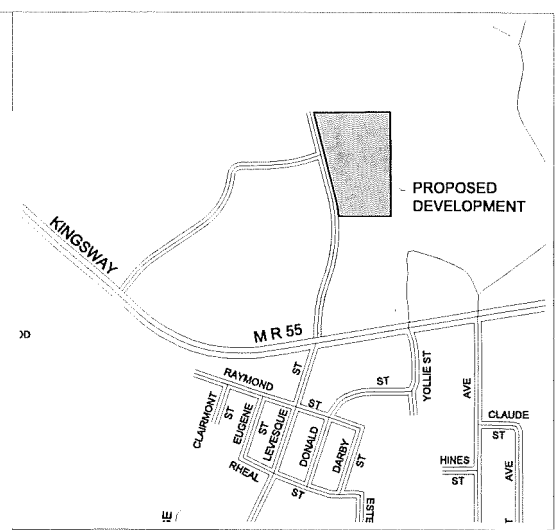


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PLANNING SERVICES



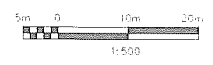
KEY PLAN 1:10,000

SITE PLAN DATA:

REGISTERED PLAN 53P-20953
PART OF LOT 9 CONVESSION 4
GEOGRAPHIC TOWNSHIP OF HEELON
CITY OF GREATER SUDBURY

ZONING	M2/M3 SPECIAL - HEAVY INDUSTRIAL OFFICE	
USE OF BUILDINGS	COMMERCIAL GARAGE WASTE TRANSFER FACILITY	
PROJECT AREA (OVERALL)	PROVIDED 47835.5 sq.m.	REQUIRED 1,500 sq.m.
BUILDING COVERAGE (TOTAL)	2740.6 sq.m. (5.4%)	< 60%
LOT AREA, FRONTAGE & DEPTH FOR M2 & M3 ZONES - PROPOSED DEVELOPMENT OF LOTS 4&5		
	PROVIDED	REQUIRED
LOT AREA (min.)	4.8 ha	1,500 sq.m.
LOT FRONTAGE (min.)	233 m	30.0 m
LOT DEPTH (min.)	145 m	50.0 m
M3 ZONES - PROPOSED WASTE TRANSFER FACILITY		
	PROVIDED	REQUIRED
FRONT YARD (min.)	52 m	9.0 m
REAR YARD (min.)	114.5 m	6.0 m
INTERIOR SIDE YARD (min.)	25 m (9.6m to H2FD Zone)	6.0 m
LOT COVERAGE (max.)	+/- 5%	60%
HEIGHT (max.)	<30 m	n/a*
LANDSCAPE OPEN SPACE (min.)	>5%	5%
* NO HEIGHT RESTRICTIONS SHALL APPLY TO ANY BUILDING OR STRUCTURE LOCATED MORE THAN 150 m FROM A RESIDENTIAL (R) ZONE.		
M2 & M3 ZONES - PROPOSED COMMERCIAL GARAGE		
	PROVIDED	REQUIRED
FRONT YARD (min.)	56 m	9.0 m
REAR YARD (min.)	36 m	6.0 m
INTERIOR SIDE YARD (min.)	65 m SOUTH 0 m INTERNAL**	3.0m (M2), 6.0 m (M3)
LOT COVERAGE (max.)	+/- 24 m (NORTH TO M3) +/- 9% (M2) +/- 12% (M3)	50% (M2) 60% (M3)
HEIGHT (max.)	<15 m	15.0 m (M2), n/a * (M3)
LANDSCAPE OPEN SPACE (min.)	>5%	5%
**AN EXCEPTION TO RECOGNIZE THE 0 m INTERNAL ZONE SETBACK IS REQUESTED THROUGH THIS APPLICATION.		
PARKING CALCULATIONS		
	- AUTOMOTIVE USE (COMMERCIAL GARAGE & ACCESSORY OFFICE) - 1/30 sq.m. NET FLOOR AREA	
	- INDUSTRIAL USE (WASTE TRANSFER FACILITY) - 1/90 sq.m. NET FLOOR AREA, PLUS 1/30 sq.m. NET FLOOR AREA OF ACCESSORY OFFICE	
TOTAL	92	63 *CALCULATION BELOW*
BARRIER FREE SPACES	3	2
LOADING SPACES	3	1
SNOW REMOVAL:	TO BE COMPLETED ON SITE	
GARBAGE REMOVAL:	TO BE PROVIDED BY WASTE MANAGEMENT	
TOPOGRAPHIC INFORMATION AS SUPPLIED BY TULLOCH ENGINEERING INC. FILE 145849 TOPO DATED 2022.		

USE	MINIMUM PARKING SPACE REQUIREMENT	RELEVANT FLOOR AREA PROPOSED	CALCULATED REQUIREMENT
AUTOMOTIVE USE (COMMERCIAL GARAGE +ACCESSORY OFFICE)	UNLESS OTHERWISE DEFINED 1/30M ² NET FLOOR AREA	1463 SQM NFA AUTOMOTIVE USE 167 SQM NFA ACCESSORY OFFICE	55 PARKING SPACES
INDUSTRIAL USE (WASTE TRANSFER FACILITY)	1/90M ² NET FLOOR AREA, PLUS 1/30M ² NET FLOOR AREA OF ACCESSORY OFFICE	676 SQM NFA INDUSTRIAL USE	8 PARKING SPACES
TOTAL			63 PARKING SPACES



REVISIONS		CAUTION
DATE	DETAILS	BY

DATE: 2024-03-27	
DRAWN: L7	
DESIGNED:	
CHECKED:	
ENGINEER:	
APPROVED:	



SITE PLAN
GENERAL LAYOUT
WASTE MANAGEMENT FACILITY

SCALE: 1:500
CONTRACT NO:
CAD/FILE NUMBER: 237002
PAGE NO: 1