

# NOTES

PROPERTY BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM REGISTERED PLAN M-76. THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR THE PURPOSES STATED IN THE TITLE BLOCK.

THE SUBJECT LANDS CONSIST OF ALL OF PIN 73558-1149, BEING ALL OF LOTS 118 TO 122, REGISTERED PLAN M-76, AND ALL OF PIN 73588-0401, BEING ALL OF LOT 117, REGISTERED PLAN M-76, BEING PART OF LOT 8, CONCESSION 2, GEOGRAPHIC TOWNSHIP OF McKIM, CITY OF GREATER SUDBURY, DISTRICT OF SUDBURY.

TOPOGRAPHICAL INFORMATION & PROPOSED INFORMATION (WITH THE EXCEPTION OF THE PROPOSED 5 UNIT APARTMENT ON THE SECOND FLOOR OF MUNICIPAL # 983 BUILDING & MODIFIED NUMBER OF PARKING STALLS PROVIDED) SHOWN HEREON WAS DERIVED FROM AN EXISTING SITE PLAN BY NICHOLLS ENGINEERING, "SCHEDULE B" (ATTACHED TO SITE PLAN CONTROL AGREEMENT LT970889). INFORMATION SHOWN ON THIS PLAN WAS NOT VERIFIED BY A FIELD SURVEY.

GROSS FLOOR AREAS & NET FLOOR AREAS IN TABLE SHOWN BELOW ARE APPROXIMATE ONLY.

LANE  
(REGISTERED PLAN M-76)  
(6.1m WIDE)

R2 - 3 ZONE

REQUIRED SKETCH FOR RE-ZONING:

MUNICIPAL # 983, 985 &  
989 LORNE ST.  
GEOGRAPHIC TOWNSHIP OF McKIM  
CITY OF GREATER SUDBURY  
DISTRICT OF SUDBURY

SCALE 1:250



MORRISON AVENUE  
(REGISTERED PLAN M-76)  
(20.12m WIDE)

C2

ZONE

PIN 73588- 0559

LOT 115  
REGISTERED

PIN 73588-0459  
(PROPERTY OWNED BY  
KF INVESTMENTS INC.)

LOT 116

LOT 117

LOT 118

LOT 119

LOT 120

LOT 121

LOT 122

EXISTING TOTAL PARKING

ON SUBJECT PROPERTY

26 STALLS

EXISTING CONCRETE SIDEWALK

EXISTING CONCRETE SIDEWALK

ITEM:	PROVIDED: PARKING	REQUIRED: PARKING	PARKING CALCULATIONS:
'BORTS HVAC' GROUND FLOOR OFFICE (GROSS FL. AREA 118sq.m.) (INCLUDES ONE BARRIER FREE PARKING STALL)	3 SPACES	3 SPACES	OFFICE = 1/20 sq.m. net floor area =94/30 = 3 SPACES
'BORTS HVAC' GROUND FLOOR SERVICE SHOP (GROSS FL. AREA 122sq.m.)	4 SPACES	4 SPACES	SERVICE SHOP = 1/20 sq.m.net floor area =87/20 = 4 SPACES
'ELLERO MONUMENT' GROUND FLOOR SERVICE SHOP (GROSS FL. AREA 65sq.m.)	2 SPACE	2 SPACE	SERVICE SHOP = 1/20 sq.m.net floor area =48/20 = 2 SPACE
'ELLERO MONUMENT' GROUND FLOOR SHOW ROOM (GROSS FL. AREA 127sq.m.)	3 SPACES	3 SPACES	RETAIL USE = 1/33 sq.m. net floor area =110/33 = 3 SPACES
'ELLERO MONUMENT' GROUND FLOOR OFFICE (GROSS FL. AREA 67sq.m.)	2 SPACES	2 SPACES	OFFICE = 1/30 sq.m.net floor area =53/30 = 2 SPACES
TATTOO PARLOUR GROUND FLOOR SHOP (GROSS FL. AREA 117sq.m.)	3 SPACES	3 SPACES	PERSONAL SERVICE SHOP = 1/33 sq.m.net floor area =103/33 = 3 SPACES
SINGLE FAMILY DWELLING (1 STOREY)	1 SPACE	1 SPACE	1 SPACE PER UNIT REQUIRED
'ELLERO MONUMENT' SECOND FLOOR WAREHOUSE/SERVICE SHOP (GROSS FL. AREA WAREHOUSE/SERVICE SHOP = 305sq.m.)	3 SPACES	5 SPACES	WAREHOUSE USE = 1/90 sq.m. net floor area = 219/90 = 2 SPACES SERVICE SHOP = 1/20 sq.m.net floor area = 55/20 = 3 SPACES
5 UNIT MULTIPLE DWELLING SECOND FLOOR	7 SPACES	7 SPACES	MULTIPLE DWELLING = 1.5 SPACES PER UNIT = 5 UNITS X 1.5 = 8 SPACES (- 10% GOVA ROUTE REDUCTION)= 7 SPACES
PARKING REDUCTION OF 10% FOR COMMERCIAL USE ON GOVA ROUTE	- 2 SPACES	- 2 SPACES	20 COMMERCIAL SPACES X 10% = REDUCTION OF 2 PARKING SPACES
<b>PARKING TOTAL REQUIRED (INCLUDES 1 BARRIER FREE)</b>	<b>26 SPACES</b>	<b>28 SPACES</b>	

LORNE STREET  
(REGISTERED PLAN M-76)  
(20.12m WIDE)

M1 - 1

ZONE

## LEGEND



- DENOTES PROPOSED TREE (\*PER EXISTING SITE PLAN)
- DENOTES PROPERTY IDENTIFIER NUMBER
- DENOTES LAND TITLES
- DENOTES INFORMATION OBTAINED FROM SCHEDULE 'B' 'SITE PLAN & DETAILS' DRAWING PRODUCED BY NICHOLLS ENGINEERING, REVISION DATED MARCH 5, 2004 (ATTACHED TO SITE PLAN CONTROL AGREEMENT LT970889).
- DENOTES EXISTING PEDESTRIAN DOOR ENTRANCE
- DENOTES EXISTING GARAGE DOOR

D.S.

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PREPARED BY : A.A.

DATE : MAY 17, 2023

SCALE : 1:250 METRIC

CAD FILE : 18198-SKETCH.dwg

P. SPACE TAB : SKETCH 250s

ZONE

C2 (113)

CLEMOW AVENUE  
(REGISTERED PLAN M-76)  
(20.12m WIDE)

EXISTING  
ENTRANCE/EXIT  
DOOR TO INSIDE  
STAIRCASE  
THAT GOES TO  
2ND. FLOOR  
PROPOSED  
UNITS

5 UNIT APARTMENTS

EXISTING 2 STOREY COMMERCIAL BUILDING MUNICIPAL # 983 LORNE ST.

ELLERO' OFFICE SPACE (GROUND FLOOR) - 1149

PROPOSED SECOND FLOOR

EXISTING 1 STOREY DWELLING MUNICIPAL # 985 LORNE ST.

EXISTING STEPS

EXISTING SIGN

EXISTING STEPS

EXISTING STEPS

EXISTING STEPS

EXISTING STEPS

EXISTING STEPS