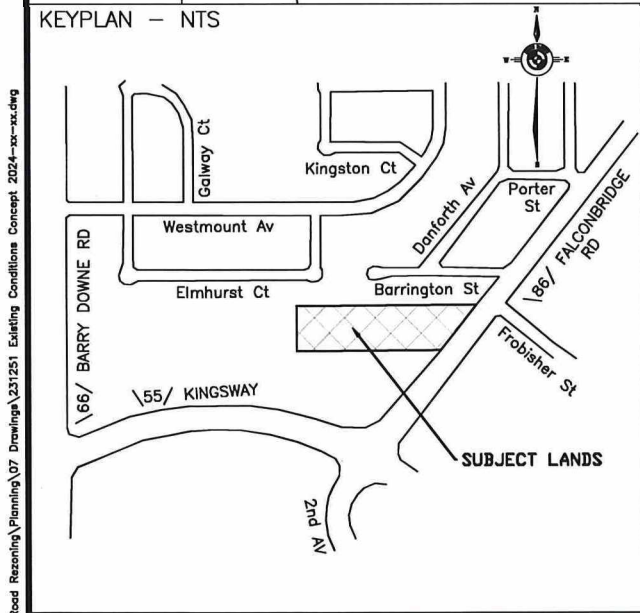
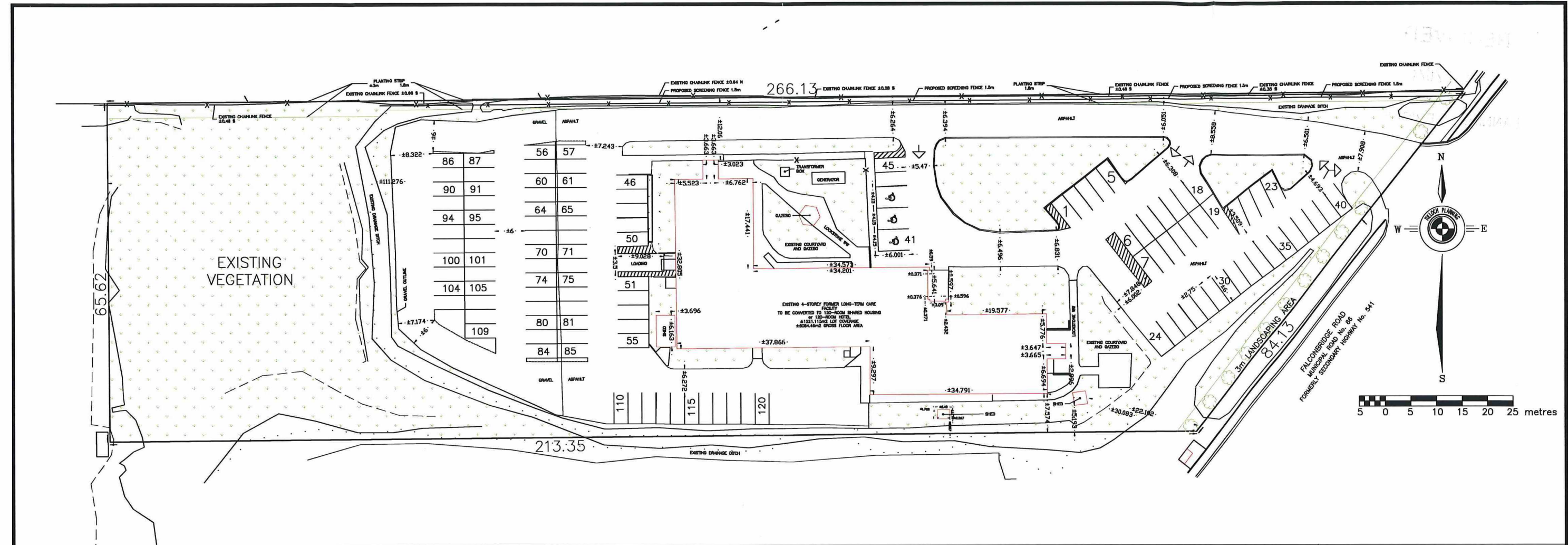


P:\2023\231251 - 281 Falconbridge Road Rezoning\Planning\07 Drawings\231251 Existing Conditions Concept 2024-xx-xx.dwg



SITE PLAN DATA			
281 FALCONBRIDGE RD CITY OF GREATER SUDBURY			
ZONING: C2 (PROPOSED) / I (EXISTING)			
PIN 73573-0201 LEGAL DESCRIPTION PARCEL 35323 SEC SES; PART OF LOT 12, CONCESSION 4, NEELON; PARTS 1 TO 4, PLAN SR-3153; SUBJECT TO LT213322; PARTIALLY RELEASED AND ABANDONED BY LT938168; SUBJECT TO LT202413, LT937393 CITY OF GREATER SUDBURY, DISTRICT OF SUDBURY			
LOT AREA: LOT FRONTAGE: LOT COVERAGE (EXISTING): (PROPOSED): GROSS FLOOR AREA BUILDING HEIGHT: LANDSCAPING:		PROVIDED ±15,690.7m2 ±84.13m 1,578.144 Unchanged ±6,084.45m2 (0.9x Lot Area) ±15 (4 Storeys) SETBACKS FRONT YARD SETBACK: INTERIOR SIDE YARD SETBACK: REAR YARD SETBACK:	
LANDSCAPING LANDSCAPE BUFFER PLANTING STRIP WITHIN/ABUTTING PARKING AREA		REQUIRED 1,350sq.m2 30m MAX 50% (7,845.35m2) MAX 31,381.4m2 (2.0x Lot Area) 15m MIN 5% 15m 7.8m 7.5m 3m 1.8m w/fence ±7,128.562m2 3m 3m (1.8m w/fence) ±659.408m2 (10% of Parking Area)	
PARKING CALCULATIONS:		PROVIDED PARKING SPACES: - SHARED HOUSING/HOTEL - TOTAL ACCESSIBLE PARKING: LOADING SPACES: - OTHER USES: - TOTAL SNOW & WASTE REMOVAL:	
		REQUIRED 1/ROOM (120) 1/room (120) 120 3 3 (100-150 spaces) 2 (6,084 sq. m GFA) 2 TO BE HANDLED BY PRIVATE SERVICES	


GENERAL NOTES:
MEASUREMENTS ARE IN METRIC

CAUTION

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.

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E:\2023\231251 - 281 Falconbridge					T: 705-522-6303 sudbury@tulloch.ca 131 FIELDING ROAD LIVELY, ONTARIO P3Y 1L7	DRAWING: Zoning By-law Amendment Conceptual Sketch (Not a plan of survey)	PROJECT: 281 Falconbridge Redevelopment	DRAWN BY: MDJ	CHECKED BY: VS	PROJECT No.: 231251			
								SCALE: 1:750 Metric	DATE: JUNE 5, 2024				
No.	DATE	BY	ISSUES / REVISIONS										



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

RECEIVED

Jul 04 2024

PLANNING SERVICES