



SUBJECT AREA

TULLOCH
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131 FIELDING ROAD
 LIVELY, ONTARIO
 P3Y 1L7

DATE (DD/MM/YY)	REV.	REVISION	BY	APP'D
12/09/24	6	Upd'd Parking Areas	MDJ	VS
06/08/24	5	Upd'd LS Buffer, Calcs	MDJ	VS
02/07/24	4	Revised Based on Arch Plan	MDJ	VS
21/06/24	3	Revised based on TPOS	MDJ	VS
07/06/24	2	Add Ret. Wall	MDJ	VS
21/02/24	1	Updated Parking; Add Site Stats	MDJ	VS
13/12/24	0	ISSUED	MDJ	VS

CLIENT:

Anmar

PROJECT TITLE:

**Concept Plan for
 Zoning By-Law
 Amendment
 [NOT A SURVEY]**

ADDRESS:

**363 York St
 Being Part of Block 'A'
 Reg. Plan M-99
 Geo. Twp. of McKim
 City of Greater Sudbury**

MDJ	VS/PD
DRAWN	CHECKED
1:250	Sep 12, 2024
SCALE	DATE

23-1324
 PROJECT No.

SITE PLAN DATA

ADDRESS: 363 York St
 CITY OF GREATER SUDBURY

ZONING: M1 (PROPOSED) / I (EXISTING)

PROPOSED USE: Car Club

	PROVIDED	REQUIRED
PROPERTY AREA:	±1,0864ha	MIN 1500sq.m
SITE FRONTAGE:	±0m	MIN 30m
LOT DEPTH:	±125.13m (irreg.)	MIN 50m
BUILDING COVERAGE (NEW):	±2265.495m2 (20.85%)	MAX 50%
BUILDING HEIGHT:	±8m (2 storeys)	MAX 12m
LANDSCAPING:	±4060.942m2 (37.4%)	MIN 5%

SETBACKS

FRONT YARD SETBACK:	0m	9m
INTERIOR SIDE YARD SETBACK:	±4.9m	3m
ABUTTING RESIDENTIAL:	±20.5m	9m
REAR YARD SETBACK:	0m	6m

LANDSCAPING

PLANTING STRIP	3m	5m
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WITHIN/ABUTTING PARKING AREA >10% MIN 10%

PARKING CALCULATIONS:

PARKING SPACES:		
- CAR CLUB	64	MIN 60
ACCESSIBLE SPACES:	2	MIN 2
LOADING SPACES:	1	MIN 1

SNOW & WASTE REMOVAL: TO BE MANAGED BY PRIVATE SERVICES.

- GENERAL NOTES:**
- AN ANCHOR
 - B BOLLARD
 - FH FIRE HYDRANT
 - G UNDERGROUND GAS LINE
 - OW OVERHEAD WIRE
 - RKO ROCK OUTLINE
 - RW RETAINING WALL
 - TS TOE OF SLOPE
 - TOC TOE OF CUT
 - UP UTILITY POLE

CAUTION

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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