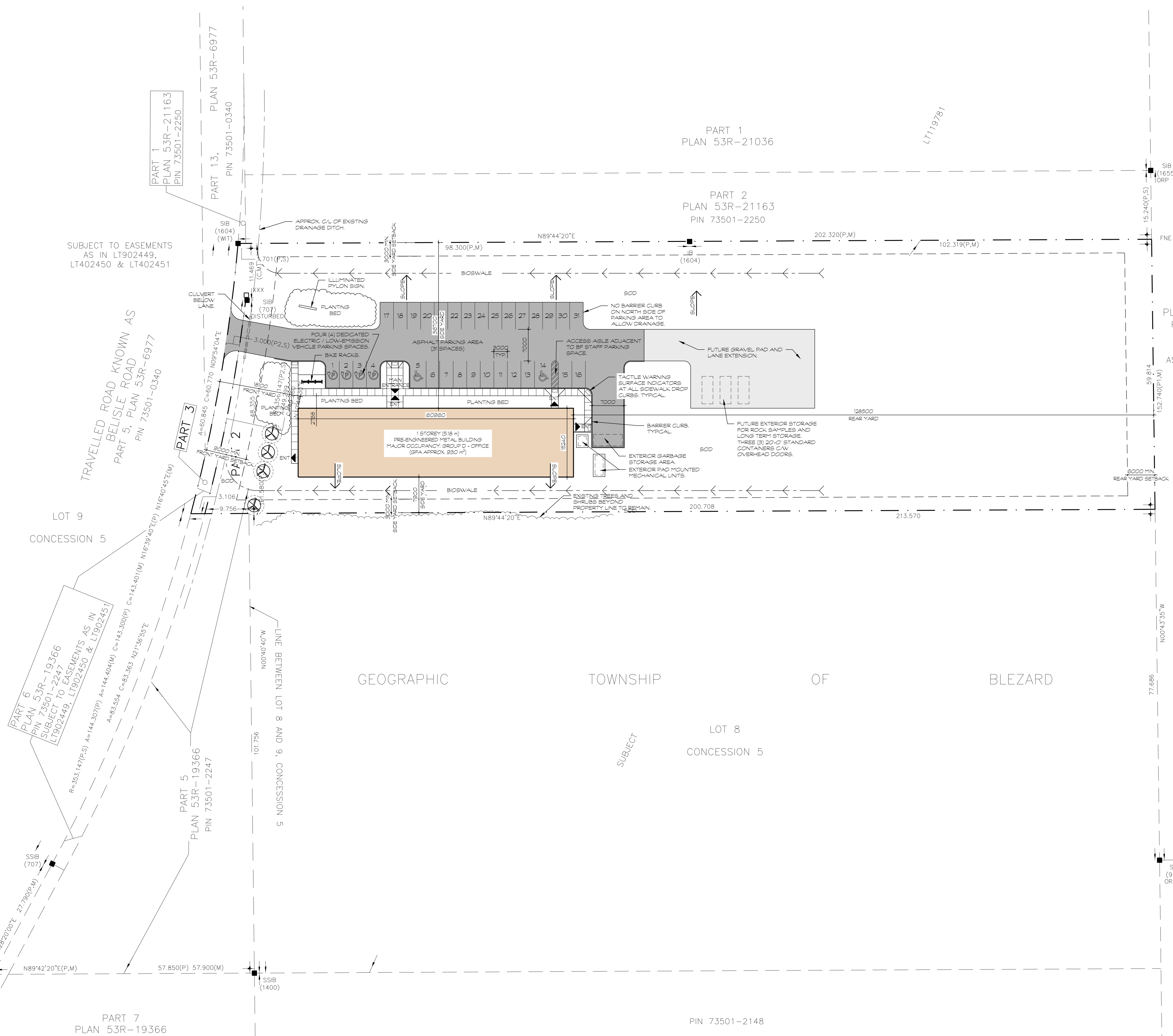


W:\2020-2021\2021\22051 - CONSULTING - New Office Building\GIS\GIS\Scheme\Drawn\22051\_S0\_Site Plan Rezoning Application



SITE INFORMATION	
DESCRIPTION	DATA
ZONING (CITY OF GREATER SUDBURY)	M(33)
ZONE DESCRIPTION	MIXED LIGHT INDUSTRIAL / SERVICE COMMERCIAL
USES PERMITTED	PER TABLE 8.1
REQUIREMENTS (PER TABLE 8.2)	
MINIMUM LOT AREA	15,000 m <sup>2</sup>
ACTUAL LOT AREA	12,375.0 m <sup>2</sup> (INCL PART 1-3)
MINIMUM LOT FRONTAGE REQUIRED	30.0 m
ACTUAL LOT FRONTAGE	59.6 m
MINIMUM FRONT YARD SETBACK REQUIRED	9.0 m
ACTUAL FRONT YARD SETBACK	11.0 m
MINIMUM INTERIOR SIDE YARD SETBACK REQUIRED	3.0 m
ACTUAL INTERIOR SIDE YARD SETBACK	7.7 m
MINIMUM REAR YARD SETBACK REQUIRED	6.0 m
ACTUAL REAR YARD SETBACK	124.6 m
MAXIMUM LOT COVERAGE ALLOWED	50 %
ACTUAL LOT COVERAGE	7.5 %
MAXIMUM BUILDING HEIGHT ALLOWED	12.0 m
ACTUAL BUILDING HEIGHT	5.2 m
MINIMUM LANDSCAPE OPEN AREA REQUIRED	5 %
MINIMUM # OF PARKING SPACES REQUIRED (PER TABLE 8.4 - BUSINESS OFFICE @ 1/30 m <sup>2</sup> )	31 SPACES
ACTUAL # OF PARKING SPACES PROVIDED	31 SPACES
ACCESSIBLE SPACES REQUIRED (TABLE 8.2)	2 SPACES
ACCESSIBLE SPACE PROVIDED	2 SPACES

- SITE PLAN NOTES:**
- PROPERTY DIMENSIONS AND INFORMATION REFERENCED FROM DRAFT SURVEY COMPLETED BY TULLOCH GEOMATICS INC., FILE NO. 222295.
  - ZONING INFORMATION AND MINIMUM REQUIREMENTS LISTED ABOVE ARE REFERENCED FROM TABLE 8.1 AND 8.2 STANDARDS FOR INDUSTRIAL ZONES OF THE CITY OF GREATER SUDBURY ZONING BY-LAW 2010-002.
  - THE SUBJECT PROPERTY IS DESIGNATED AS M(33), PER SECTION 3 SPECIAL INDUSTRIAL ZONES UNDER THE CITY OF GREATER SUDBURY ZONING BY-LAW 2010-002 THE SPECIAL PROVISIONS OF THIS ZONE ARE AS FOLLOWS:
    - 3.1. NOTWITHSTANDING ANY OTHER PROVISION HEREOF TO THE CONTRARY, WITHIN ANY AREA DESIGNATED M(33) ON THE ZONE MAPS, ALL PROVISIONS OF THIS BY-LAW APPLICABLE TO THE M(1), MIXED LIGHT INDUSTRIAL/SERVICE COMMERCIAL ZONE SHALL APPLY SUBJECT TO THE FOLLOWING MODIFICATION:
      - 3.1.1. THE SUBJECT LANDS ARE DESIGNATED AS AN AREA OF 'SITE PLAN CONTROL' PURSUANT TO SECTION 41 OF THE PLANNING ACT, R.S.O. 1990, CHAPTER P.13.
  - THE PROPOSED BUILDING USE (I.E. GROUP D - OFFICE BUILDING) IS NOT LISTED AS A PERMITTED USE UNDER ZONE M(33), THEREFORE, THE DEVELOPMENT PROPOSES TO AMEND THE EXISTING ZONING FROM A MIXED LIGHT INDUSTRIAL / SERVICE COMMERCIAL TO A M(1) BUSINESS INDUSTRIAL USE.



**KEY PLAN (B)**  
1 : 30,000



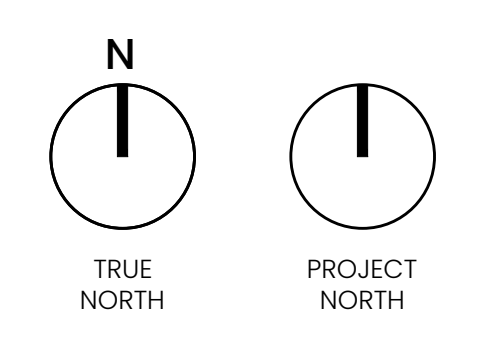
**Frontier Lithium Office Building**

**2736 Belisle Drive  
Val Caron, Ontario**

**ISSUED FOR REZONING APPLICATION**

**2022-07-15**

- REVISIONS**
- Issued for Owner Review 2022-06-24
  - Issued for SPAT Pre-Application 2022-07-05



CONTRACTOR SHALL VERIFY ALL DIMENSIONS & REPORT ANY INCONSISTENCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.  
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PROJECT NO. **22051**

DRAWN BY **ML**  
CHECKED BY **LB**

SCALE **AS NOTED**

**SITE PLAN, SITE DATA AND NOTES**

**REZONING APPLICATION**

**SP-1.0**

**SITE PLAN (A)**  
1 : 400