

D:\11 PROJECTS\2024\2475 - Colin's Haulage - 4548 Notre Dame, Hamner\7.0 Drawings\7.3 Working\Current\2475 - Colin's Haulage - Hamner\_ detached-new.rvt

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No.	Revision / Version:	Date:
1	ISSUED FOR SPART APPLICATION	2024 09 11
2	ISSUED FOR REZONING APPLICATION	2024 11 06

1:200



**3RDLINE.STUDIO**  
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COLIN'S HAULAGE

4548 Notre Dame Avenue, Hamner

SITE PLAN

Date: 2024 08 13  
Scale: 1 : 200  
Drawn By: IA Checked By: TJ  
Project No: 2475  
Drawing No: Rev: 2

SP-1.0

LEGAL INFORMATION:

PART OF LOT 12 CONC 3  
REGISTERED PLAN M-410 AND LOT 18  
TOWNSHIP OF CAPROL  
APPLICABLE BY-LAW: 33-300  
INFORMATION ON THIS DRAWING WAS TAKEN FROM  
SURVEY PLAN BY JAMES E. KIRKLAND LTD.  
PIN 73508-1010  
EASEMENT No. LT-386617 IN FAVOR OF SUDBURY AIRPORT

PROJECT DATA:

CURRENT ZONE: C2 PROPOSED ZONE: C2-S  
LOT AREA: MIN. 1350 m<sup>2</sup> ACTUAL: 5598 m<sup>2</sup>  
LOT FRONTAGE: REQ. 30 m ACTUAL: 48 m  
LOT DEPTH: REQ. 50 m ACTUAL: 111 m  
FRONT YARD SETBACK: 7.5 m ABUTTING A SECONDARY ARTERIAL ROAD  
SIDE YARD SETBACK: NO MINIMUM REQUIRED  
REAR YARD SETBACK: 7.5 m  
MAX. COVERAGE: 50% MAX. ACTUAL: 17.5%  
LANDSCAPED OPEN SPACE : 5% MIN. ACTUAL: 7.8% (405m<sup>2</sup>)  
LANDSCAPE STRIP REQUIRED: 3m PROPOSED: 1.5m  
BUILDING CLASSIFICATION: GROUP E  
MAX. HEIGHT: 15m ACTUAL: 8.6m  
MAX GROSS FLOOR AREA: 2,587.2m<sup>2</sup> ACTUAL: 977m<sup>2</sup>  
EXISTING BUILDING GROSS FLOOR AREA = 160 m<sup>2</sup>  
BUILDING ADDITION GROSS FLOOR AREA = 817 m<sup>2</sup>

PARKING REQUIREMENTS:

PARKING REQUIREMENTS BASED ON WAREHOUSE USE. MINIMUM PARKING REQUIRED IS 1 SPACE / 20m<sup>2</sup> OF RENTAL SHOP AND 1 SPACE / 90m<sup>2</sup> OF WAREHOUSE NET FLOOR AREA  
RENTAL SHOP = 124m<sup>2</sup> / 33m<sup>2</sup> = 3.7 SPACES  
WAREHOUSE = 786m<sup>2</sup> / 90m<sup>2</sup> = 8.7 SPACES  
TOTAL REQUIRED PARKING SPACES = 13 SPACES INCLUDING 1 BARRIER FREE SPACE.  
TOTAL PARKING SPACES PROVIDED = 16 SPACES.  
BICYCLE PARKING REQUIREMENTS BASED ON RETAIL STORE USE: 2 SPACES ON A LOT, PLUS 1 SPACE PER 500 m<sup>2</sup> GROSS FLOOR AREA TO A MAXIMUM REQUIREMENT OF 24/LOT  
BICYCLE PARKING REQUIRED: 4  
BICYCLE PARKING PROVIDED : 4

SITE LEGEND

- DENOTES PROPERTY LINE
- DENOTES SETBACK LINE
- DENOTES REQUIRED LANDSCAPE STRIP BOUNDARY LINE
- DENOTES REQUIRED LANDSCAPE STRIP BOUNDARY LINE
- DENOTES FENCE REFER TO DETAILS AND SPECS.
- DENOTES NEW CURB HATCH DENOTES DROP CURB
- DENOTES NEW CONCRETE WALKWAY
- DENOTES NEW/EXISTING SOD OR LAWN SEEDING
- DENOTES EXISTING ASPHALT
- DENOTES NEW ASPHALT
- DENOTES EXISTING BUILDING
- DENOTES FUTURE BUILDING
- DENOTES EXISTING HYDRO POLE
- DENOTES EXISTING FIRE HYDRANT
- DENOTES EXISTING CATCH BASIN
- DENOTES EXISTING MANHOLE / CATCH BASIN
- DENOTES NEW TREE
- DENOTES TYPICAL PARKING SPACE 9'-0" x 20'-0"
- DENOTES BUILDING ENTRANCE. OH NEXT TO SYMBOL DENOTE OVERHEAD DOOR
- DENOTES EXISTING ITEM
- DENOTES WATER LINE SERVICE
- DENOTES SANITARY LINE SERVICE
- DENOTES GAS LINE SERVICE
- DENOTES OVERHEAD ELECTRICAL SERVICE
- DENOTES STORM LINE - REFER TO SURVEY

GENERAL NOTES:

- REFER TO SURVEY DRAWING PREPARED BY JAMES E. KIRKLAND LTD. FOR GRADING INFORMATION.
- REFER TO GEOTECHNICAL REPORT PREPARED BY EXP. FOR ADDITIONAL INFORMATION.
- PROVIDE NEW 3" WIDE (WHITE) LINE PAINTING ON ALL NEW ASPHALT.
- ALL SIDEWALKS & PATHWAYS TO BE 5'-0" MIN. WIDE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORK.

SITE NOTE:

4.29 - OUTDOOR STORAGE  
OUTDOOR STORAGE SHALL BE SCREENED BY OPAQUE FENCING WITH A MINIMUM HEIGHT OF 2.2 METRES

SITE PLAN  
1 : 200

