

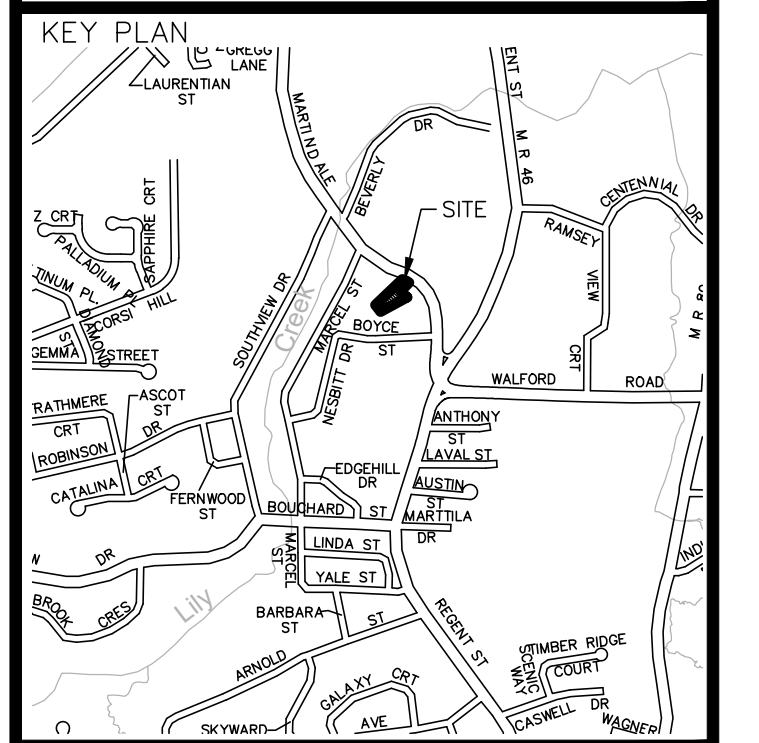
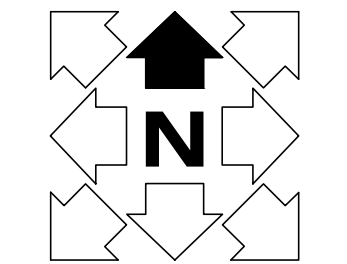
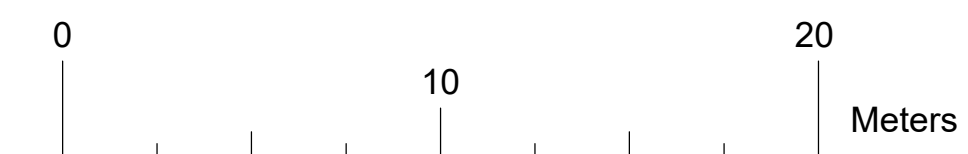
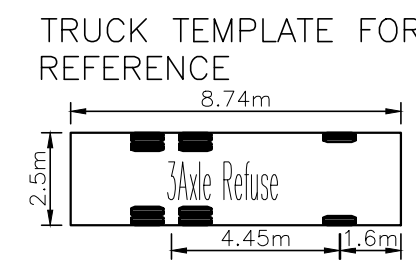
NOTE: THIS SCHEMATIC LEVEL PLAN IS INTENDED FOR INFORMATION ONLY AND MAY NOT NECESSARILY REFLECT FULL BUILDOUT CONDITIONS WHICH ARE SUBJECT TO CHANGE WITH THE PREPARATION OF A SITE GRADING DESIGN AND OTHER PLANS SUPPORTIVE OF BUILDING PERMIT.

THIS SCHEMATIC LEVEL PLAN MAY NOT SHOW THE FULL EXTENT OF RETAINING WALL STRUCTURES AND OTHER SITE FEATURES THAT MAY BE REQUIRED. THOSE WILL BE DETERMINED AT DETAILED DESIGN.

PROPOSED ROCK CUTS SHOWN MUST BE CERTIFIED BY OTHERS AND CONSIDERATION MUST BE MADE FOR ROCK FALL HAZARDS WHERE IN PROXIMITY TO DWELLINGS AND OTHER SITE FEATURES.

SITE PLAN DATA

| | | |
|-------------------------|----------------------------------------------------------------|---------------------------------------------------------------------|
| PROPOSED ZONING: | R3 | |
| PROPOSED USE: | 10-unit Row Dwelling | |
| | REQUIRED | PROVIDED |
| LOT AREA: | MIN 150m ² /unit (1500m ² @ 10 units) | 298.4m ² /unit (2,984.3m ²) 33.5u/hct± |
| LOT DENSITY: | MIN 18m | 19.8m± |
| LOT FRONTAGE: | MIN 30m | 104.9m± |
| LOT DEPTH: | MAX 40% | 17.8%± |
| LOT COVERAGE: | MAX 11m | 7.5m± |
| BUILDING HEIGHT: | MIN 30% | 51.2%± |
| LANDSCAPING: | | |
| SETBACKS: | | |
| FRONT YARD: | 6m | 35.6m± |
| INTERIOR YARD: | 1.2+0.6/storey (1.8m) | 2.8m± 4.3m± |
| REAR YARD: | 7.5m | 10.8m± |
| PRIVACY YARD: | 7.5m | 4.3m± |
| LANDSCAPING: | | |
| LANDSCAPE BUFFER: | MIN 3m | 3m |
| PLANTING STRIPS: | MIN 3m (1.8m w/fence) | 1.8m AS SHOWN |
| PARKING CALCULATIONS: | | |
| ROW DWELLING: | 1.5/unit (15) | 1.5/unit (15) |
| ACCESSIBLE SPACES: | - 10-50 SPACES | 1 |
| BICYCLE SPACES: | 0.5/unit (5) | 1/UNIT (8) |
| NOTES: | ALL BIKE PARKING WILL BE CONTAINED WITHIN DWELLING UNITS | |
| MIN. DRIVEWAY WIDTH: | - TOWAY | 6m |
| SCREENING DEVICES USED: | | |
| PRIVACY FENCE: | - MAX HEIGHT 1.5m | |
| PLANTING STRIP: | AS SHOWN | |



ENGINEER'S SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION
DECEMBER 15, 2025

| DATE | REV. | REVISION | BY | APP'D |
|------|------|----------|----|-------|
| | | | | |

CLIENT:

TJ HERAULT
1349 LASALLE BLVD
CITY OF GREATER SUDBURY



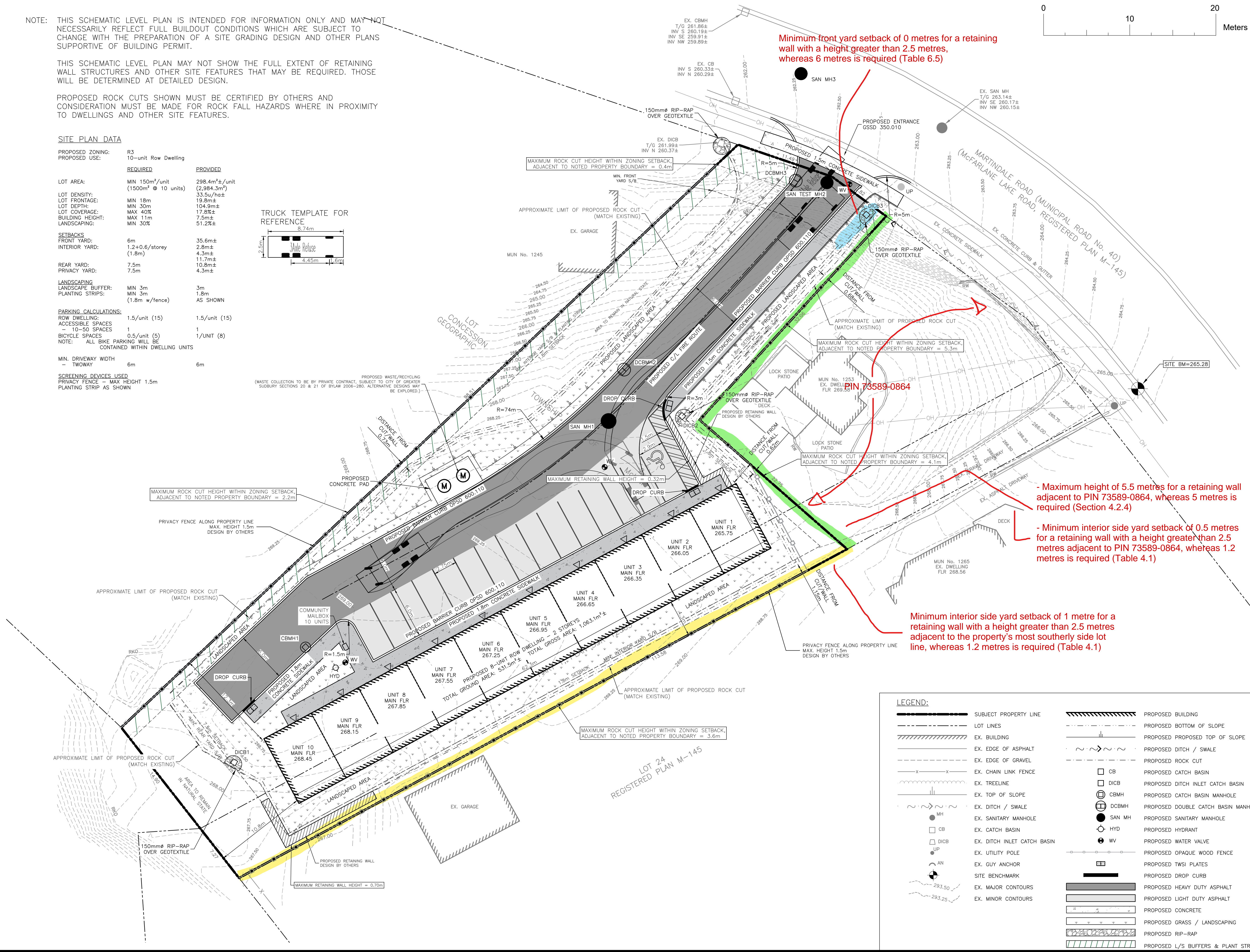
PROJECT TITLE:

MARTINDALE ROAD RESIDENTIAL DEVELOPMENT

DRAWING TITLE:

CONCEPT SITE PLAN FOR ZONING BY-LAW AMENDMENT

| EJT/MDJ | EJT | AA | VS |
|-------------|----------|--------------|----------|
| DRAWN | DESIGNED | CHECKED | APPROVED |
| 1:200 | | DEC 15, 2025 | |
| SCALE | | DATE | |
| 25-0844 | 0 | C2 | |
| PROJECT No. | REVISION | DRAWING | |



LEGEND:

| | | | |
|--|-----------------------------|--|-------------------------------------|
| | SUBJECT PROPERTY LINE | | PROPOSED BUILDING |
| | LOT LINES | | PROPOSED BOTTOM OF SLOPE |
| | EX. BUILDING | | PROPOSED PROPOSED TOP OF SLOPE |
| | EX. EDGE OF ASPHALT | | PROPOSED DITCH / SWALE |
| | EX. EDGE OF GRAVEL | | PROPOSED ROCK CUT |
| | EX. CHAIN LINK FENCE | | PROPOSED CATCH BASIN |
| | EX. TREELINE | | PROPOSED DITCH INLET CATCH BASIN |
| | EX. TOP OF SLOPE | | PROPOSED CATCH BASIN MANHOLE |
| | EX. DITCH / SWALE | | PROPOSED DOUBLE CATCH BASIN MANHOLE |
| | EX. SANITARY MANHOLE | | PROPOSED SANITARY MANHOLE |
| | EX. CATCH BASIN | | PROPOSED HYDRANT |
| | EX. DITCH INLET CATCH BASIN | | PROPOSED WATER VALVE |
| | EX. UTILITY POLE | | PROPOSED OPAQUE WOOD FENCE |
| | EX. GUY ANCHOR | | PROPOSED TWSI PLATES |
| | SITE BENCHMARK | | PROPOSED DROP CURB |
| | EX. MAJOR CONTOURS | | PROPOSED HEAVY DUTY ASPHALT |
| | EX. MINOR CONTOURS | | PROPOSED LIGHT DUTY ASPHALT |
| | | | PROPOSED CONCRETE |
| | | | PROPOSED GRASS / LANDSCAPING |
| | | | PROPOSED RIP-RAP |
| | | | PROPOSED L/S BUFFERS & PLANT STRIPS |