

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.

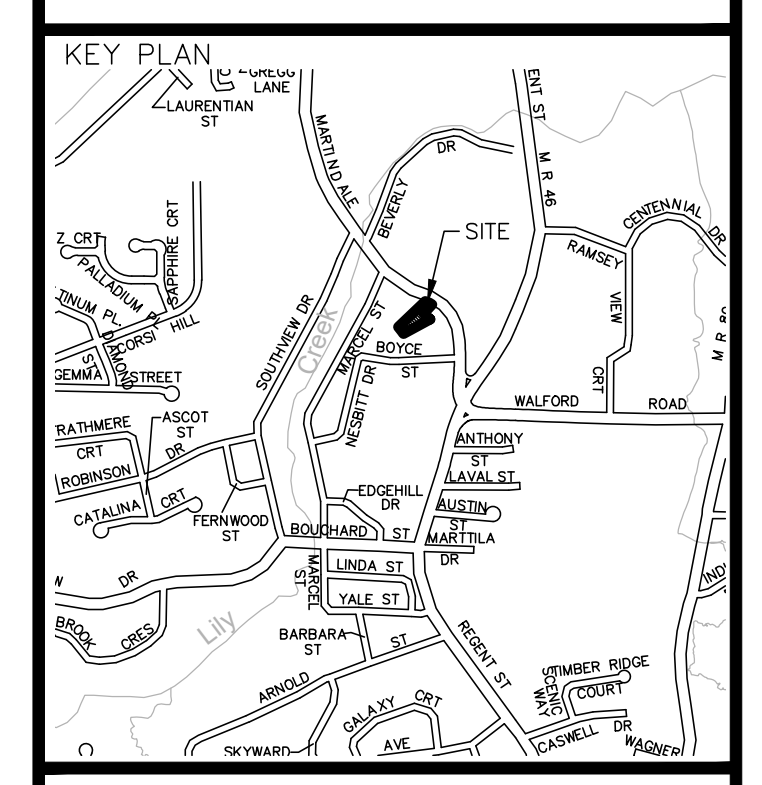
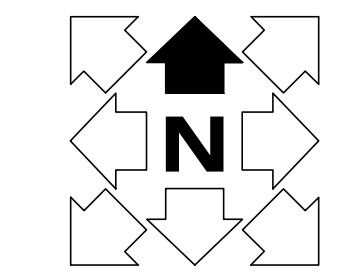
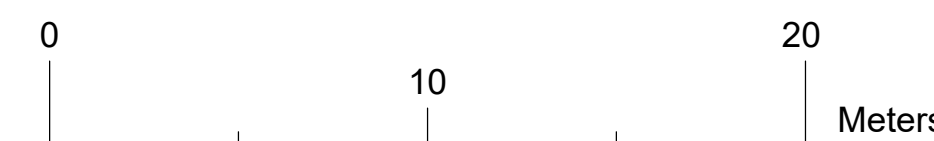
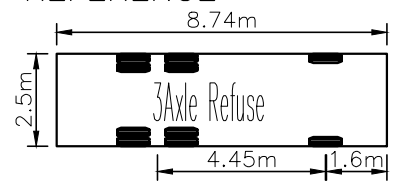
THIS SCHEMATIC LEVEL PLAN MAY NOT SHOW THE FULL EXTENT OF RETAINING WALL STRUCTURES AND OTHER SITE FEATURES THAT MAY BE REQUIRED. THOSE WILL BE DETERMINED AT DETAILED DESIGN.

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	
	<b>REQUIRED</b>	<b>PROVIDED</b>
LOT AREA:	MIN 150m <sup>2</sup> /unit (1500m <sup>2</sup> @ 10 units)	298.4m <sup>2</sup> /unit (2,984.3m <sup>2</sup> ) 33.5u/hct±
LOT DENSITY:		
LOT FRONTAGE:	MIN 18m	19.8m±
LOT DEPTH:	MIN 30m	104.9m±
LOT COVERAGE:	MAX 40%	17.8%±
BUILDING HEIGHT:	MAX 11m	7.5m±
LANDSCAPING:	MIN 30%	51.2%±
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		

**TRUCK TEMPLATE FOR REFERENCE**



ENGINEER'S SEAL:

**TULLOCH ENGINEERING**

**PRELIMINARY**

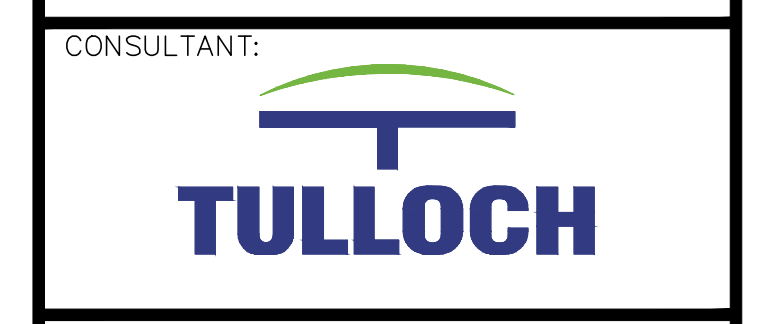
**NOT FOR CONSTRUCTION**

**DECEMBER 15, 2025**

DATE	REV.	REVISION	BY	APP'D

CLIENT:

**TJ HERAULT**  
1349 LASALLE BLVD  
CITY OF GREATER SUDBURY



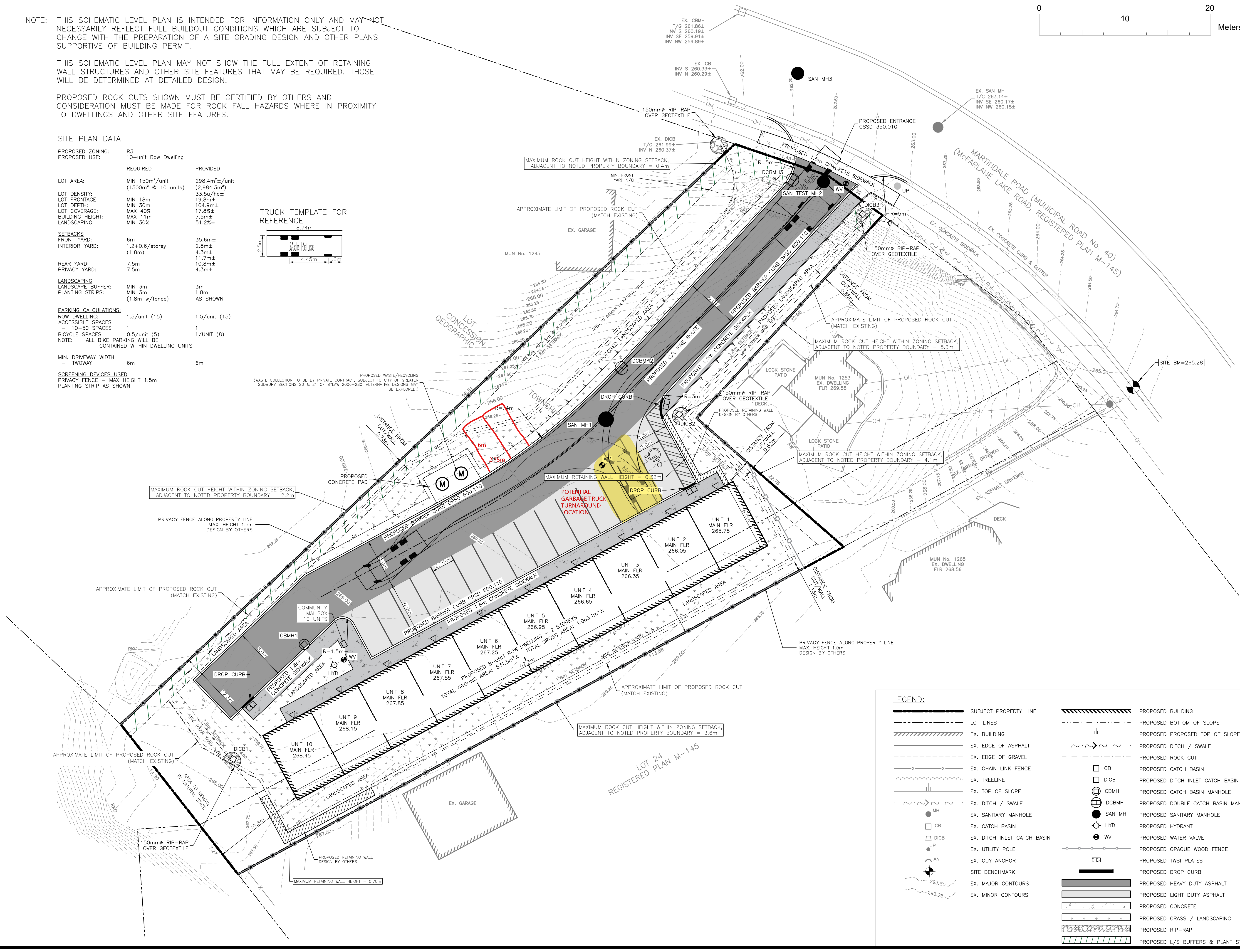
PROJECT TITLE:

**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