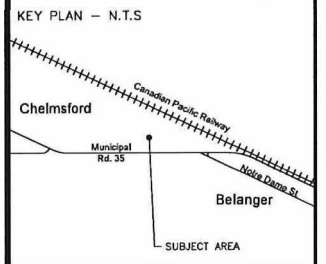


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JUN 17 2024
PLANNING SERVICES



T: 705-522-6303
 sudbury@tulloch.ca

131 FIELDING ROAD
 LIVELY, ONTARIO
 P3Y 1L7

DATE	REV.	REVISION	BY	APPD.
29/05/24	4	Add/Correct Dims, Simplify	MDJ	VS
28/02/24	3	Corrected Topo	MDJ	VS
11/01/24	2	All Design Concept	MDJ	VS
15/12/23	1	Format Revisions	MDJ	VS

CLIENT:
BMG Engineering, Ltd.

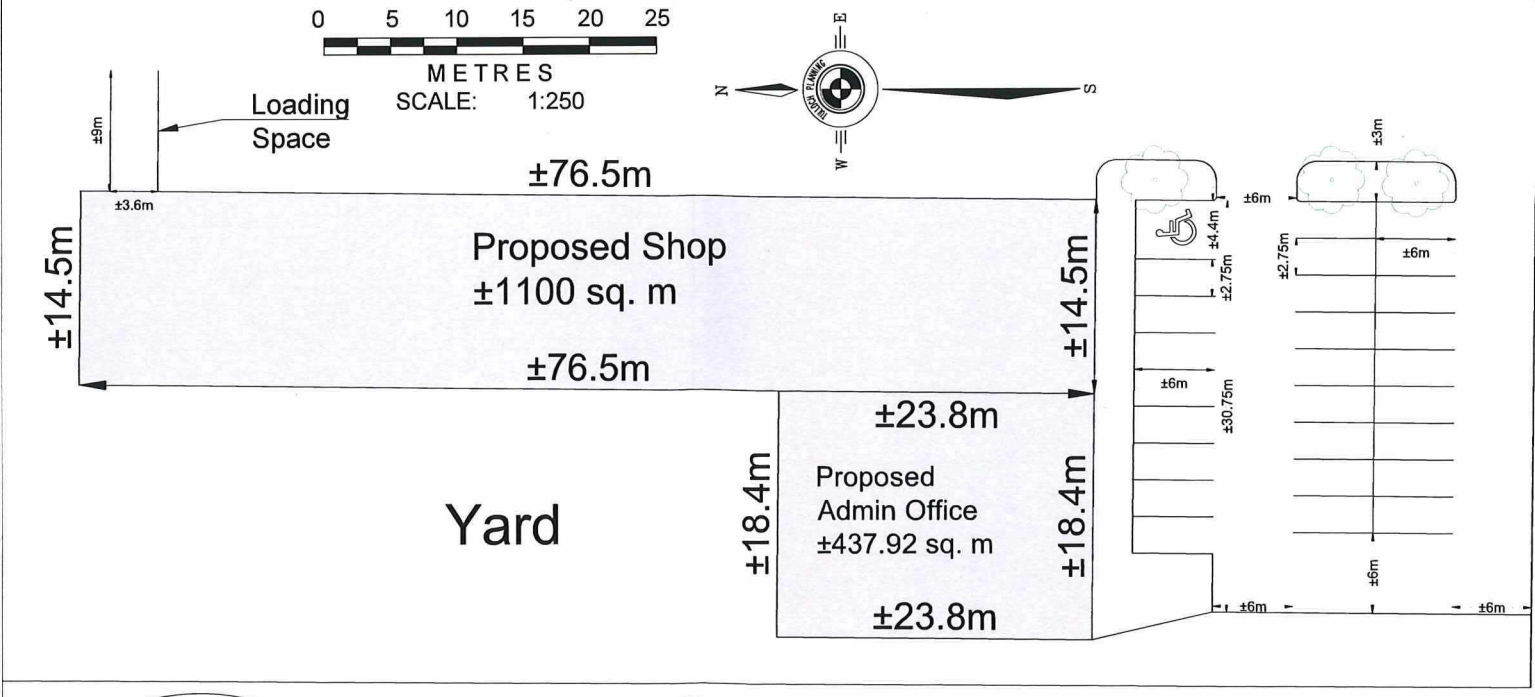
CAUTION
 THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY AND ARCHITECTURAL PLANS. ALL MEASUREMENTS HAVE NOT BEEN CONFIRMED.
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SITE PLAN DATA

ADDRESS: 4360 MUNICIPAL ROAD 35, CHELMSFORD (CITY OF GREATER SUDBURY)
 ZONING: RU (EXISTING) / RU(xx) (PROPOSED)

USE OF BUILDING: Mining Related Rural Light Industrial Use

	PROVIDED	REQUIRED
PROPERTY AREA:	±25.4ha	MIN. 2ha
SITE FRONTAGE:	±337.2m	MIN. 90m
LOT DEPTH:	±750m (Irreg.)	N/A
LOT COVERAGE:	±0.1538ha	MAX. 2.54 ha (10% of lot area)
BUILDING HEIGHT:	TBD	MAX. 21m
LANDSCAPING:	±87.3%	
SETBACKS:		
FRONT YARD SETBACK:	±173.1m	15m
INTERIOR SIDE YARD SETBACK:	±50.6m	10m
REAR YARD SETBACK:	±374.3m	30m (abutting Railway R.O.W.)
LANDSCAPING:		
LANDSCAPE BUFFER:	5.0m	3.0m
PARKING CALCULATIONS:		
PARKING SPACES:	27	12 (1/90 sq. m net floor area) + 15 (1/30 sq. m net floor area of accessory office)
		27 TOTAL
ACCESSIBLE SPACES:	1	1 (for 10-50 regular spaces provided)



PROJECT TITLE:
Proposed Mining-Related Rural Light Industrial Use
Conceptual Site Plan Alternative 2 (Not a survey - For Rezoning Only)

ADDRESS:
4360 Municipal Rd. 35
City of Greater Sudbury

MDJ	VS
DRAWN	CHECKED
AS NOTED	JUNE 4, 2024
SCALE	DATE

23-0998

PROJECT No.