

- Landscape Buffers & Planting Strips
- Existing Easements
- Prospective Building Envelopes
- Driveways

SITE PLAN DATA

ADDRESS: 0 Montee Genereux St, Chelmsford (City of Greater Sudbury)
LEGAL: Part Lot 1, Concession 2, Balfour; Lots 12-14, 53M-1420
PIN: 73348-0749, 0750, 0751 & 0754

EXISTING ZONING: R2-2
PROPOSED ZONING: R3-xx

USE OF BUILDING: Street Townhouse Dwellings

LOT STANDARDS	REQUIRED	PROVIDED
MIN LOT AREA:	Min 150m ² /unit	As Shown
FRONTAGE:	Min 6m	As Shown
LOT DEPTH:	Min 45m	As Shown
COVERAGE:	Max 40%	As Shown
LANDSCAPING:	Min 30%	As Shown

SETBACKS, BUFFERS & STRIPS	REQUIRED	PROVIDED
FRONT YARD SETBACK:	Min 6m	6m±
INTERIOR YARD SETBACK:	Min 1.8m	5.3m

	(except common walls)	
CORNER YARD SETBACK:	Min 4.5m	4.2m±
REAR YARD SETBACK:	Min 15m	As Shown
LANDSCAPING BUFFER:	Min 3m	3m±
PLANTING STRIP:	Min 3m	0m
SIGHT TRIANGLE:	Min 7.5m	7.5m±

PARKING:		
STREET TOWNHOUSE:	1/unit	1/unit

NOTE: Eastern Lot Line to be deemed as the 'Front Lot Line'

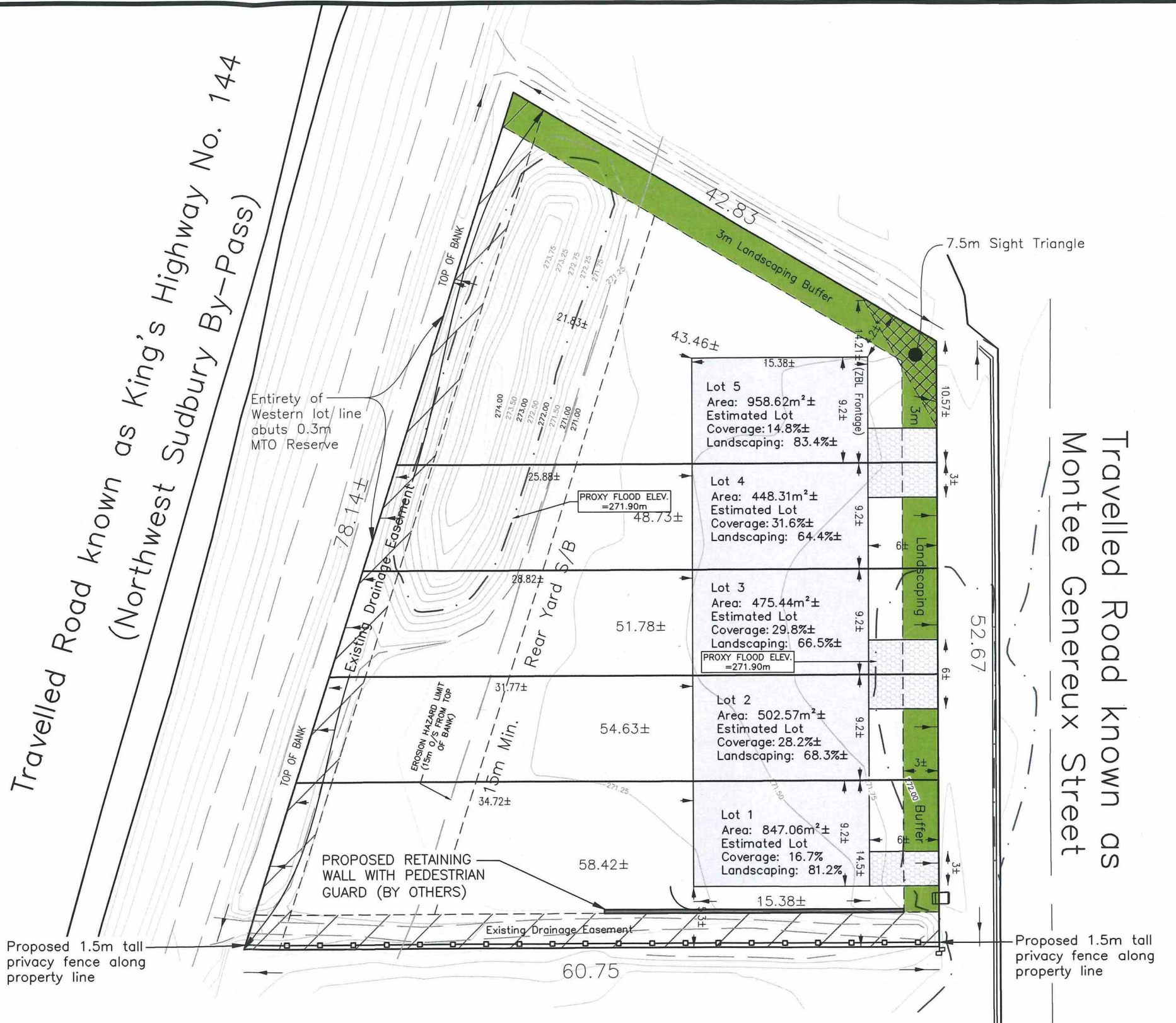
CAUTION

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Travelled Road known as King's Highway No. 144
(Northwest Sudbury By-Pass)



Travelled Road known as
Montee Genereux Street

DRAWING:

**Sketch of
Developable Area
With proposed Building
Envelopes**

PROJECT:

**Rezoning Application
Lots 12-14, Plan 53M-1420
0 Montee Genereaux St
Chelmsford (Greater Sudbury)**

DRAWN BY:

MDJ

SCALE:

1:400

CHECKED BY:

AA

DATE:

Nov 28, 2024

PROJECT No.:

240751



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131 FIELDING ROAD
LIVELY, ONTARIO
P3Y 1L7

No.	DATE	BY	ISSUES / REVISIONS
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