

PLAN OF SURVEY SHOWING TOPOGRAPHICAL DETAILS OF
LOT 29
REGISTERED PLAN M-112
CITY OF SUDBURY
DISTRICT OF SUDBURY

SCALE 1 : 150 METRES
0 0 0 0 0 0 0 0 0 0
SURVEYORS ON SITE INC. © 2024

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2010.0).

COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(2) OF O.REG. 216/10.

POINT ID	NORTHING	EASTING
Ⓐ	5148926.820	498714.719
Ⓑ	5148926.884	498654.306
Ⓒ	5148964.011	498684.561

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SITE DATA
OWNER NAME:
SUDBURY HOME BUYERS INC

ADDRESS:
620 PINE STREET, P3C 1Y8
SUDBURY

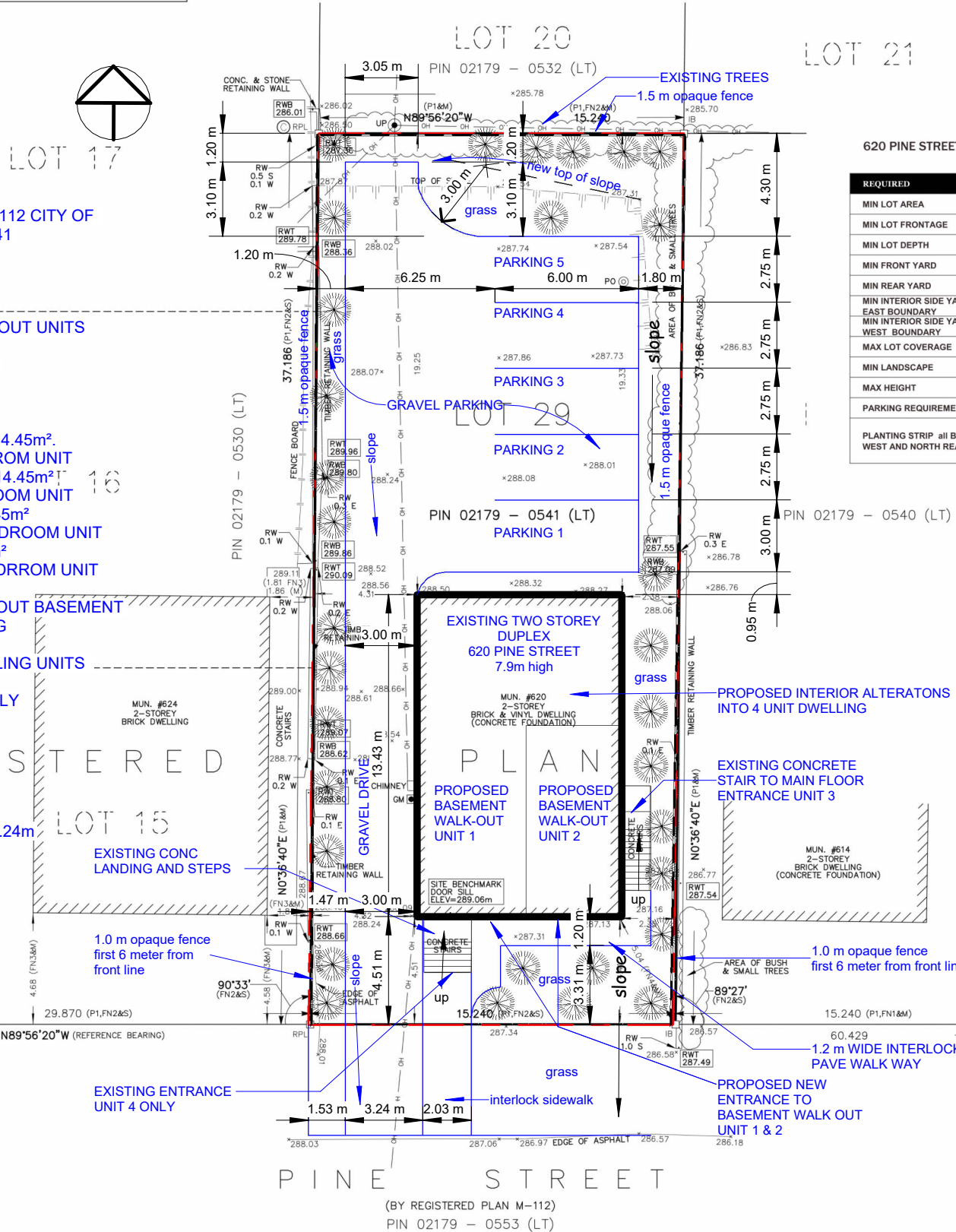
LEGAL DESCRIPTION :
PCL 19359 SEC SES LOT 29, PLAN M112 CITY OF GREATER SUDBURY, PIN # 021790541

EXISTING ZONING R2-2
PROPOSED RE ZONING R3
EXISTING DUPLEX
PROPOSED TWO BASEMENT WALK OUT UNITS

LOT AREA: 566.71m²
BUILDING AREA: 114.53m²
BUILDING COVERAGE: 20.2 %
GROSS FLOOR AREA:
EXISTING MAIN FLOOR UNIT3 114.45m²
EXISTING SECOND FLOOR UNIT4 114.45m²
PROPOSED BASEMENT UNIT 1 80.45m²
PROPOSED BASEMENT UNIT 2 34m²
EXISTING 3 BEDROOM UNIT
EXISTING 3 BEDROOM UNIT
TWO BEDROOM UNIT
ONE BEDROOM UNIT

NO OF STOREY; 2 STOREY + WALK OUT BASEMENT
NO OF DWELLING UNITS: 2 EXISTING

PROPOSED TWO BASEMENT DWELLING UNITS
BUILDING CLASSIFICATION: C
BUILDING DEFINITION: MULTIE FAMILY
PARKING SPACE REQUIRED 6
PARKING PROVIDED 6 SPACES
LANDSCAPE AREA 212m² 37%
BUILDING HEIGHT AT STREET 7.9m
MIN LOT AREA 110m² per unit
Actual lot area 566.71m²
Min LOT FRONTAGE 18m ACTUAL 15.24m



620 PINE STREET R3 ZONING STANDARDS By-law 2012-67, 2016-70Z

REQUIRED	STANDARDS	PROPOSED/ ACTUAL	REQUEST RELIEF	REFERENCE	DESCRIPTION
MIN LOT AREA	110 m ² PER UNIT	141m ² /UNIT	NO	TABLE 6.5	
MIN LOT FRONTAGE	18 m	15.24m	YES	TABLE 6.5	REQUES RELIEF A 2.76 m from 18 m TO 15.24 m
MIN LOT DEPTH	30.0 m	37.186m	NO	TABLE 6.5	
MIN FRONT YARD	6.0m	4.51m	YES	TABLE 6.5	REQUIRE RELIEF OF 1.41 m FROM 6 m TO 4.51
MIN REAR YARD	7.5 m	19.25m	NO	TABLE 6.5	
MIN INTERIOR SIDE YARD EAST BOUNDARY	1.2m + 0.6m =1.8m	2.35m	NO	TABLE 6.5	
MIN INTERIOR SIDE YARD WEST BOUNDARY	1.2m + 0.6m =1.8m	4.31	NO	TABLE 6.5	
MAX LOT COVERAGE	40%	20.10%	NO	TABLE 6.5	
MIN LANDSCAPE	30%	37% (212m ²)	NO	TABLE 6.5	
MAX HEIGHT	11.0m	7.9m	NO	TABLE 6.5	
PARKING REQUIREMENT	1.5 /UNIT x 4=6 SPACES	5	YES	TABLE 5.5	REQUEST RELIEF OF ONE PARKING SPACE FROM 6 TO 5
PLANTING STRIP all BOUNDARIES EAST, WEST AND NORTH REAR	1.8 m W/ 1.5 m HEIGHT OPAQUE FENCE	1.2m TO 1.8	YES	4.15.4(b)	REQUIRE RELIEF FROM 1.8m TO 1.2m WTH 1.5m FENCE

LEGEND

■	MONUMENT FOUND
□	MONUMENT PLANTED
SIB	STANDARD IRON BAR
IB	IRON BAR
RPL	ROCK PLUG
M	MEASURED
S	SET
P1	REGISTERED PLAN M-112
FN1	FIELD NOTES BY LANE & LANE, REFERENCE # 14, DATED MAY 20, 1964
FN2	FIELD NOTES BY ENDLEMAN, HOLDER & WALLACE, REFERENCE # 3, DATED OCTOBER 26, 1957
FN3	FIELD NOTES BY LANE & LANE, REFERENCE # 11, DATED JANUARY 22, 1959
LL	LANE & LANE SURVEYORS
RW	RETAINING WALL
RWB	RETAINING WALL BOTTOM
RWT	RETAINING WALL TOP
WSE	WINDOW SILL ELEVATION
GM	GAS METER
UP	UTILITY POLE
-OH-	OVERHEAD UTILITY WIRES
•	SPOT ELEVATION

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 19th DAY OF JANUARY, 2024.

FEBRUARY 1, 2024
RYAN W. SEGUIN
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-70427
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).



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