statement of the New PPS identifies that one of the Province’s primary directives is to support a strong and competitive economy that is investment-ready and recognized for its innovation and diversity. The New PPS envisions that Ontario’s economy will continue to mature into a centre of industry and commerce of global significance.

Section 2.8 of the New PPS provides the Employment policies, with Section 2.8.1.1 requiring that planning authorities promote economic development and competitiveness by:

- *Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- *Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- *Encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*
- *Addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.*

In accordance with the above, the Proposed Development would be located on lands zoned to permit the use, adjacent to the existing built boundary and an existing employment area with industrial uses. The proposal will promote economic investment and meet the needs of a local business by providing the necessary warehouse, storage and office space. Additionally, the development is designed to be compact by keeping the building and site alteration on the front half of the site and outside of the treed area. While Section 2.8.1.2 identifies small-scale warehousing as uses that could be located adjacent to sensitive land uses without adverse effects, the design of the site and retained vegetation provide sizeable buffers to the residential neighbourhoods to the west.

Based on the above analysis, the proposed development is consistent with the new 2024 Provincial Planning Statement and the provincial interests outlined therein.

4.2 County of Simcoe Official Plan

The County of Simcoe Official Plan (the “County OP”) is the upper tier planning document that guides planning policy and development on a regional basis. At a broad level, the goals of the County OP including protecting, conserving and enhancing the County’s natural and cultural heritage,

implementing growth management strategies, achieving coordinated land use planning, providing employment and business opportunities, and promoting, protecting and enhancing public health and safety. Land Use Schedule 5.1 of the County's Official Plan designates the Subject Lands as "Settlements" and confirms they are located within the *Primary Settlement Area* of Midland.

The County OP identifies four Growth Management Strategies based on different themes. The theme of most relevance to this proposal is as follows:

- *Direction of a significant portion of growth and development to settlements where it can be effectively serviced, with a particular emphasis on primary settlement areas.*

In accordance with the direction of the County of Simcoe Official Plan, the proposal supports local business investment and would direct development to an appropriate location within a settlement area, where it can be effectively serviced and where it will not pose risks to human health and safety or the natural environment.

Based on the above analysis, the proposed development conforms to the County of Simcoe Official Plan.

4.3 Town of Midland Official Plan

As illustrated on Schedule A of the Town of Midland Official Plan ("Town OP"), the Subject Lands are within the Midland settlement area and are located outside of but directly abut the Delineated Built Boundary (See **Figure 2**). Per Schedule B, the Subject Lands are identified as Greenlands within the Town's urban structure (See **Figure 3**). Per Land Use Schedule C, the Subject Lands are designated 'Natural Heritage' and directly abut employment area lands (See **Figure 4**).

Figure 2: Schedule A – Growth Areas



Figure 3: Schedule B – Urban Structure

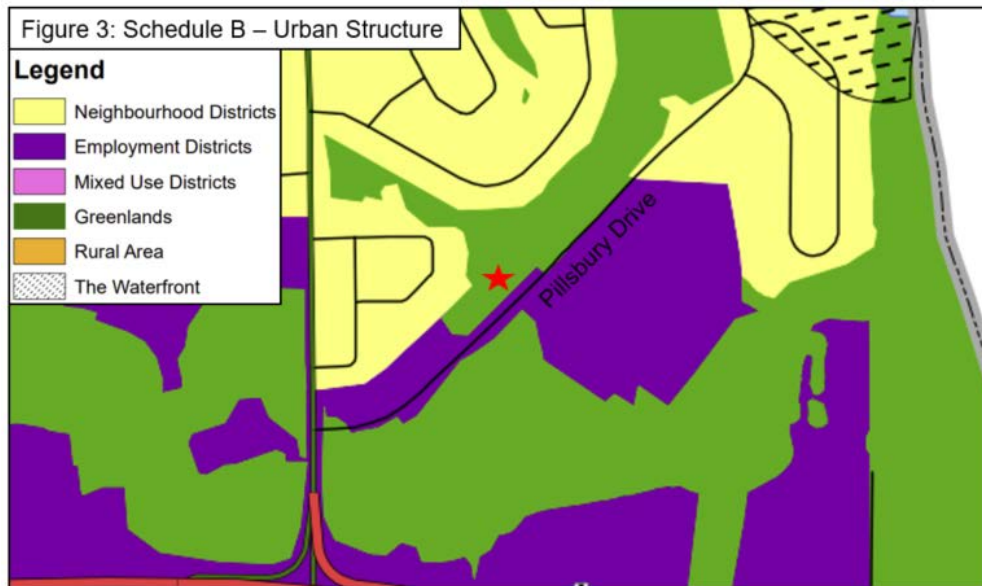
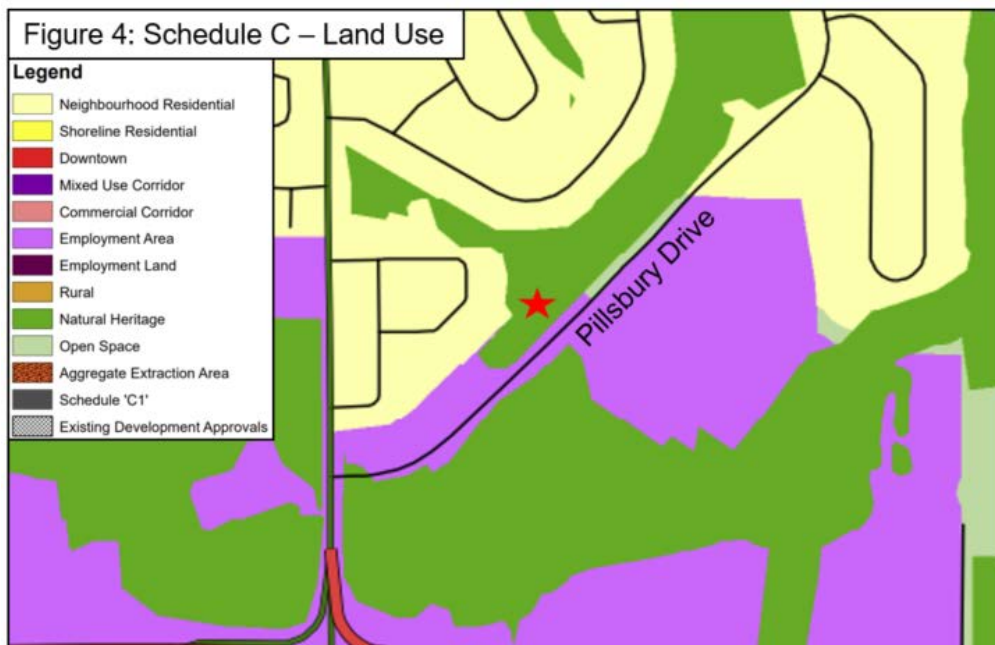


Figure 4: Schedule C – Land Use



It is the intent of the Natural Heritage designation to protect significant natural heritage features and maintain ecosystem biodiversity through the enhancement and restoration of the Natural Heritage System. Currently, industrial buildings for warehouse and storage space are not listed as a permitted use within this designation, however Section 4.5.3.5. b) of the Official Plan recognizes existing development rights on lands within the Natural Heritage designation and states that they are "*permitted to expand in accordance with the applicable zoning*". Furthermore, Section 4.5.4.1 (a) of the Official Plan identifies that existing vacant lots of record are permitted the development rights

established by the existing zoning applicable to the subject property, as of the date of the approval of the Official Plan.

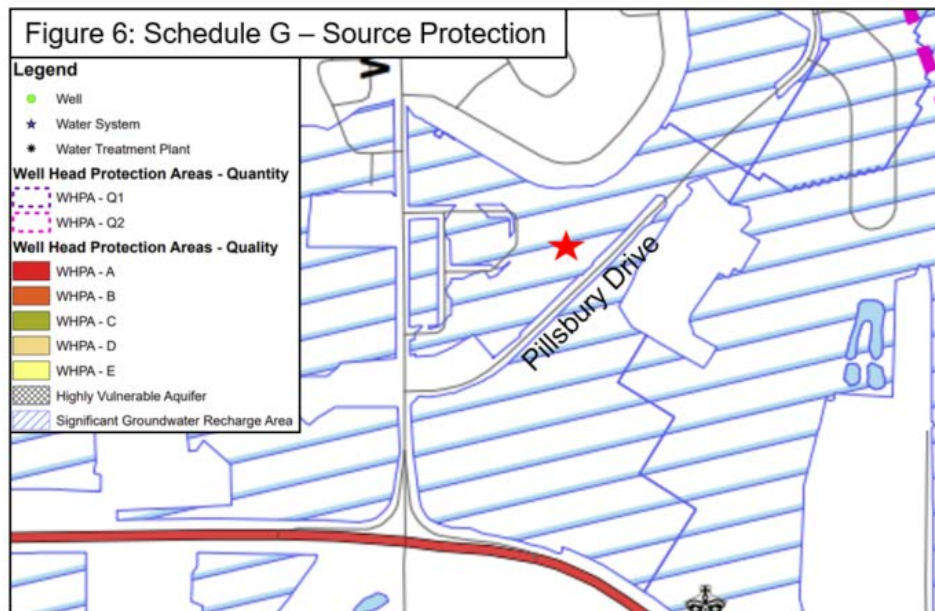
The Subject Lands are zoned Industrial M1, in the Town's Zoning By-law 2004-90, a zone which permits the proposed industrial (warehouse and office) uses. Zoning By-law 2004-90 preceded the current Official Plan, and the Subject Lands were an existing lot of record at the time the Official Plan was adopted. The Natural Heritage designation is identified as a Site Plan Control Area by the Town, and therefore, the Official Plan permits the proposed uses as of right, subject to Site Plan Approval, before obtaining a building permit. While Section 2.2(d)(i),(ii) of the Town OP indicates that the Town's Greenlands are "*generally not available for urban development at this time*", the Proposed Development is permitted under current zoning and is appropriate as it would be located on an existing lot of record, directly abutting the *Built Boundary* and an existing employment area.

On November 4th, 2022, a site visit was conducted by members of the Severn Sound Environmental Association (SSEA) to confirm whether an Environmental Impact Study (EIS) was required to support the proposed use. During the initial pre-consultation meeting held on February 10th, 2023, the SSEA concluded that no formal EIS would be required in support of the Proposed Development.

Section 4.5.3(k) of the Town OP advises that all development and/or site alteration in the Town must be evaluated in the context of the Endangered Species Act (ESA), and that a Species at Risk Screening/Evaluation may be required as part of any development application. As recommended by the SSEA at time of pre-consultation, a Species at Risk Screening evaluation has been prepared by GEI Consultants and is included with the Site Plan Application under separate cover.

The Subject Lands are located within a Significant Groundwater Recharge Area on Schedule G of the Town OP (See **Figure 5**). Based on our review of the Drinking Water Source Protection policies in Section 6.3.2, the Proposed Development and its uses are permitted.

Figure 5: Schedule G – Source Protection



The Proposed Development is subject to Site Plan Control under Section 7.4 of the Town’s Official Plan. The intent of Site Plan Control is to achieve high quality site and building design in order to achieve a successful community. Section 7.4.1(b)vi.(c) requires that as a condition of development, the Owner enter into a Site Plan Agreement with the Municipality. Such an agreement may stipulate, through the text and/or the use of plans and drawings, the location of buildings and structures and show or describe the location of all works and facilities to be provided. Accordingly, an application for Site Plan Control has been submitted in support of the Proposed Development, and if approved, the Owner will enter into a Site Plan Agreement with the Town.

It is MHBC’s opinion that the Proposed Development conforms to the Town of Midland Official Plan and is in the public interest because:

- The Subject Lands are located in the primary settlement area of the Town of Midland, which is to be the focus of growth and development.
- The proposed use is a permitted use under the Official Plan and Zoning By-law.
- The Proposed Development will promote the efficient use of land and facilitates the protection of vegetation by placing the industrial building closer to the road.
- The Proposed Development would be located on a lot adjacent to the Built Boundary and an existing employment area.
- The Proposed Development will maintain the character of the surrounding area and will provide an opportunity to intensify this industrial corridor within the Town.

Based on the above analysis, the proposed development is in conformity with the Town of Midland Official Plan.

4.4 Town of Midland Zoning By-law

The Subject Lands are zoned “Industrial” (M1) in the Town of Midland Zoning By-law 2004-90, as amended (the “Town ZBL”). A mix of uses are permitted in this zone, including enclosed warehouses and storage and professional offices. **Table 1** below provides a zoning review of the Proposed Development relative to the requirements of the M1 zone and Midland’s Zoning By-law 2004-90.

A Minor Variance application will be submitted once first round of Site Plan application comments have been received, but is anticipated that relief will be required for a reduced loading space length and to permit its location in the front yard. It is anticipated that the Proposed Development will comply with all other requirements of the M1 Zone and Zoning By-law 2004-90.

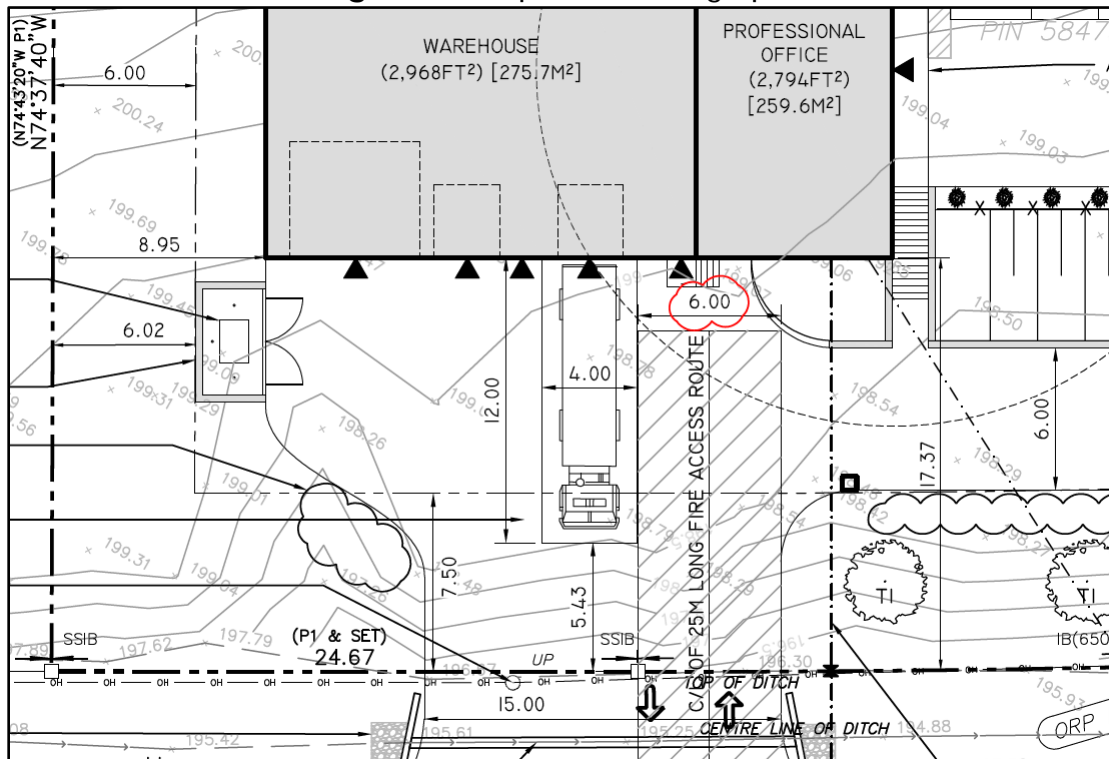
Table 1: Zoning By-law Review

| Industrial (M1) Zone | | |
|----------------------|---|---|
| Provision | Required | Proposed |
| Permitted Uses | Enclosed Warehouse and Storage, Professional Office, etc. | Enclosed Warehouse and Storage, Professional Office |
| Min. Lot Area | 4,000m2 | 6,745m2 |

| | | |
|-------------------------|--|--|
| Min. Lot Frontage | 30m | 106m |
| Max. Lot Coverage | 60% | 6.1% |
| Min. Front Yard | 7.5m | 17.3m |
| Min. Rear Yard | 8.8m | 12.5m |
| Min. Interior Side Yard | 6.0m | 8.95m |
| Min. Exterior Side Yard | 7.5m | N/A |
| Max. Building Height | 11m | <11m |
| Loading Spaces | 1 loading space required Min. 4m x 21m | 1 loading space provided 4m x 12m |
| Loading Space Location | Not permitted within any required yards. | 2.1m encroachment within required front yard. |
| Min. Parking | 12 spaces (275.7m ² / 100 = 3 spaces 259.6 / 30 = 9 spaces) | 13 spaces |
| B.F. Parking | 1 B.F. space required Min. 3.4m x 5.8m | 1 B.F. space provided 3.4m x 5.8m |

Section 4.1.10 in the Town of Midland Zoning By-law outlines loading space provisions for all new development within a commercial or industrial zone. Subsection 4.1.10.1 a) imposes a minimum loading space length of 21 metres, while Subsection 4.1.10.1 c) does not permit loading spaces within any required yard. Relief from these provisions is proposed through a future Minor Variance application to reduce the minimum loading space length to 12 metres and to permit the loading space to be located within the front yard, as shown in **Figure 6** below.

Figure 6: Proposed Loading Space



The use of the subject land does not require a 21-metre loading space, and a reduction in length is proposed

proposed in order to make efficient use of the land by placing the warehouse closer to the road which will serve to preserve more trees and leave more natural soils undisturbed.

The Applicant anticipates that the delivery truck that will be used for the purposes of this development will have a maximum overall length of 11.1 metres (36.4 feet) when the trailer is attached. Delivery schedules are also anticipated to be limited, at a frequency of once a week. As Figure 6 demonstrates, the entire truck including cab and trailer would fit appropriately within the dimensions of the proposed 12-metre-long loading space. With 5.43 metres between the front of the loading space and the front property line, there would be plenty of room remaining for safe access and egress to the property by other vehicles.

It is our opinion that based on the sizes of the trucks anticipated for the site, and the limited amount of shipping/receiving, the site can operate efficiently when loading and unloading activities are occurring, and that the intent of the Zoning By-law is met.

Based on the above analysis, the proposed development complies to the Town of Midland Zoning By-law 2004-90, with the exception of meeting the minimum loading space requirement, which is to be addressed through a minor variance.

5.0 CONCLUSION

Based on a review of all relevant and applicable provincial and local planning documents, as well as consideration of the unique aspects of the property including the location, existing conditions, and surrounding uses, it is concluded that the proposed industrial use and associated Site Plan application represents proper and orderly development and is good planning in the public interest.

Yours truly,

MHBC



Jamie Robinson, BES, MCIP, RPP
Partner



Tyler Kawall, BES
Intermediate Planner

cc. E. Vant Spyker

Attachment 1: Site Plan Drawing

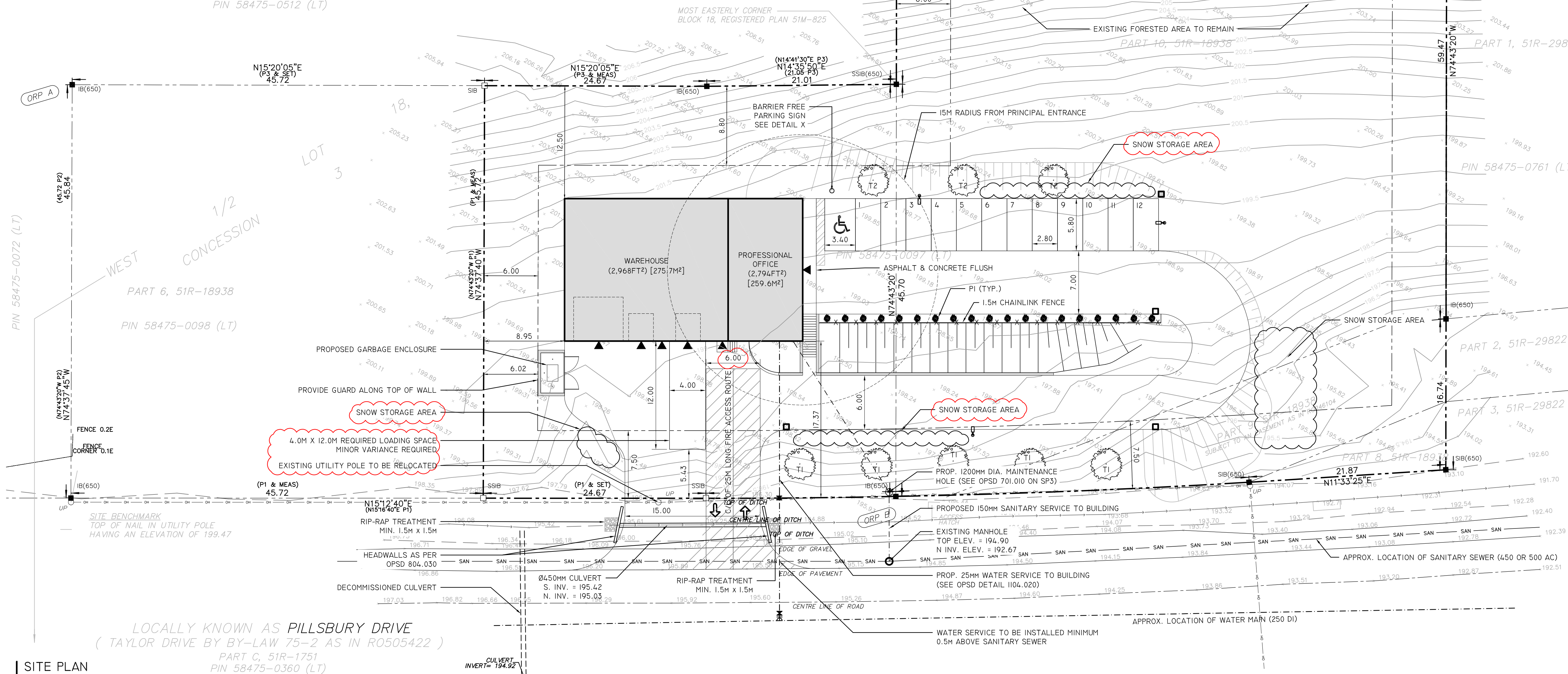
| PLANTING SCHEDULE | | | | | |
|-------------------|----------|---------------------------|---------------------------------------|---------------|--------------------|
| Label | Quantity | Common Name | Botanical Name | Size / Height | Form |
| P1 | 19 | Maiden / Red Switch Grass | Panicum virgatum 'Gouldii' / 'Rubrum' | 0.6m - 1.2m | Potted |
| T1 | 5 | Paper Birch | Betula papyrifera | Full Specimen | Balled & Burlapped |
| T2 | 3 | White Pine | Pinus strobus | Full Specimen | Balled & Burlapped |

PART OF THE
WEST 1/2 LOT 18
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF TAY)
TOWN OF MIDLAND
COUNTY OF SIMCOE

BLOCK 18
51M - 825
PIN 58475-0512 (LT)

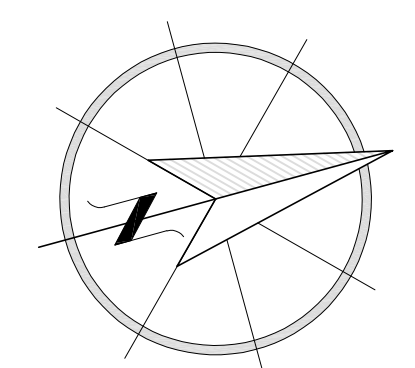


| No. | DESCRIPTION | DATE |
|-----|------------------------------|----------------|
| 1 | FOR PRE-CONSULT | APRIL 28, 2022 |
| 2 | REVISION - TOWN COMMENTS | JULY 15, 2022 |
| 3 | FOR CLIENT REVIEW | SEPT 6, 2023 |
| 4 | FOR PLANNING / WATER BALANCE | NOV 1, 2023 |
| 5 | FOR PLANNING / WATER BALANCE | NOV 20, 2023 |
| 6 | FIRST SUBMISSION | DEC 22, 2023 |
| 7 | FOR PRE-CONSULT | FEB 14, 2024 |
| 8 | FOR MINOR VARIANCE | APRIL 2, 2024 |
| 9 | FOR TOWN CONSULT | MAY 28, 2024 |
| 10 | FOR TOWN CONSULT | JUNE 17, 2024 |
| 11 | SITE PLAN SUBMISSION | SEPT 25, 2024 |



LEGEND:

- WATERMAIN / WATER SERVICE
- SANITARY SEWER
- SEWER SERVICE
- MAINTENANCE HOLE
- x-x-x- CHAIN LINK FENCE
- LT EXTERIOR WALL SCENCE LIGHTING
- ↑ DIRECTION OF TRAFFIC
- UTILITY POLE
- ⊕ VALVE & BOX
- ⊕ CHECK VALVE IN CHAMBER
- ⊕ TAPPING SLEEVE & VALVE BOX
- ⊕ TEE
- ⊕ FIRE HYDRANT C/W VALVE & BOX (AS PER OPSD I105.010)
- ▨ GRASSSED AREA
- ▨ PAVED AREA
- ▨ FIRE ROUTE
- ▨ SLOPED LANDSCAPE



SITE PLAN
SCALE: 1:250

LOCALLY KNOWN AS PILLSBURY DRIVE
(TAYLOR DRIVE BY BY-LAW 75-2 AS IN R0505422)
PART C, 51R-1751
PIN 58475-0360 (LT)

- GENERAL NOTES:**
- CONTRACTOR TO CHECK ALL DIMENSIONS, SPECIFICATIONS, ETC., ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO OUR OFFICE PRIOR TO CONSTRUCTION. CONTRACTOR TO DETERMINE & CONFIRM THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF QUANTUM ENGINEERING. THEY ARE TO REMAIN THE PROPERTY OF OUR OFFICE AND MUST BE RETURNED UPON REQUEST. THESE DRAWINGS ARE NOT TO BE USED IN ANY OTHER LOCATION WITHOUT THE WRITTEN APPROVAL FROM OUR OFFICE. REPRODUCTIONS OF THESE DOCUMENTS OR DRAWINGS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION FROM OUR OFFICE.
 - ALL CONSTRUCTION & INFRASTRUCTURE SHALL CONFORM TO THE MOST RECENT EDITIONS OF ALL APPLICABLE CODES IN EFFECT AT THE PROJECT LOCATION. ALL WORKS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AS WELL AS TOWN OF MIDLAND SPECIFICATIONS.
 - OFFICIAL COPIES MUST BEAR AN ORIGINAL SIGNATURE AND SHOW THE ENGINEERS STAMP IN RED.
 - DO NOT SCALE DRAWINGS.
- BARRIER FREE PATH OF TRAVEL:**
- 0.3 C.B.I.3.1 BARRIER FREE PATH OF TRAVEL SLOPE MAXIMUM 1:20; MINIMUM WIDTH 1.2M (3'-8")
 - MAXIMUM BEVEL 1:2
 - MAXIMUM 12M (0") CURB AT LEVEL CHANGES
 - MINIMUM LANDING AT TOP AND BOTTOM OF SLOPED PORTION 1.67M (66") SQUARE

- GRASSSED AREA:**
- ALL DISTURBED AREAS ARE TO BE RESTORED TO ORIGINAL CONDITION AS REQUIRED.
 - GRASSSED AREAS TO BE SODDED OVER A MINIMUM 150 MM OF TOPSOIL.
- UTILITIES:**
- BUILDINGS SERVICED MUNICIPAL WATER & SEWER, AND 240V HYDRO. HYDRO SERVICE LOCATION AND INSTALLATION REQUIREMENTS TO BE CONFIRMED WITH LOCAL AUTHORITY (MIDLAND PUC).
 - COMPACTION OF BACKFILL FOR UTILITY TRENCHES SHALL BE 95% SPDD, UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITIES.
 - CONTRACTOR RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- GARBAGE STORAGE:**
- ALL GARBAGE TO BE STORED IN DUMPSTER LOCATED IN DESIGNATED AREA.
- SNOW STORAGE:**
- ALL SNOW TO BE STORED ON SITE WITHIN DESIGNATED GREEN AREAS.
 - SNOW NOT TO BE PUSHED ONTO OR STORED ON PILLSBURY DRIVE, DESIGNATED PARKING SPACES OR BARRIER FREE SPACES AND PATHS OF TRAVEL.

- EXTERIOR LIGHTING:**
- ALL SECURITY LIGHTING TO BE SHIELDED SO THAT LIGHT DOES NOT INFRINGE ON FORESTED AREA, ADJACENT PROPERTIES & WILL BE DARK SKY FRIENDLY.
 - EXTERIOR SCENCE LIGHTING TO BE LITHONIA TWR LED WALL PACK LIGHTING, CATALOG NO. TWRI LED P3 40K MVOLT DBDXT M2, OR APPROVED EQUAL.
- DRIVEWAY:**
- PAVED AREA TO BE A MINIMUM OF 75MM HL3A ON A MINIMUM OF 250MM OF GRANULAR 'A' COMPACTED TO 98% SPDD.
 - DRIVEWAY CULVERT TO BE MINIMUM 400MM DIA. ALUMINIZED CORRUGATED STEEL OR DOUBLE WALLED SMOOTH INTERIOR HDPE PIPE.
 - ASPHALT & GRANULAR COURSES SHALL CONFORM TO ALL APPLICABLE ONTARIO PROVINCIAL STANDARDS.
- GRAVEL PAVING:**
- GRAVEL PARKING AREAS TO MEET LEVEL OF PERFORMANCE AS SPECIFIED: ORIGINAL GRADE (95% PROCTOR DENSITY), ISO5MM GRANULAR 'A' (100% PROCTOR DENSITY).
 - GRANULAR COURSES SHALL CONFORM TO ALL APPLICABLE ONTARIO PROVINCIAL STANDARDS.

- PARKING / LOADING:**
- ALL PARKING SPACES MUST CONFORM WITH MOST RECENT EDITIONS OF TOWN OF MIDLAND ZONING BY-LAWS.
 - 1 PARKING SPOT TO BE PROVIDED PER 30 M² OF GFA FOR PROFESSIONAL OFFICE AREA (9 SPOTS MINIMUM).
 - 1 PARKING SPOT TO BE PROVIDED PER 100 M² OF GFA FOR WAREHOUSE/STORAGE AREA (3 SPOTS MINIMUM).
 - MINIMUM 1 BARRIER FREE PARKING SPOT TO BE PROVIDED.
 - ALL LOADING PROVISIONS OUTLINED BY THE MOST RECENT TOWN OF MIDLAND ZONING BY-LAWS MUST BE MET.
- FENCING:**
- FENCING TO BE INSTALLED AS PER ONTARIO PROVINCIAL STANDARDS WITH TOP RAIL, KNUCKLED TOP EDGE FASTENERS, KNUCKLED BOTTOM EDGE AND NO. 9 GAUGE WIRE WESH.
 - CHAIN LINK FENCING TO BE 1.5M HIGH FOR COMMERCIAL/INDUSTRIAL PROPERTIES.

- WATER SERVICING/HYDRANT:**
- MINIMUM COVER FOR WATER SERVICES TO BE 1.8M.
 - WATER SERVICE PIPE SHALL BE 25MM DIA. TYPE "K" COPPER TUBING AND FITTINGS INCLUDING ELECTROCHEMICAL CORROSION PROTECTION WHERE CONNECTED TO DUCTILE IRON WATERMAINS.
 - MAIN STOPS AND SADDLES SHALL BE USED ON WATER SERVICE. MAIN STOP TO BE MUELLER AWWA C800. SADDLE TO BE ROCKWELL 371 & 572.
 - CURB STOP TO BE LOCATED AT PROPERTY LINE AND SHALL BE BALL STYLE WITH COMPRESSION CONNECTION.
 - SERVICES BOXES TO BE MUELLER AWWA C800. ALL SERVICE BOXES ARE TO BE INSTALLED FLUSH WITH THE FINISHED GRADE.
 - A MAXIMUM OF ONE COUPLING IS ACCEPTABLE ON A WATER SERVICE BETWEEN THE CURB STOP AND ENTERING THE BUILDING. COUPLINGS TO BE COPPER COMPRESSION COUPLINGS.
 - WATER METER TO BE SUPPLIED AND INSTALLED BY THE TOWN OF MIDLAND AT CONTRACTOR'S EXPENSE.
 - WATER SERVICE INSTALLATION AND PRESSURE TESTING TO BE COMPLETED IN ACCORDANCE WITH TOWN OF MIDLAND DESIGN STANDARDS.
 - HYDRANT SHALL MEET REQUIREMENTS OF AWWA C502.
 - HYDRANT TO BE CANADA VALVE CENTURY/PREMIERE MODEL, OPENING COUNTERCLOCKWISE, MEETING AWWA C502.
 - GATE VALVES TO BE MUELLER RESILIENT SEAT VALVES, MEETING AWWA C509 C/W BIBBY VALVE BOX TO BE INSTALLED FLUSH WITH THE FINISHED GRADE.
 - CHECK VALVES TO BE MUELLER SWING CHECK VALVES, MEETING AWWA C508 C/W BIBBY VALVE BOX TO BE INSTALLED FLUSH WITH THE FINISHED GRADE.

- SANITARY SERVICING:**
- MINIMUM SLOPE OF SANITARY SERVICE TO BE 2.0%.
 - SANITARY SERVICE SHALL BE LOCATED AT A MINIMUM DEPTH OF 2.0 M AT THE PROPERTY LINE, AND SUFFICIENT DEPTH FOR BASEMENT FLOOR DRAINS AND FROST COVER.
 - FILL BENEATH SANITARY SERVICES IS TO BE COMPACTED TO 98% SPDD.
 - SANITARY SERVICE SHALL BE PVC SDR 28 WITH RUBBER GASKET TYPE JOINTS CONFORMING TO CSA B-182.2.354, AND A MINIMUM DIAMETER OF 150 MM.
 - SANITARY SERVICES ARE TO BE INSTALLED AND TESTED IN ACCORDANCE WITH TOWN OF MIDLAND AND ONTARIO PROVINCIAL STANDARDS.
 - ALL MATERIALS TO BE IN CONFORMANCE WITH ONTARIO PROVINCIAL STANDARD SPECIFICATIONS.

ZONING INFORMATION:

CURRENT ZONING DESIGNATION: INDUSTRIAL ZONE - MI
PROPOSED CHANGE TO ZONING: NO
CURRENT BUILDING CLASSIFICATION: N/A
PROPOSED BUILDING(S) CLASSIFICATION: F3 (LOW HAZARD INDUSTRIAL OCCUPANCY)
GROSS FLOOR AREA: PROPOSED 5,762 SQ. FT (535.3 M²)
PROFESSIONAL OFFICE = 259.6 M²
WAREHOUSE = 275.7 M²

ZONING REQUIREMENTS:

(AS PER TOWN OF MIDLAND INDUSTRIAL ZONE - MI)

MINIMUM LOT AREA: 4000M² (ACTUAL: 6745.8 M² APPROX.)
MINIMUM LOT FRONTAGE: 30 M
MAXIMUM LOT COVERAGE: 60% (PROPOSED: 6.1%)
MINIMUM YARD SETBACKS:
(A) FRONT: 7.5M
(B) REAR: 8.8M
(C) INTERIOR SIDE: 6.0M
(D) EXTERIOR SIDE: 7.5M
MAX. BUILDING HEIGHT: 11.0M

SURFACE AREAS:

TOTAL SITE AREA: 6745.8 M²
BUILDING FOUNDATION FOOTPRINT: 413.8 M²
BUILDING ROOF SURFACE AREA: 413.8 M²
TOTAL PAVED AREA: 1202.4 M²
TOTAL GRASSSED AREA: 898 M²
TOTAL FORESTED AREA (EXISTING TO REMAIN): 4231.6 M²

NOTE: DISTANCES ON THIS PLAN ARE METRIC AND CAN BE CONVERTED TO IMPERIAL BY MULTIPLYING BY 3.28

QUANTUM ENGINEERING
91 CORTLAND CRENS DR
TAYLOR ONTARIO L9R 0P2
Phone: (705) 549-7791
Fax: (866) 516-9827
www.qeng.ca

PROJECT: **NEW COMMERCIAL FACILITY**
LOCATION: 120 PILLSBURY DR, MIDLAND, ONTARIO
FOR: SCHULTZ - VANT SPYKER

DRAWING: **SITE PLAN**

| | | |
|------------------|------------------|-------------|
| DATE: AUG. 2023 | PROJECT NO: 6506 | PAGE ID: CI |
| DRAWN BY: K.J.L. | | |
| SCALE: SEE PLOT | | |