

TULLOCH
 T: 705-522-6303
 sudbury@tulloch.ca
 131 FIELDING ROAD
 LIVELY, ONTARIO
 P3Y 1L7

DATE	REV.	REVISION	BY	APP'D
28/02/24	3	Corrected Topo	MDJ	VS
11/01/24	2	New Alternative	MDJ	VS
15/12/23	1	Format Revisions	MDJ	VS

CLIENT:
BMG Engineering, Ltd.

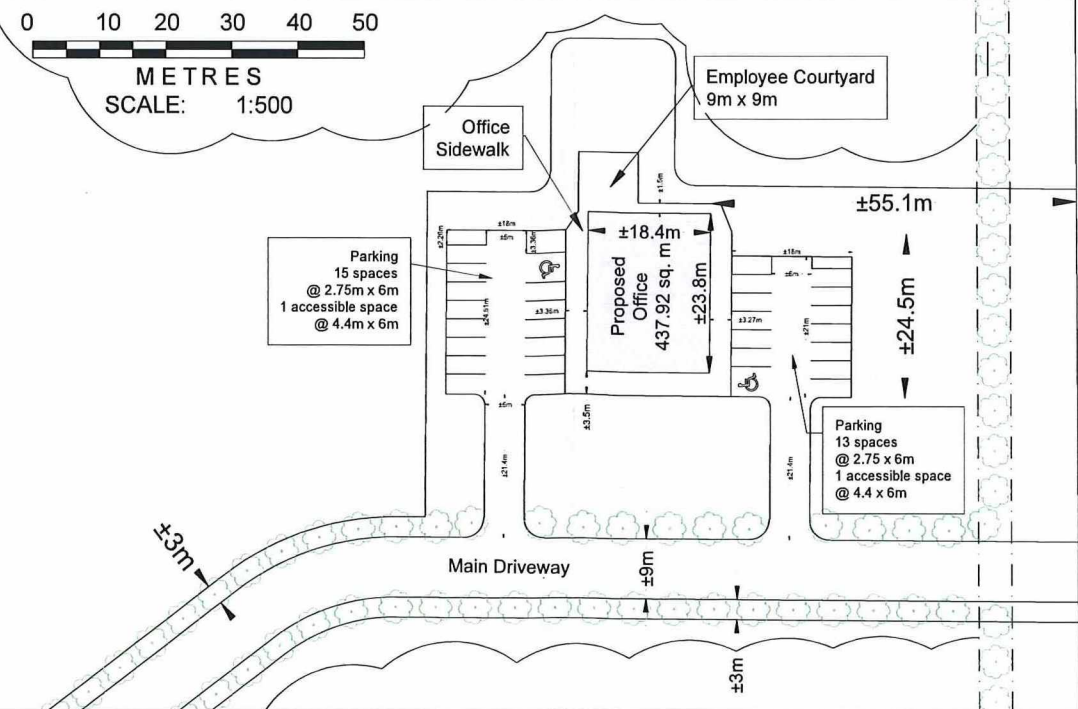
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SITE PLAN DATA

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	N/A
LOT COVERAGE:	±0.1538ha (reg.)	MAX. 2.54 ha (10% of lot area)
BUILDING HEIGHT:	180	MAX. 21m
LANDSCAPING:	±66.2%	N/A
SETBACKS		
FRONT YARD SETBACK:	±55.1m	15m
INTERIOR SIDE YARD SETBACK:	±109.8m	10m
REAR YARD SETBACK:	±353.7m	30m (abutting Railway R.O.W.)
LANDSCAPING		
LANDSCAPE BUFFER:	5.0m	3.0m
PARKING CALCULATIONS:		
PARKING SPACES:	28	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 1 (Not a survey - For Rezoning Only)

ADDRESS:
4360 Municipal Rd. 35
City of Greater Sudbury

RECEIVED
 JUN 17 2024

PLANNING SERVICES

MDJ	VS
DRAWN	CHECKED
AS NOTED	JUNE 4, 2024
SCALE	DATE
23-0998	
PROJECT No.	