

LEGEND

- Required Buffers & Planting Strips
- Additional Landscaped Open Space
- Surfaced Walkways
- Preliminary Locations of Underground Stormwater Management Structures
- Parking & Driveways
- Bicycle Rack (2 bicycle parking spaces)
- Molok Container (Garbage)
- Molok Container (Recycling)

SITE PLAN DATA

ADDRESS: 870 AUGER AVENUE

PIN 73570-0144(LT)

LEGAL DESCRIPTION
PCL 23846 SEC SES SRO; BLOCK B, PLAN M518
GEOGRAPHIC TOWNSHIP OF NEELON
CITY OF GREATER SUDBURY

PROPOSED ZONING: R3(xx)

USE OF BUILDING: MULTIPLE DWELLINGS - 74 Units Total

	REQUIRED	PROVIDED
LOT AREA:	0.814ha (110m2/unit)	1.62ha±(16,152.6m2) (218.28m2/unit±) (45.68 units/ha±)
LOT FRONTAGE:	18m	76.16m±
LOT DEPTH:	30m	197.55±
LOT COVERAGE (EXIST.):	40%	10.34%±
LOT COVERAGE (PROP.):	40%	25.28%±
LANDSCAPING:	30%	42.17%±
MAX UNITS/BUILDING	30	<30

SETBACKS		
FRONT YARD:	6m	14.98m±
INTERIOR YARD:	1.8m	3.05m±
REAR YARD:	1.8m	7.54m±
COURTYARD:	15m	12.05m±

LANDSCAPING		
LANDSCAPE BUFFER	3.0m	3.0m
WITHIN/ABUTTING PARKING:	10%	>10%
PLANTING STRIP:	3.0m	3.0m

PARKING CALCULATIONS:		
PARKING SPACES:	100	124
(Requirement reduced 10% from 111 - Site abuts GOVA Route)		

ACCESSIBLE SPACES:	3	5
LOADING SPACES:	1	1
BICYCLE PARKING:	37	38

SNOW & WASTE: TO BE REMOVED BY PRIVATE SERVICES.

CAUTION

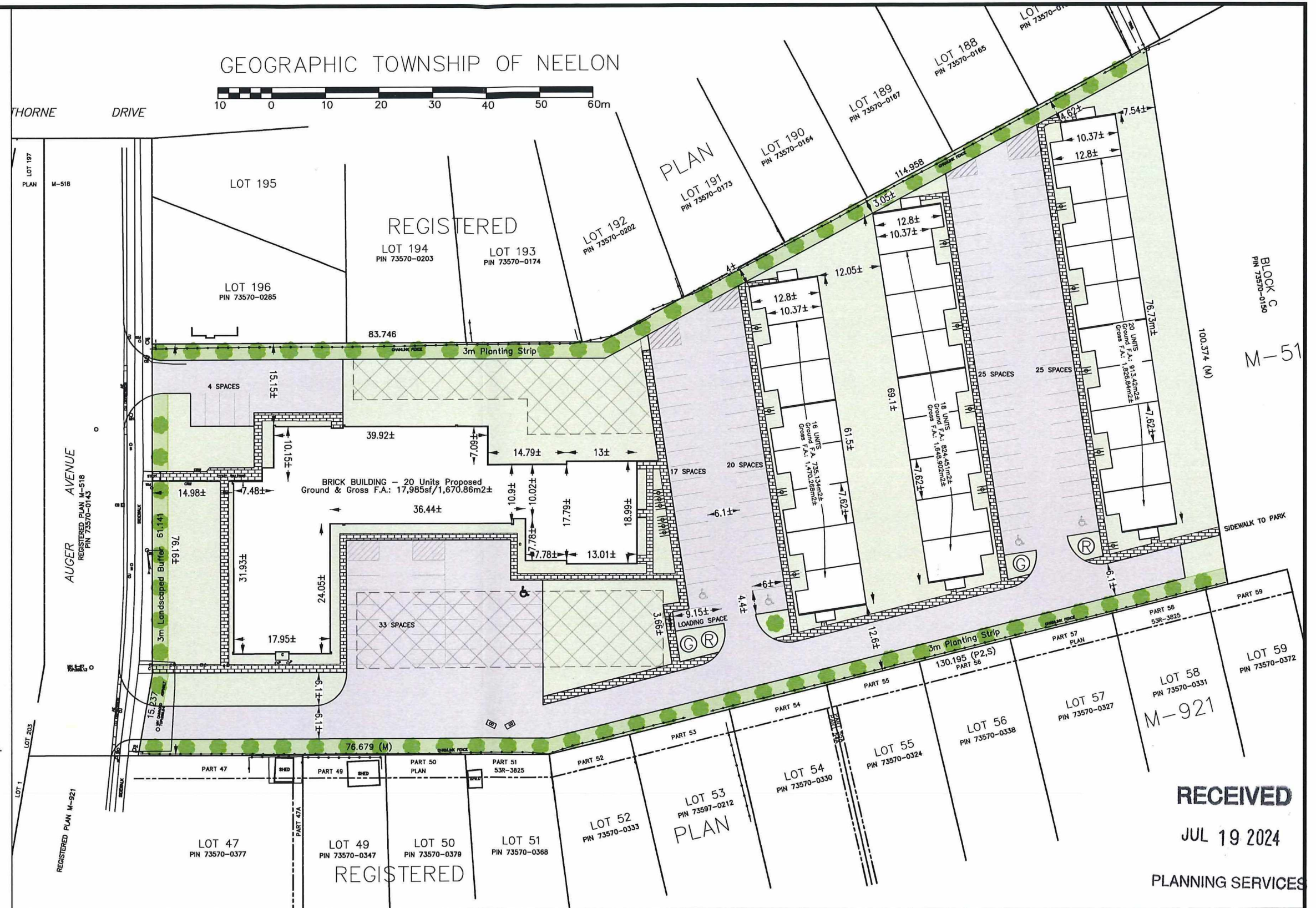
THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY AND ARCHITECTURAL PLANS AND HAVE NOT BEEN CONFIRMED.

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GEOGRAPHIC TOWNSHIP OF NEELON



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				 TULLOCH T: 705-522-6303 sudbury@tulloch.ca	 <i>CR Design</i>	DRAWING: Conceptual Site Plan For Discussion Only	PROJECT: 870 Auger Avenue	DRAWN BY: RW/MDJ	CHECKED BY: VS/KJ	PROJECT No. : 240875
				131 FIELDING ROAD LIVELY, ONTARIO P3Y 1L7				SCALE: 1:750	DATE: July 15, 2024	
No.	DATE	BY	ISSUES / REVISIONS							