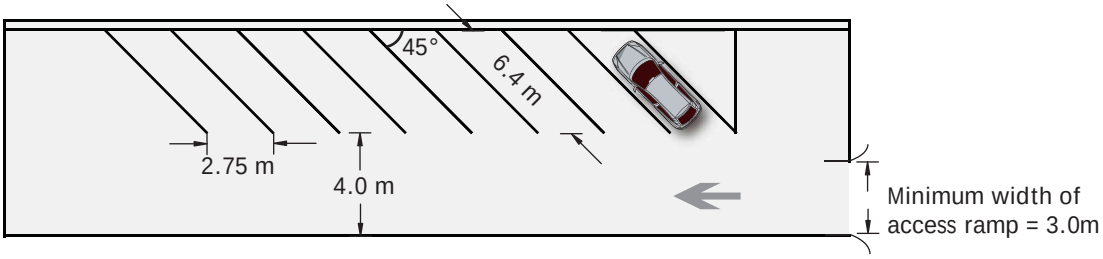
City of Greater Sudbury
Zoning By-Law 2010-100Z

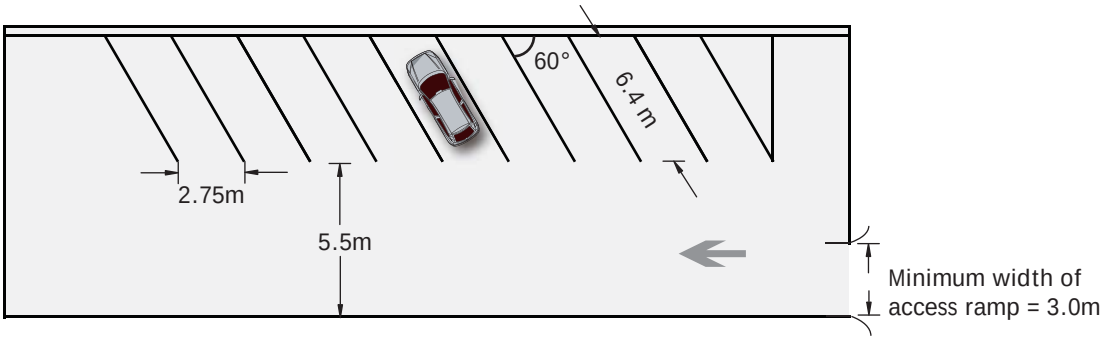
ILLUSTRATIONS
(Not an Operative Part of the By-law)

ANGLE PARKING

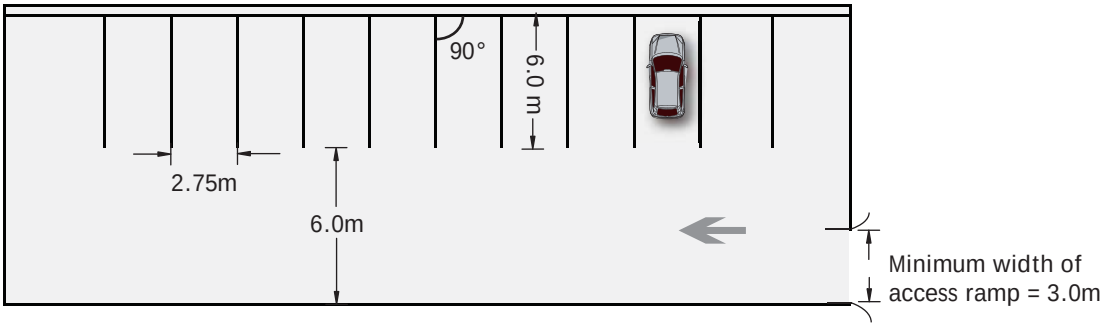
0 - 45 degree angle



45 - 60 degree angle



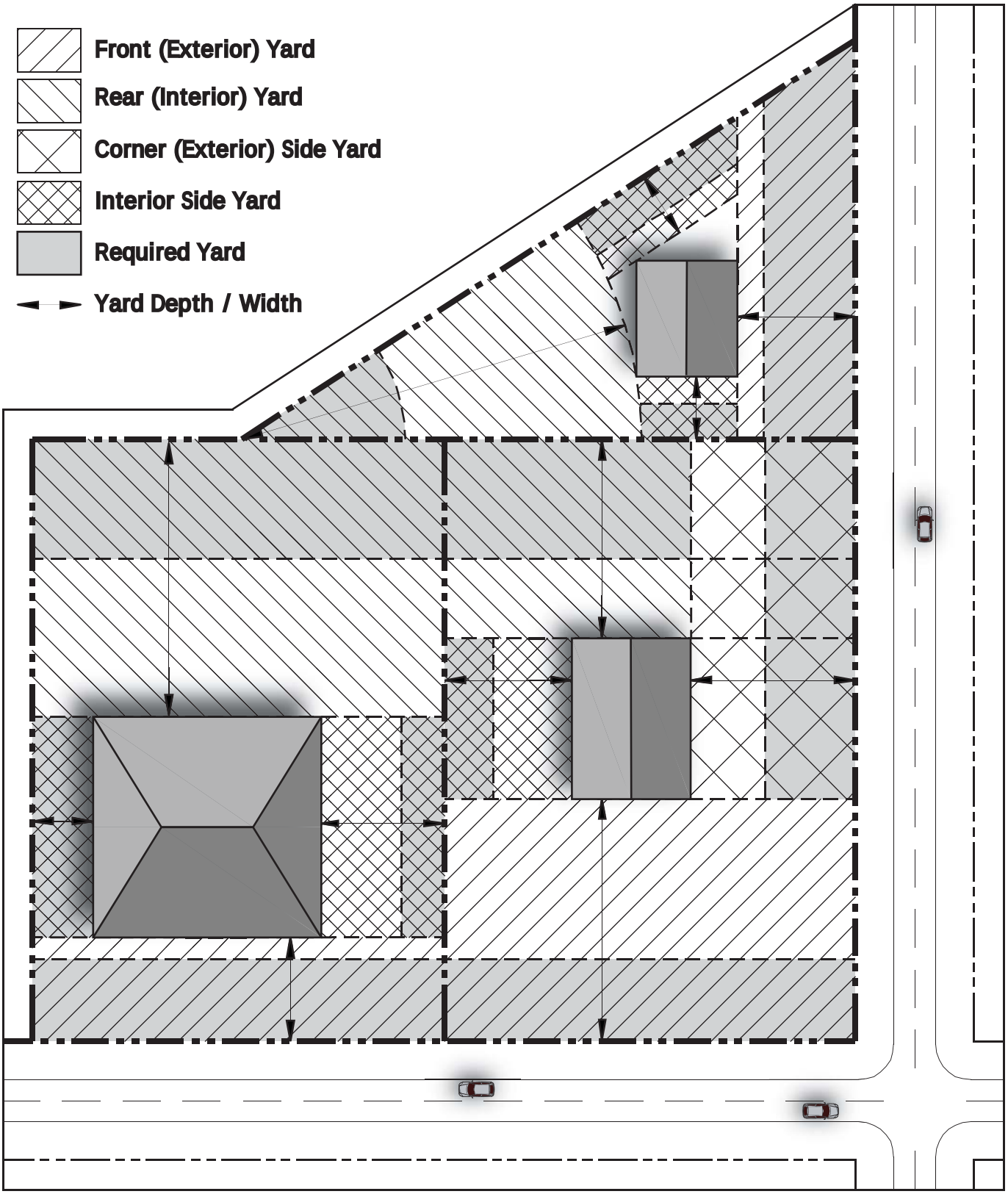
60 - 90 degree angle



This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN
PLANNING CONSULTANTS INC.
April 23, 2010

YARDS

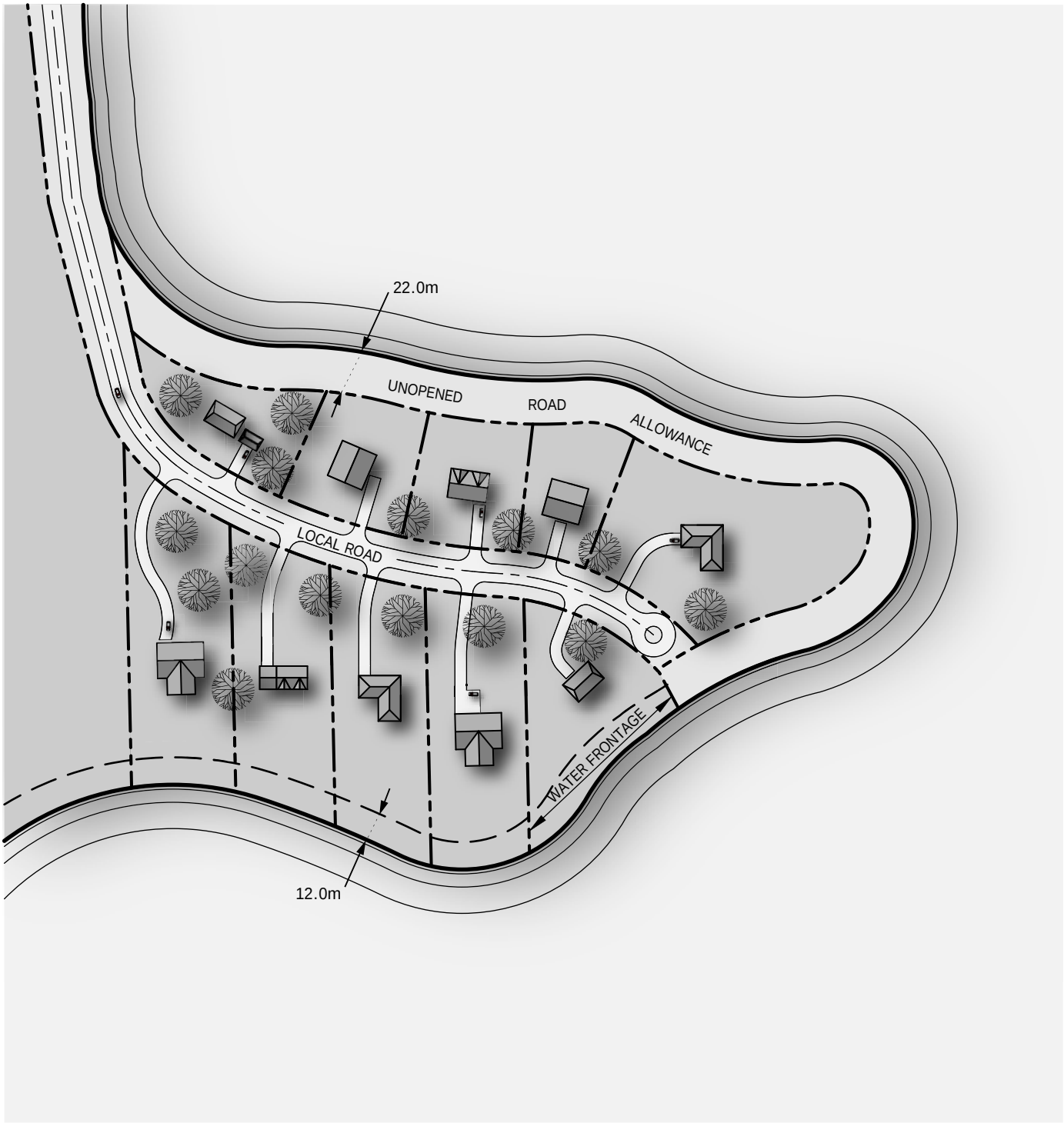


This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN PLANNING CONSULTANTS INC.

December 7, 2009

Shoreline, Crown Reserve and Waterbody Setbacks for Residential Uses



SHORELINE

LOT LINE

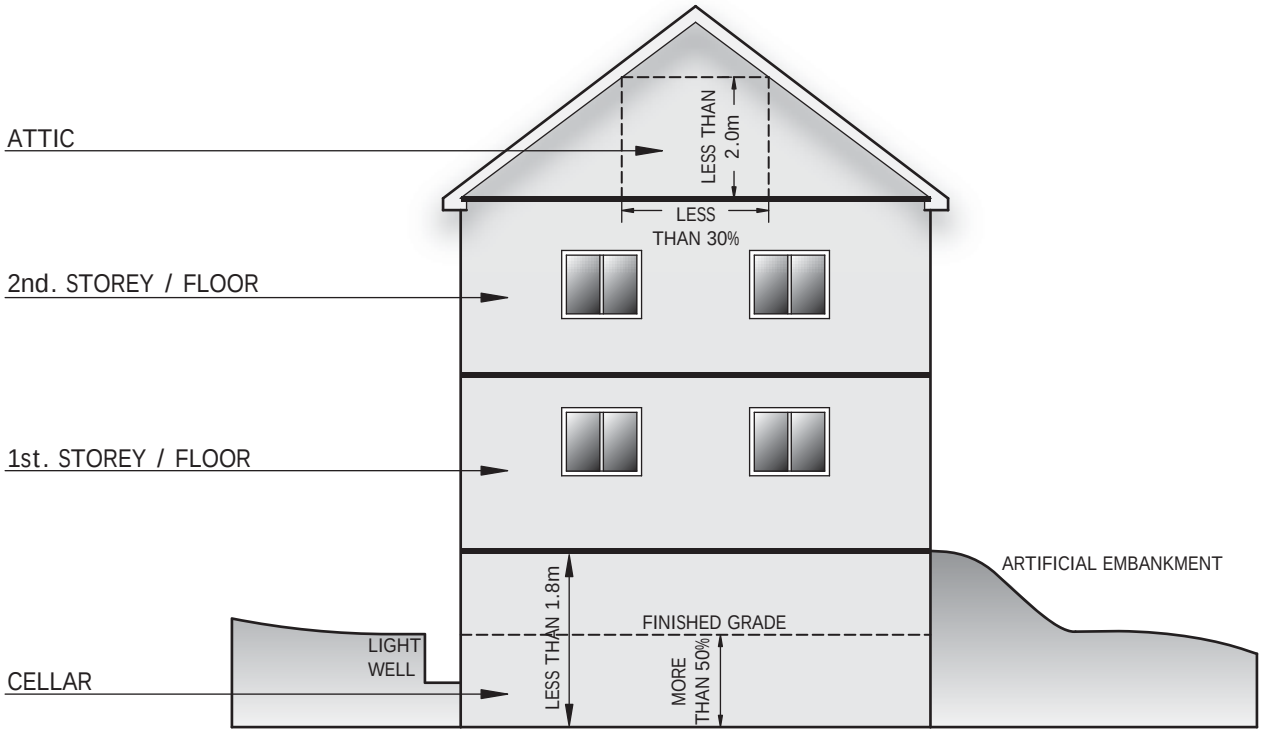
WATERBODY SETBACKS FOR RESIDENTIAL LOTS WHERE THERE IS NO ABUTTING, UNOPENED ROAD ALLOWANCE

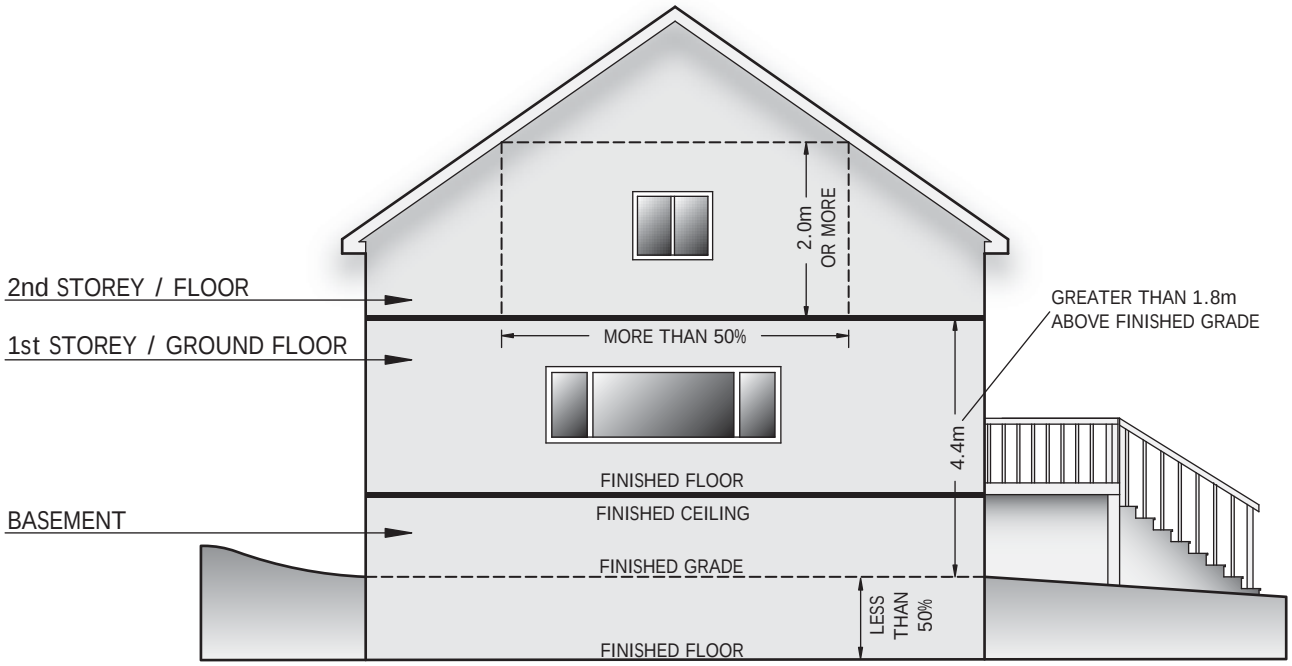
This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN PLANNING CONSULTANTS INC.

December 7, 2009

STOREY DEFINITIONS



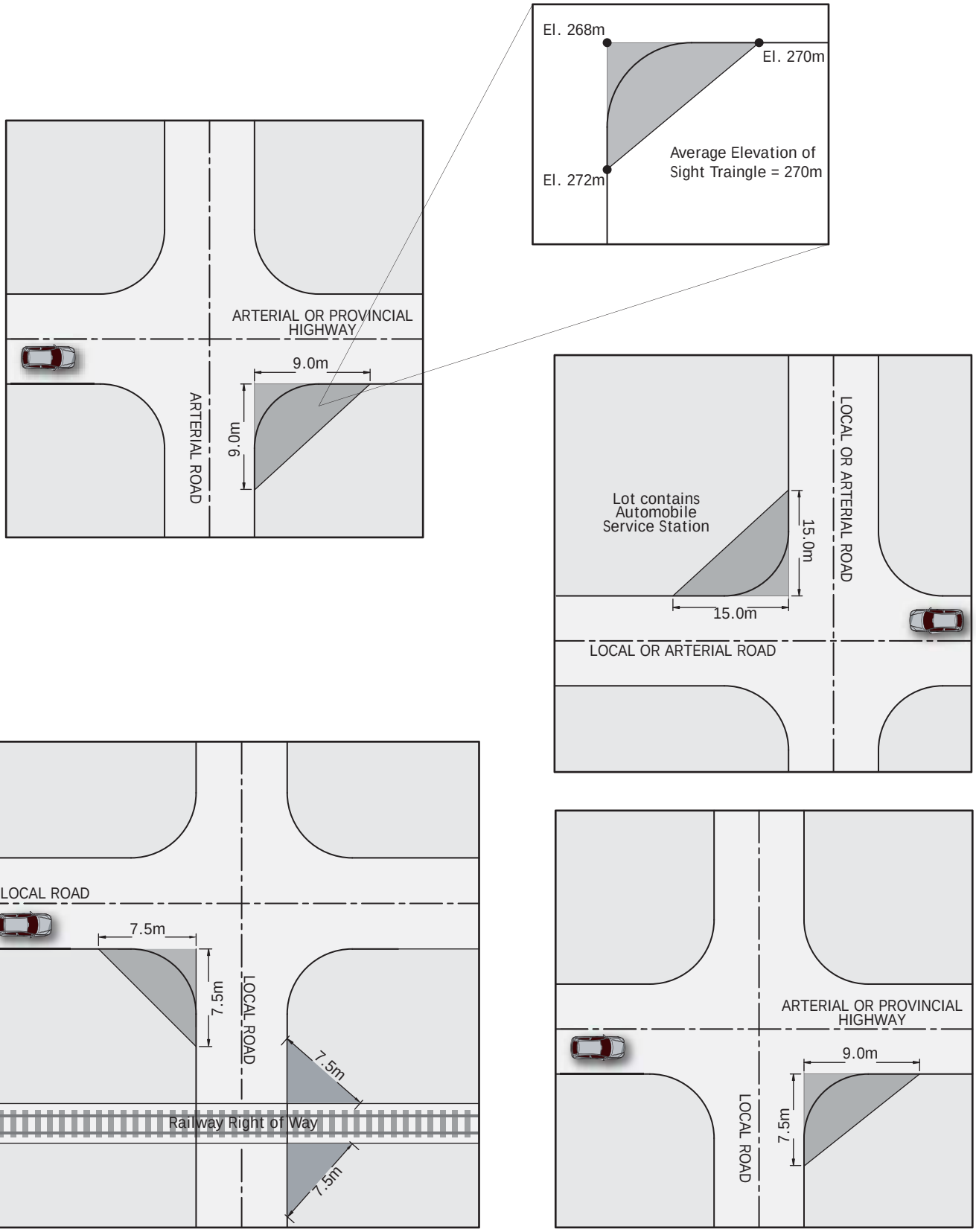


This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN PLANNING CONSULTANTS INC.

December 7, 2009

SIGHT TRIANGLE

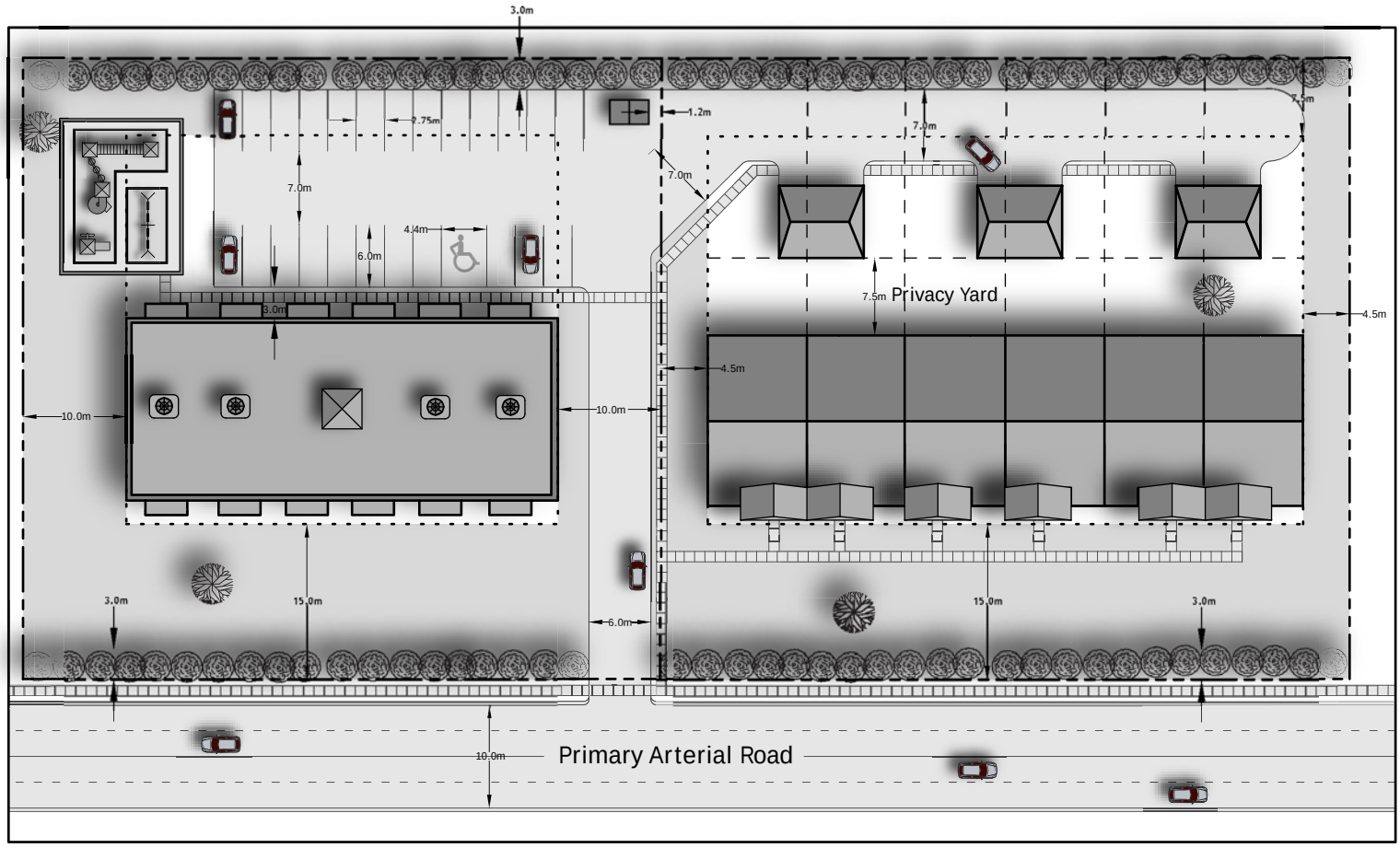


This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN
PLANNING CONSULTANTS INC.

April 23, 2010

HIGH DENSITY RESIDENTIAL (R4) ZONE



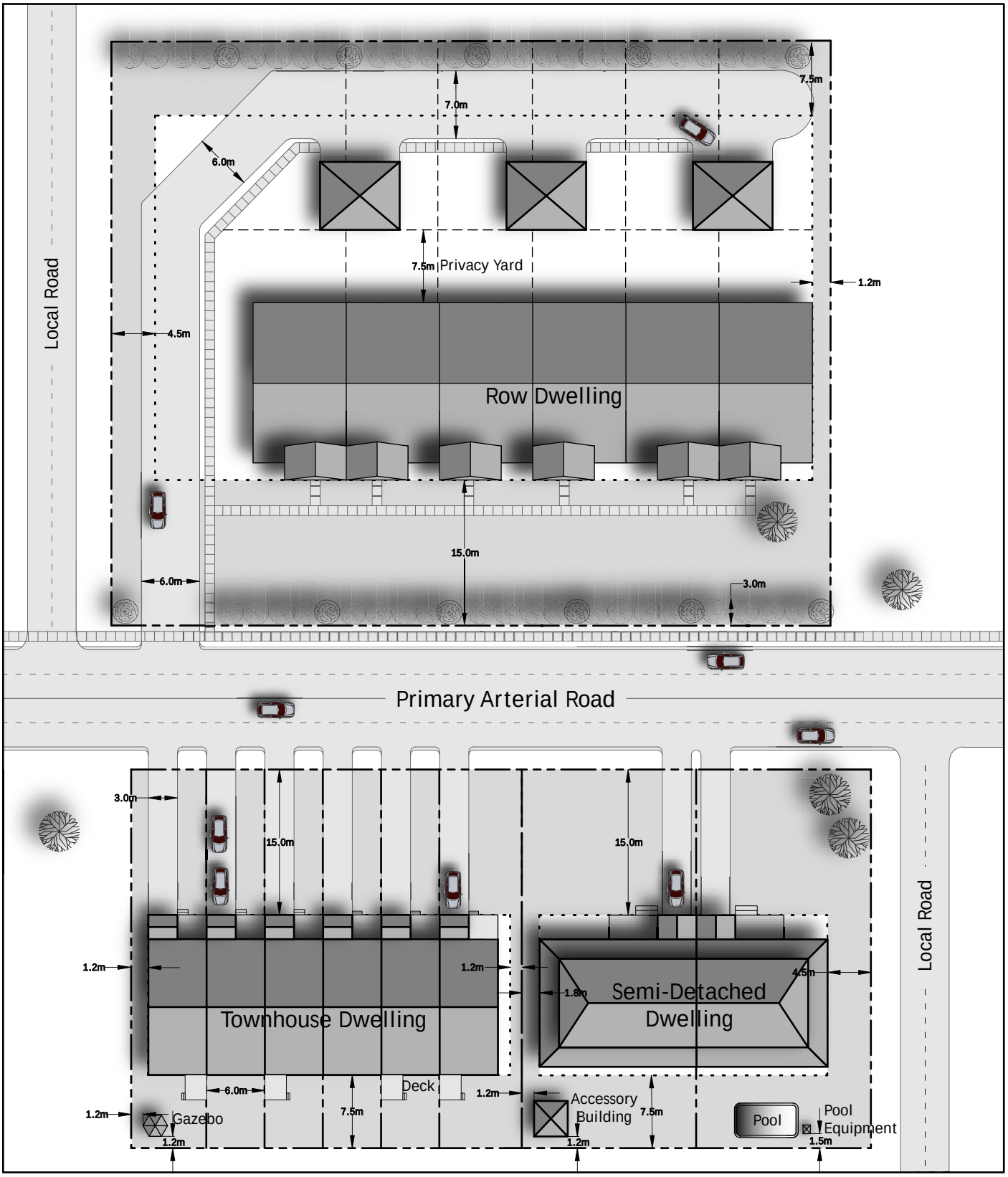
Multiple Dwelling
5 Storey

Row Dwelling

This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN
PLANNING CONSULTANTS INC
December 7, 2009

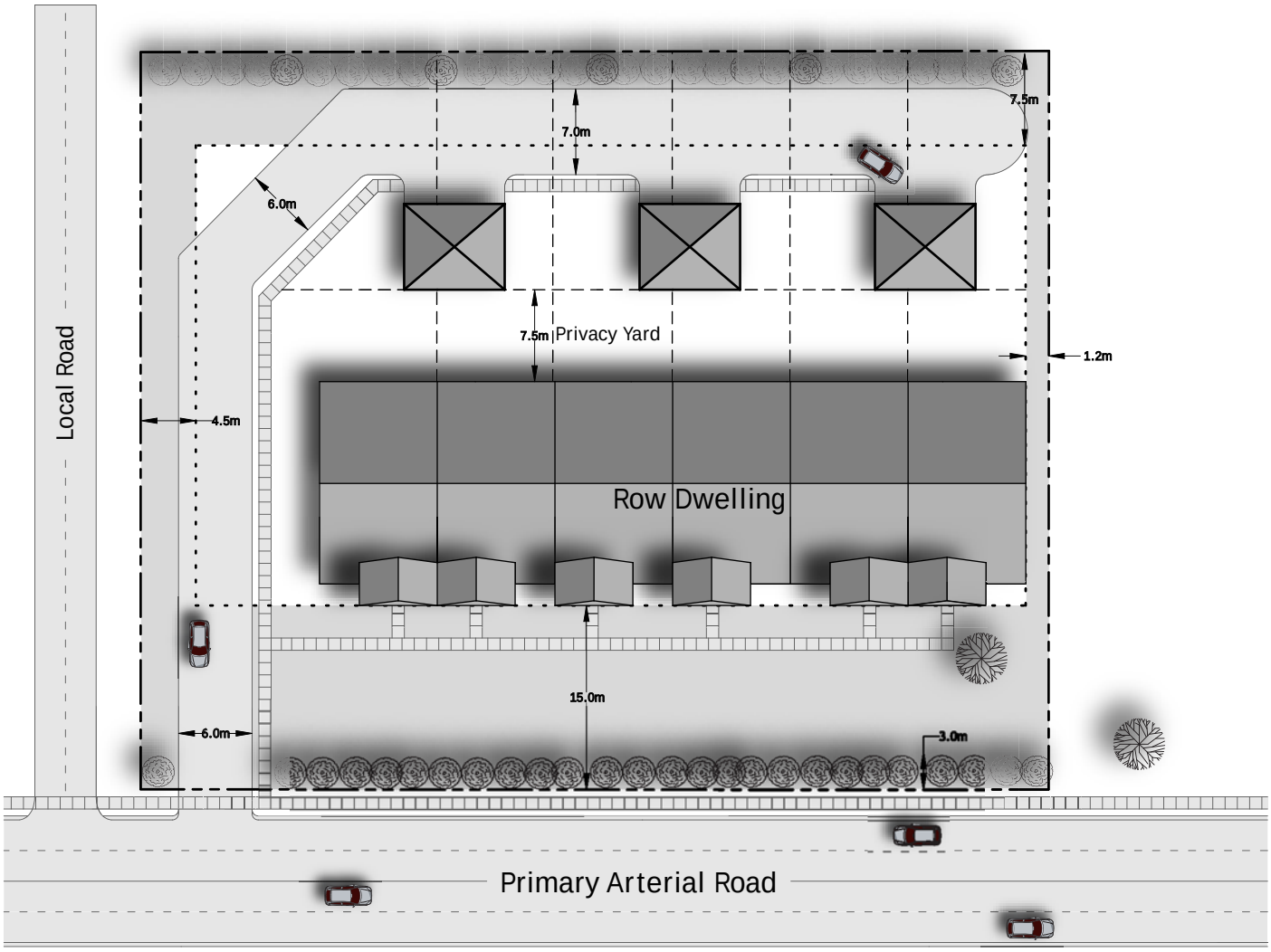
MEDIUM DENSITY RESIDENTIAL (R3) ZONE



This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN
PLANNING CONSULTANTS INC.
December 7, 2009

MEDIUM DENSITY RESIDENTIAL (R3) ZONE

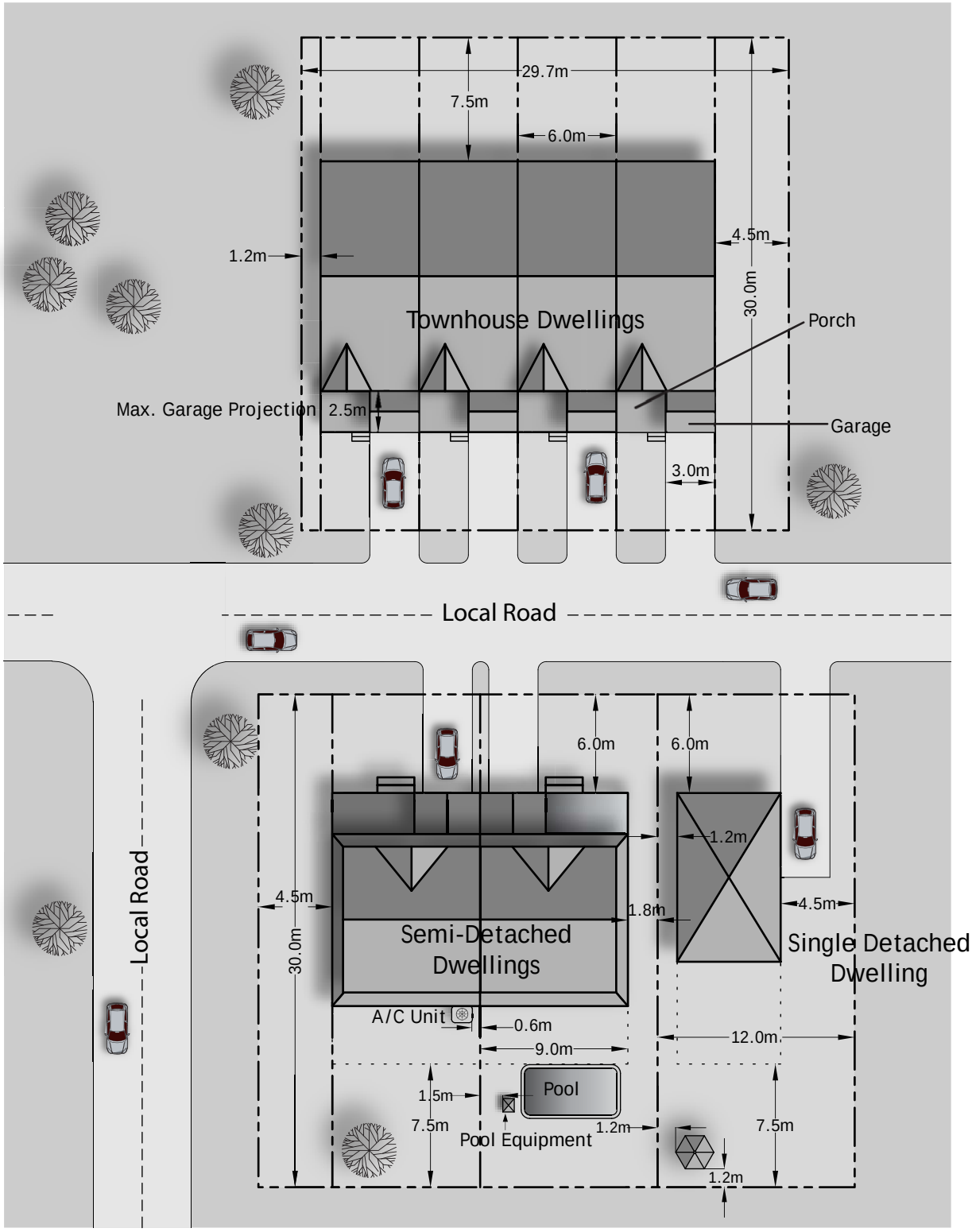


This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN PLANNING CONSULTANTS INC.

April 23, 2010

LOW DENSITY RESIDENTIAL TWO (R2-3) ZONE

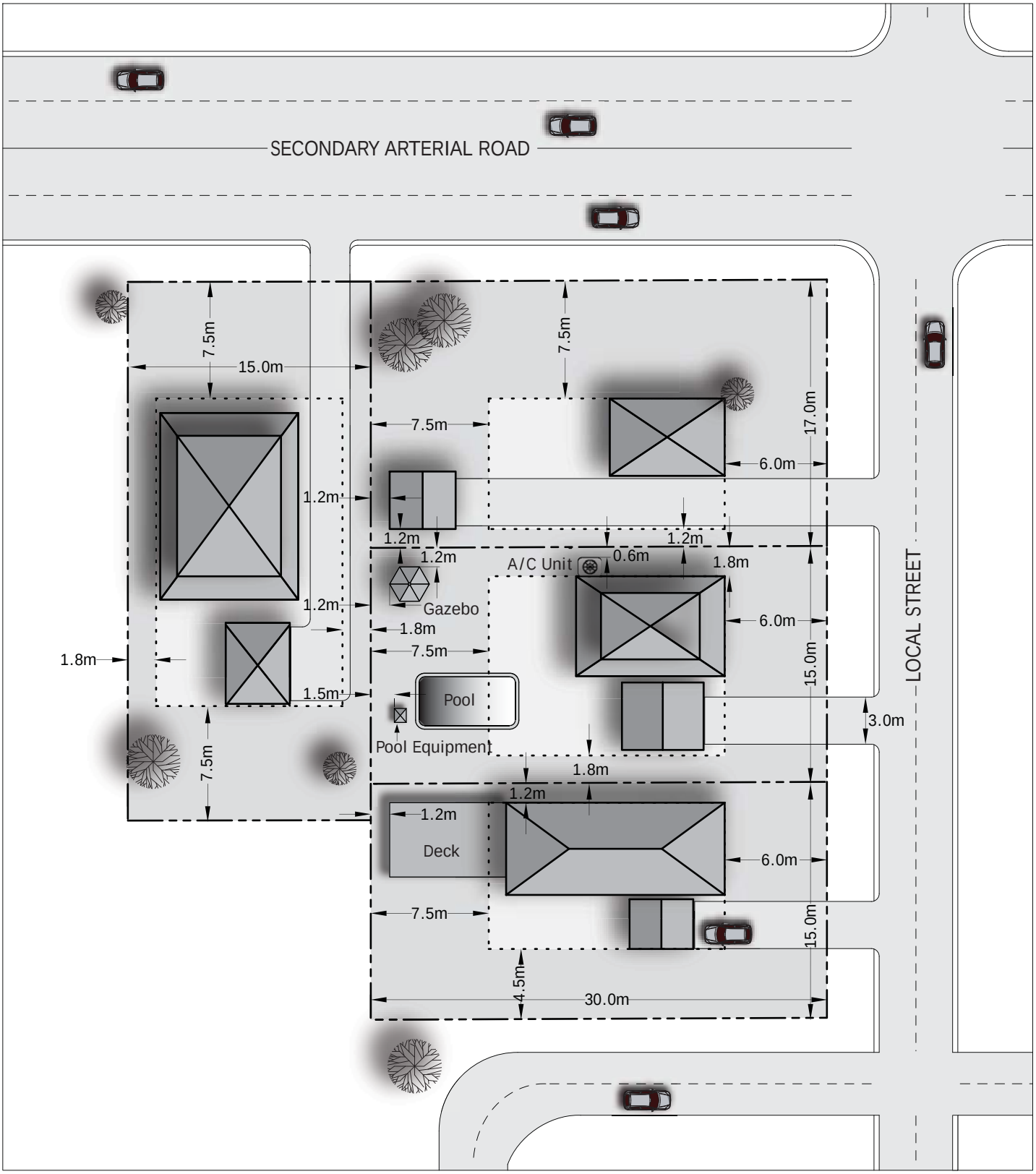


This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN PLANNING CONSULTANTS INC.

December 7, 2009

LOW DENSITY RESIDENTIAL ONE (R1-5) ZONE

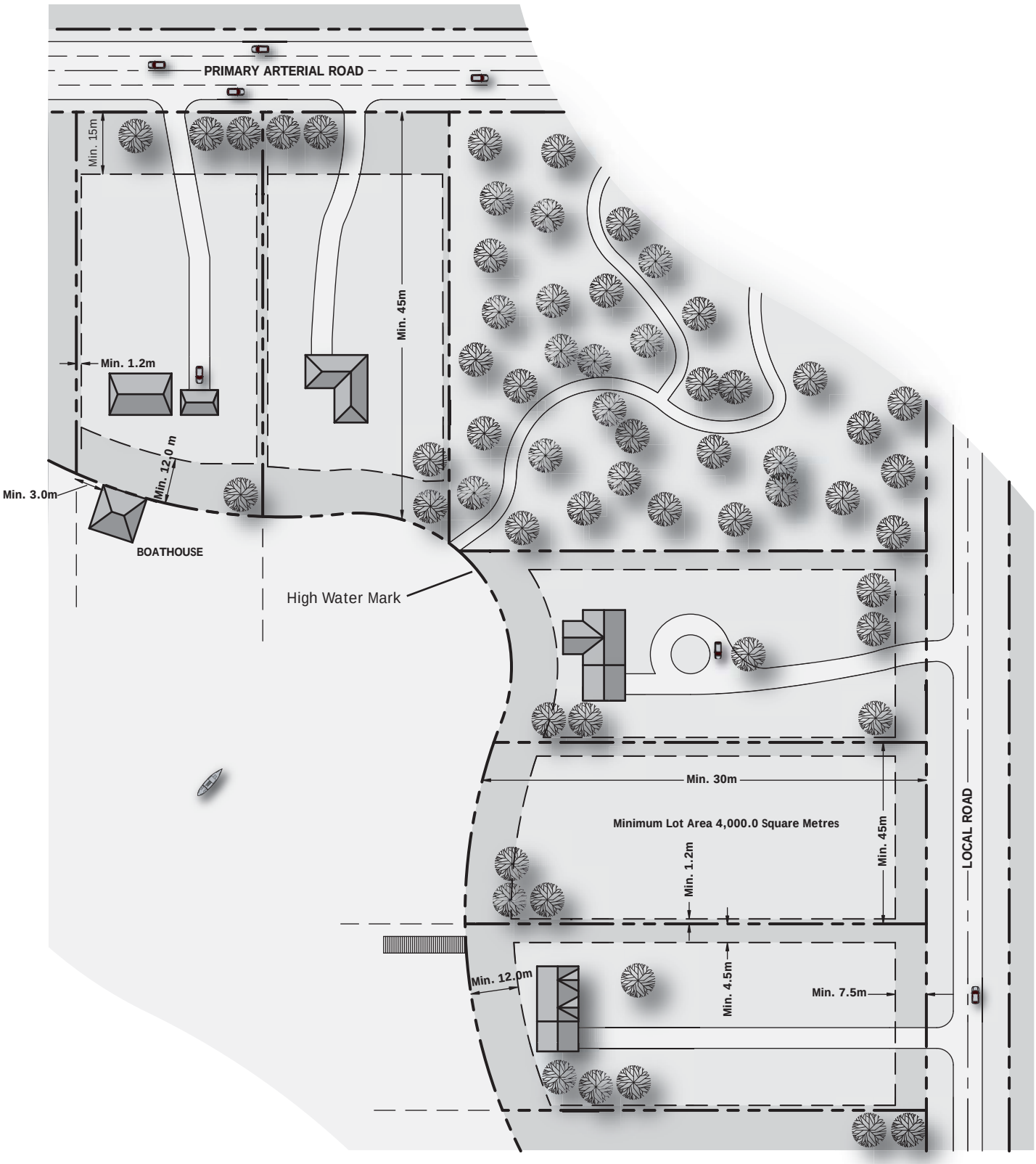


This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN PLANNING CONSULTANTS INC.

December 7, 2009

LOW DENSITY RESIDENTIAL (R1-1) ZONE



This illustration does not form part of this By-law and is provided for convenience only

Maximum width of shoreline permitted for shoreline structures - the lesser of 23.0 metres or 25% of the shoreline frontage.

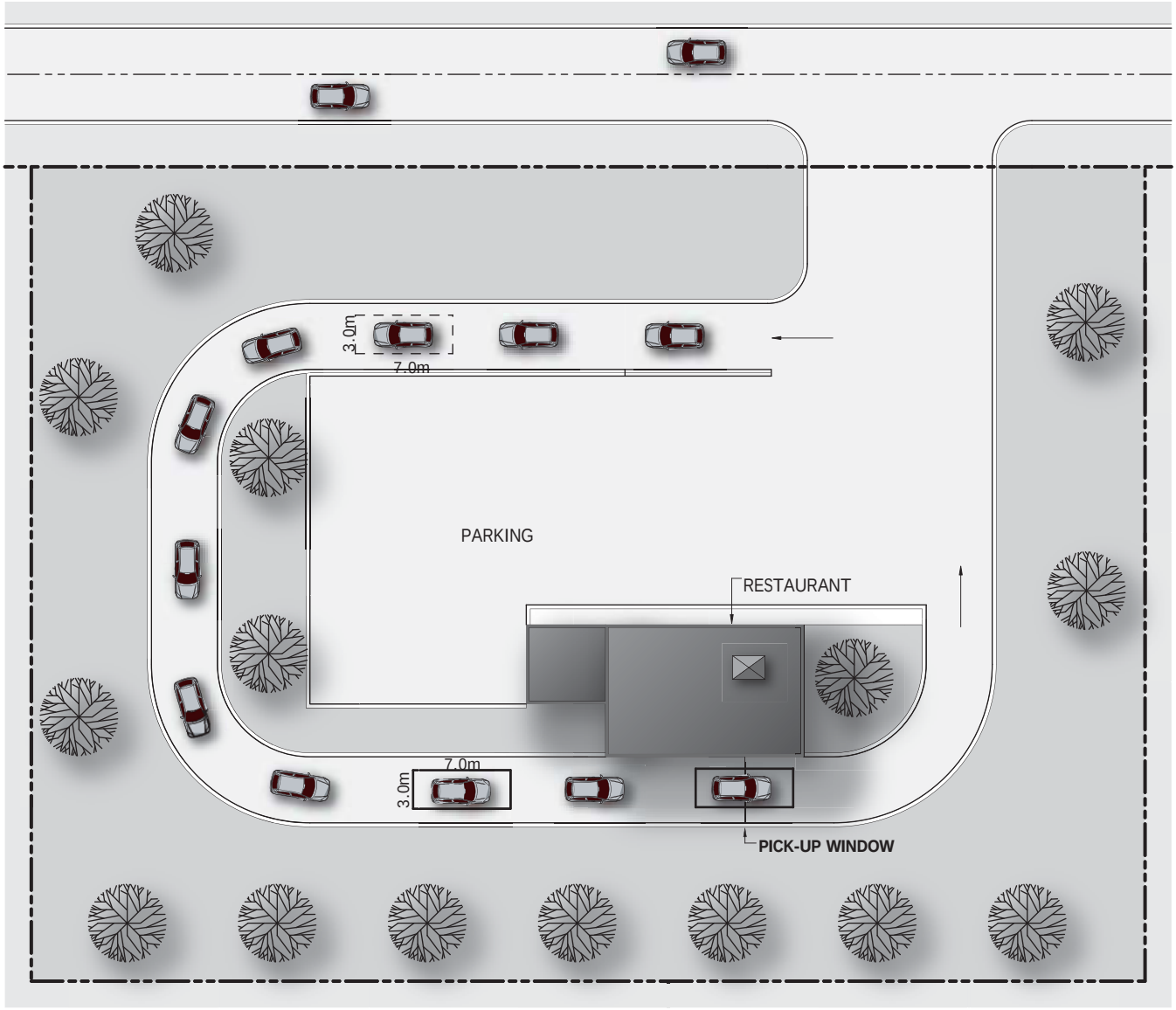
This limit applies within 12 metres of the shoreline.

Minimum setback from high water mark to a residential building - 12 metres.

MERIDIAN PLANNING CONSULTANTS INC.

December 7, 2009

QUEUING LANE

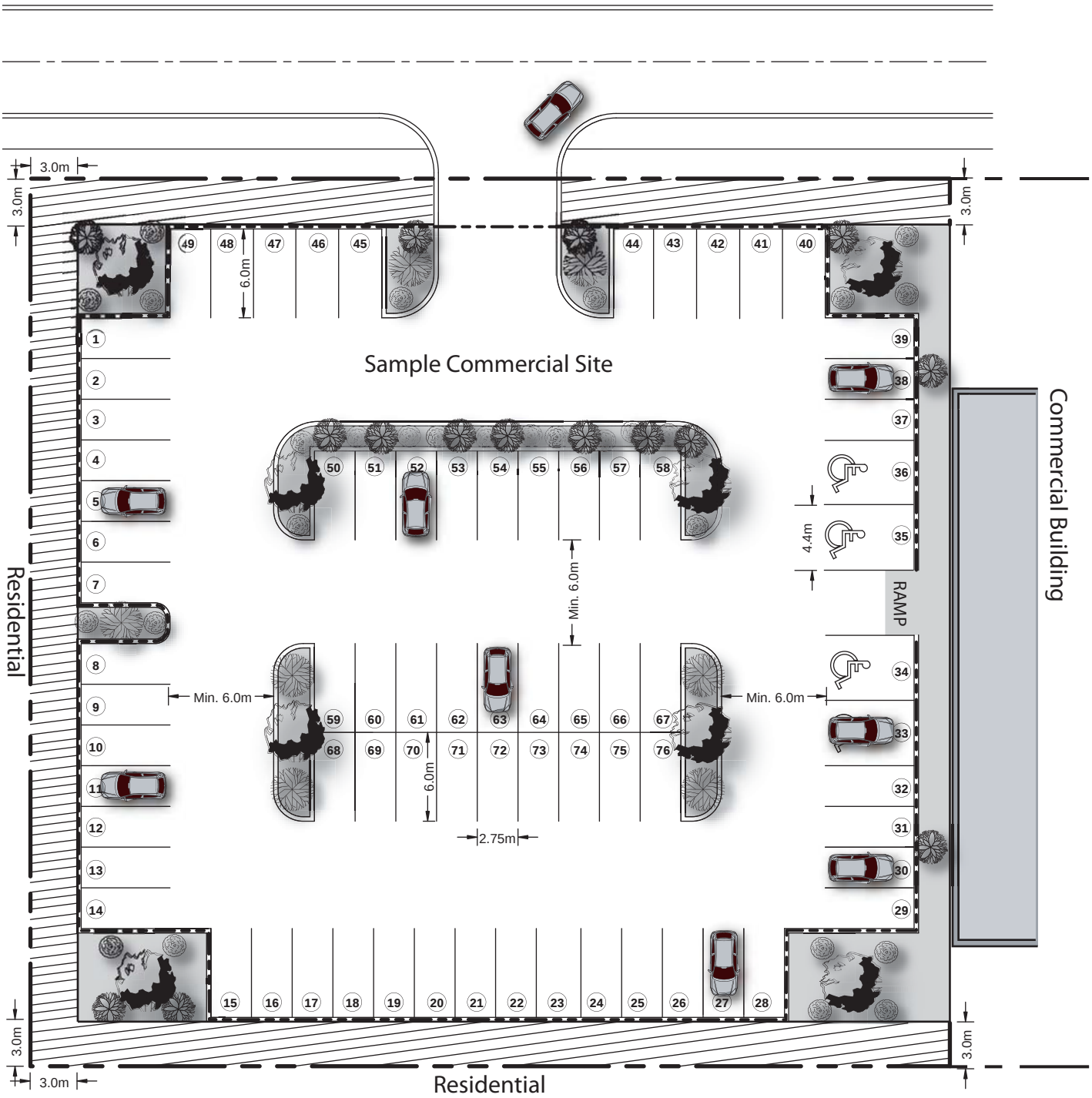


This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN PLANNING CONSULTANTS INC.

December 7, 2009

PARKING SPACES, LANDSCAPE AREAS



PARKING SPACE DIMENSIONS:

TYPICAL	BARRIER-FREE
MIN. WIDTH: 2.75m	MIN. WIDTH: 4.4m
MIN. LENGTH: 6.0m	MIN. LENGTH: 6.0m
MIN. AISLE WIDTH: 6.0m	

MINIMUM REQUIRED LANDSCAPED OPEN SPACE WITHIN OR ADJACENT TO THE OUTER BOUNDARY OF A SURFACE PARKING AREA AND NOT PART OF A REQUIRED LANDSCAPING STRIP- 10%. THIS LANDSCAPING IS ONLY REQUIRED WHERE THERE ARE 75 OR MORE PARKING SPACES PROVIDED

Outer Boundary of a Parking Lot

Required Landscaping Strip

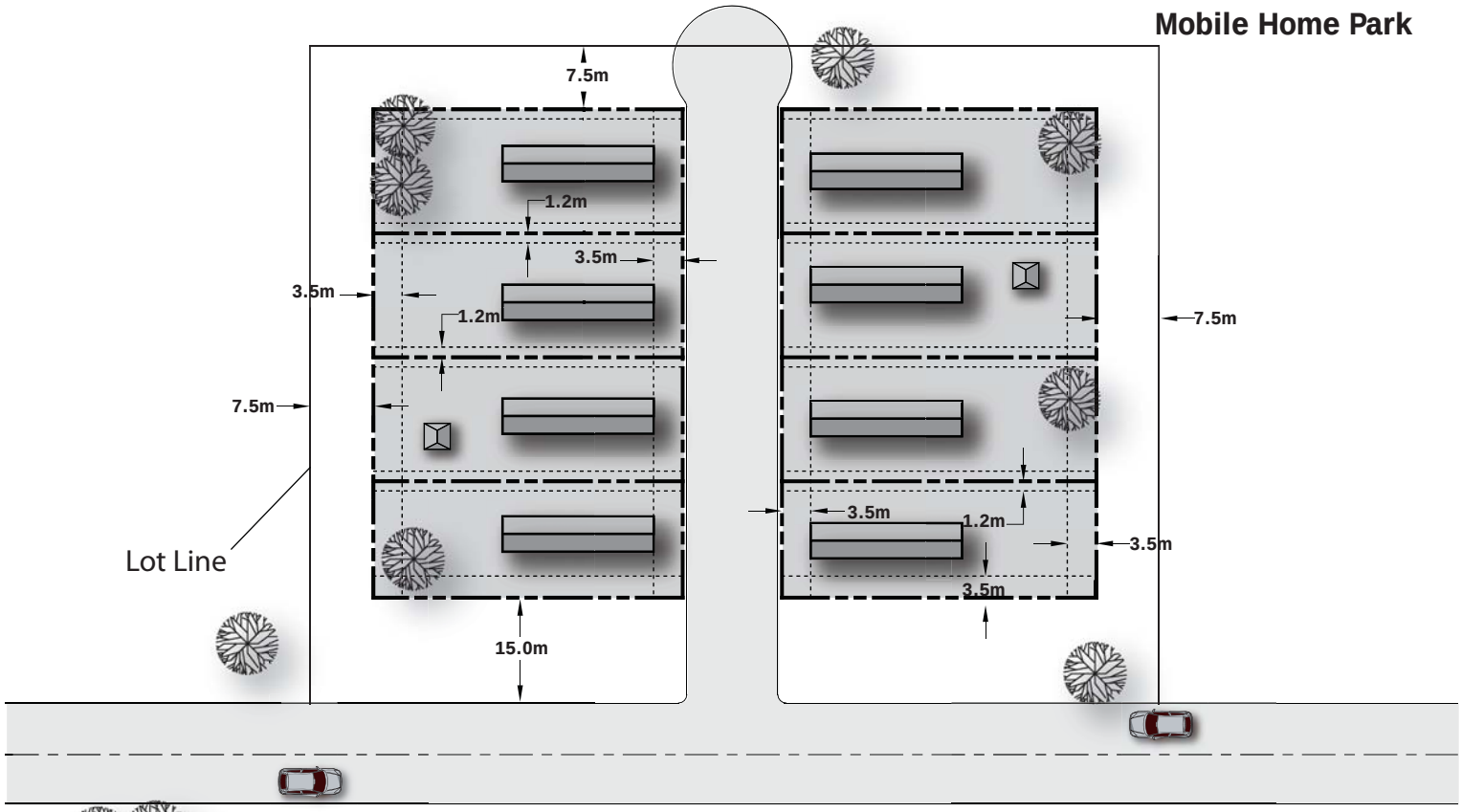
Landscaping in a Surface Parking Area (Section 4.15.3)

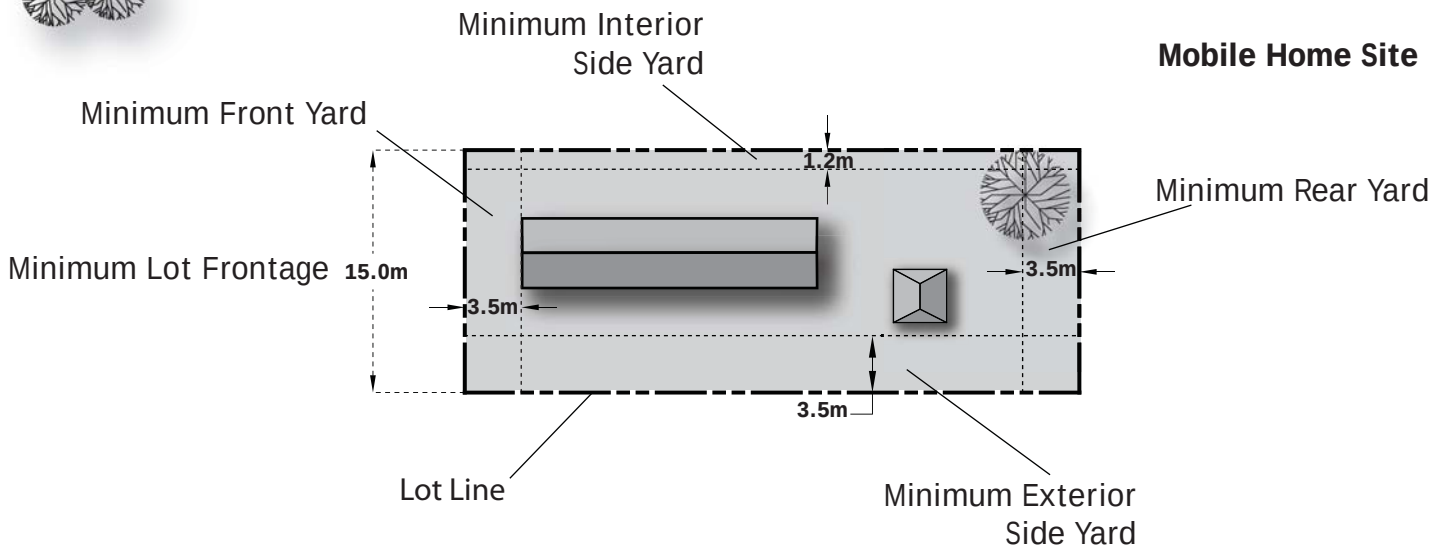
This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN PLANNING CONSULTANTS INC.

April 23, 2010

Illustration of Mobile Home Park and Site



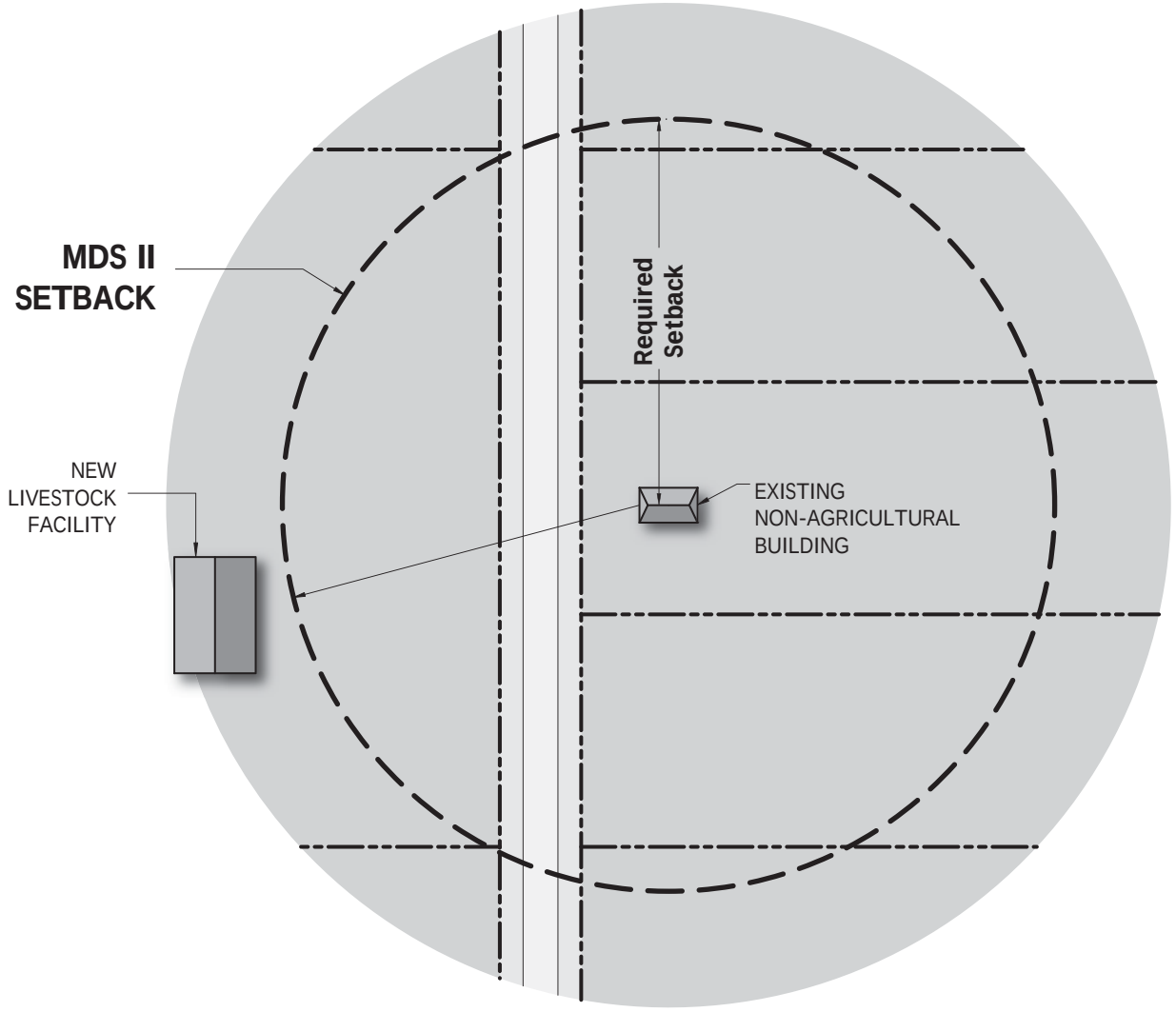


This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN PLANNING CONSULTANTS INC.

December 7, 2009

MINIMUM DISTANCE SEPARATION II (MDS II) FORMULAE



"LIVESTOCK FACILITY" MEANS A BARN OR PERMANENT STRUCTURE WITH LIVESTOCK-OCCUPIED PORTIONS, INTENDED FOR KEEPING OR HOUSING LIVESTOCK. A LIVESTOCK FACILITY ALSO INCLUDES ALL MANURE OR MATERIAL STORAGES AND ANAEROBIC DIGESTERS.

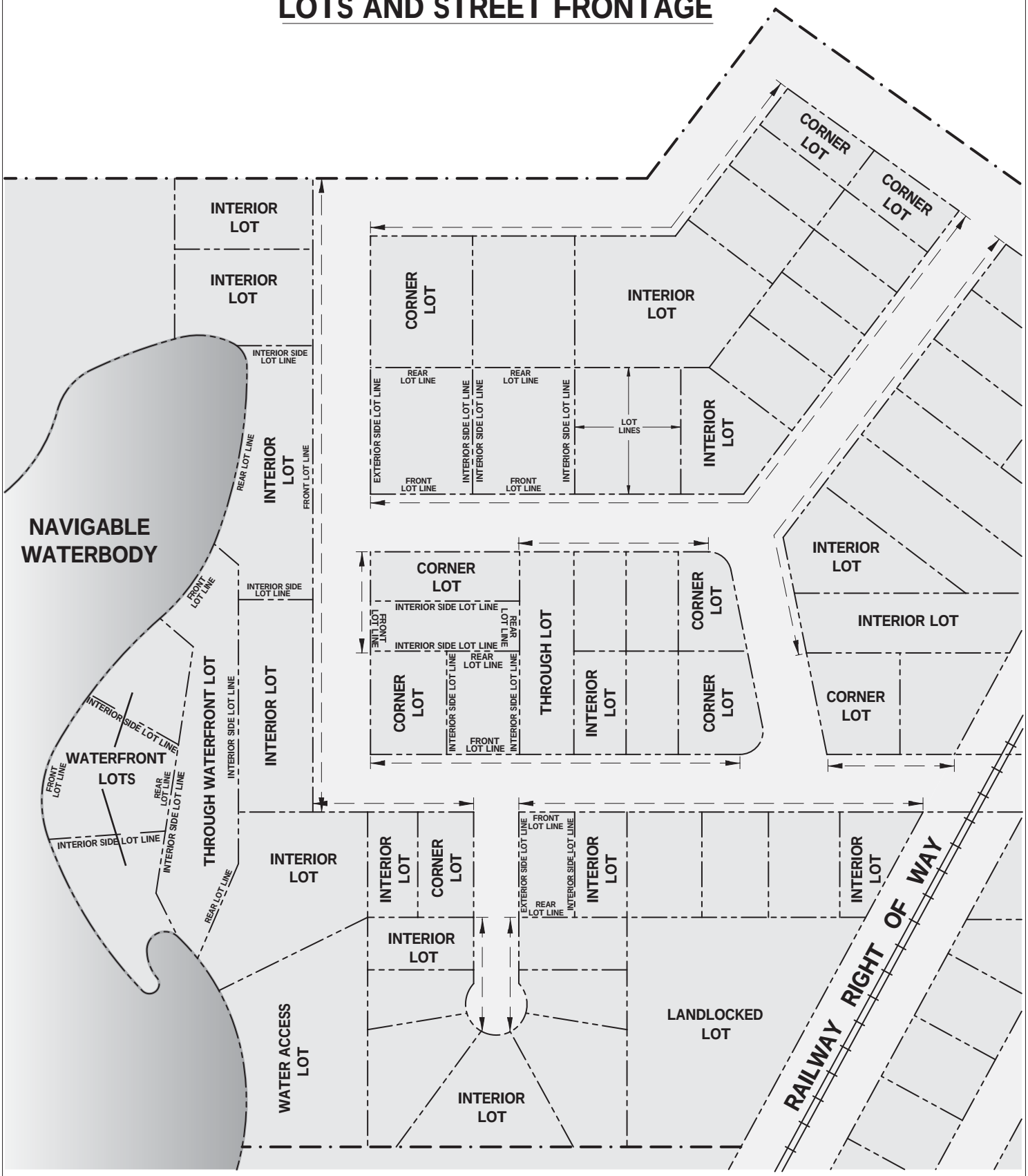
Source: MDS implementation guidelines, September 2006

This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN PLANNING CONSULTANTS INC.

April 23, 2010

LOTS AND STREET FRONTAGE

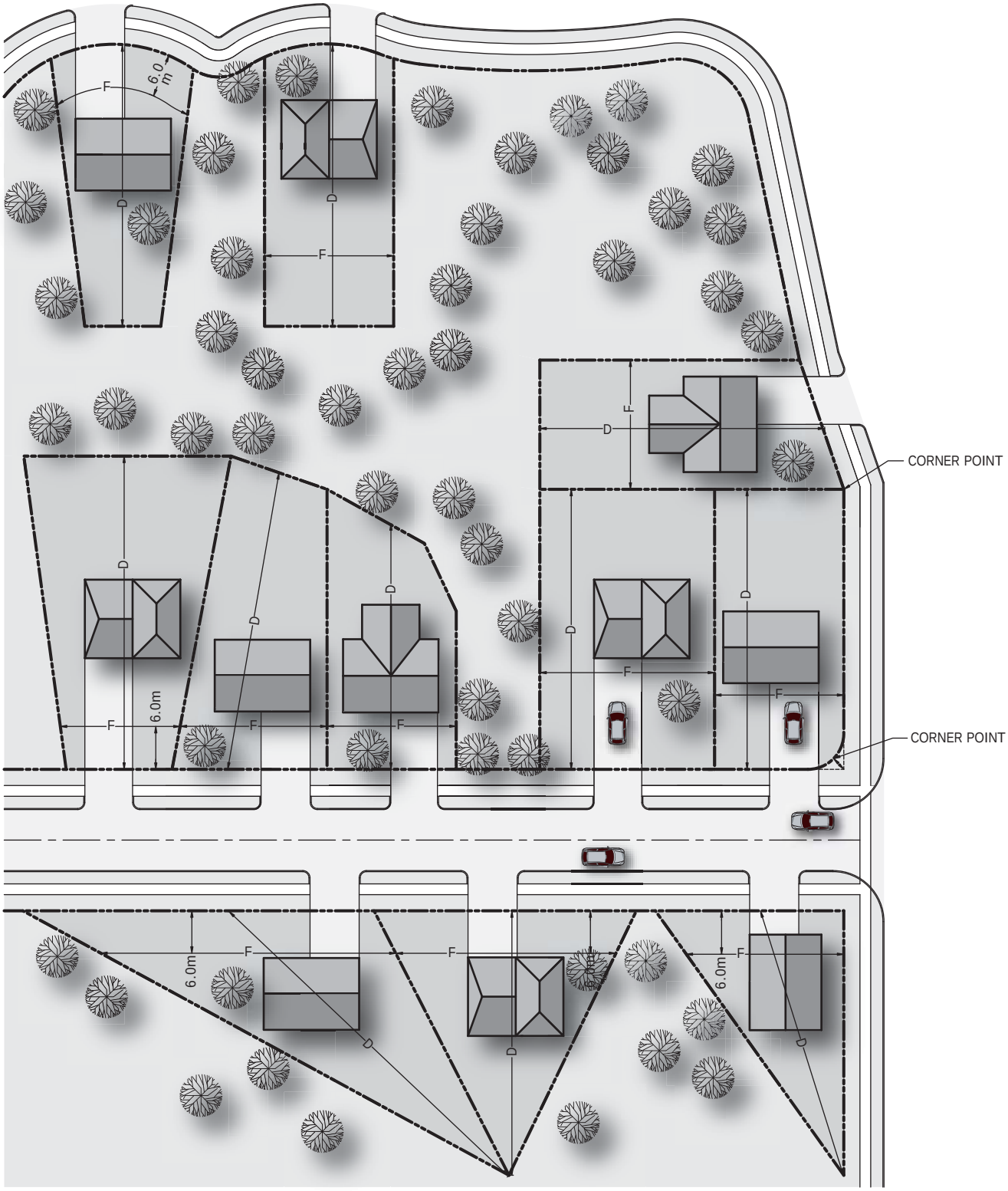


This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN PLANNING CONSULTANTS INC.

December 7, 2009

LOT FRONTAGE AND LOT DEPTH



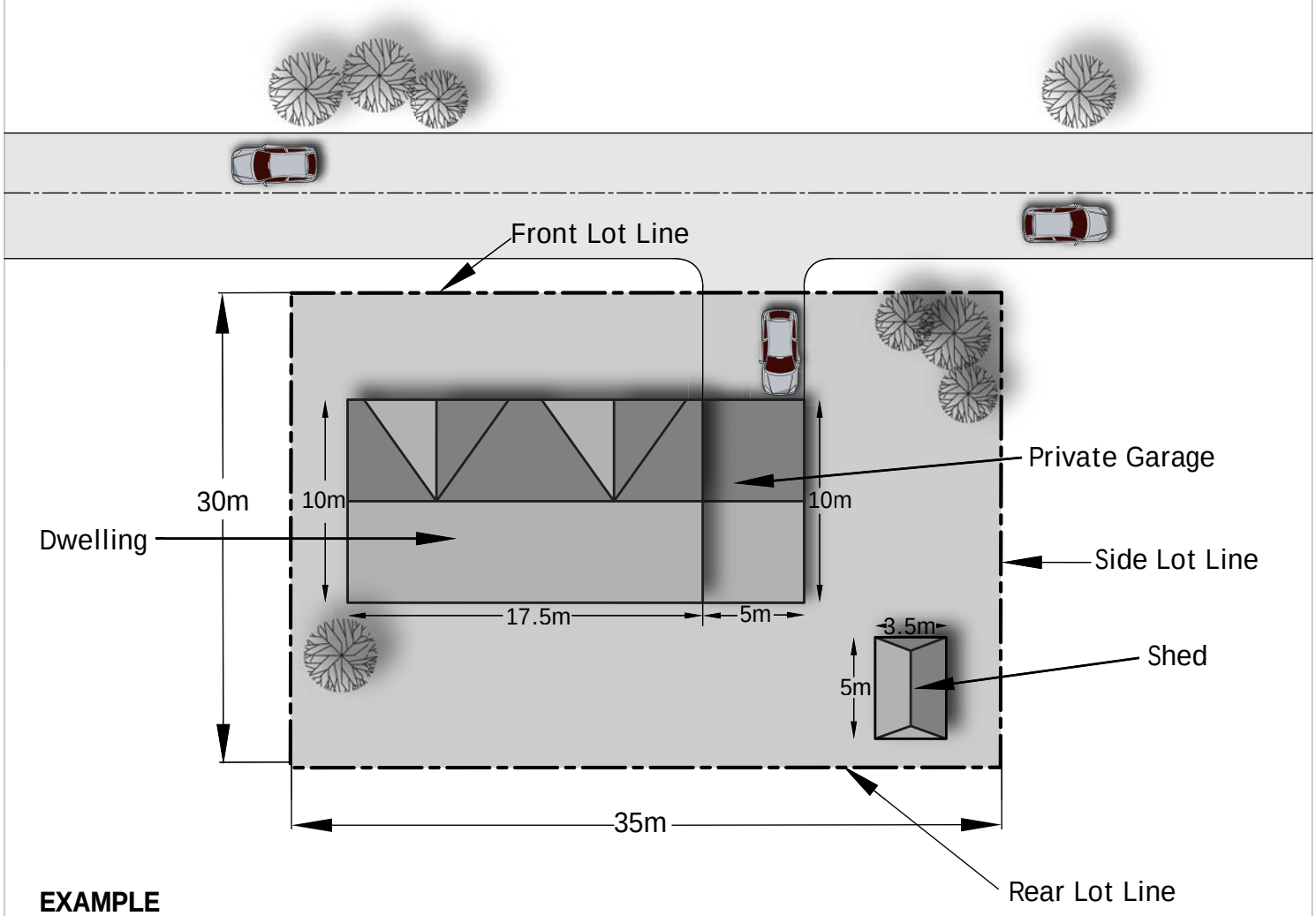
D = LOT DEPTH
F = LOT FRONTAGE

This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN PLANNING CONSULTANTS INC.

December 7, 2009

Illustration of Lot Coverage



EXAMPLE

LOT AREA : 30.0m X 35.0m = 1050.0m²

DWELLING : 10.0m X 17.5m = 175.0m²

PRIVATE GARAGE : 5.0m X 10.0m = 50.0m²

SHED : 5.0m X 3.5m = 17.5m²

TOTAL = 242.5m²

LOT COVERAGE : $\frac{242.5\text{m}^2 \text{ (Building Coverage)}}{1050.0\text{m}^2 \text{ (Lot Area)}}$ X 100 %

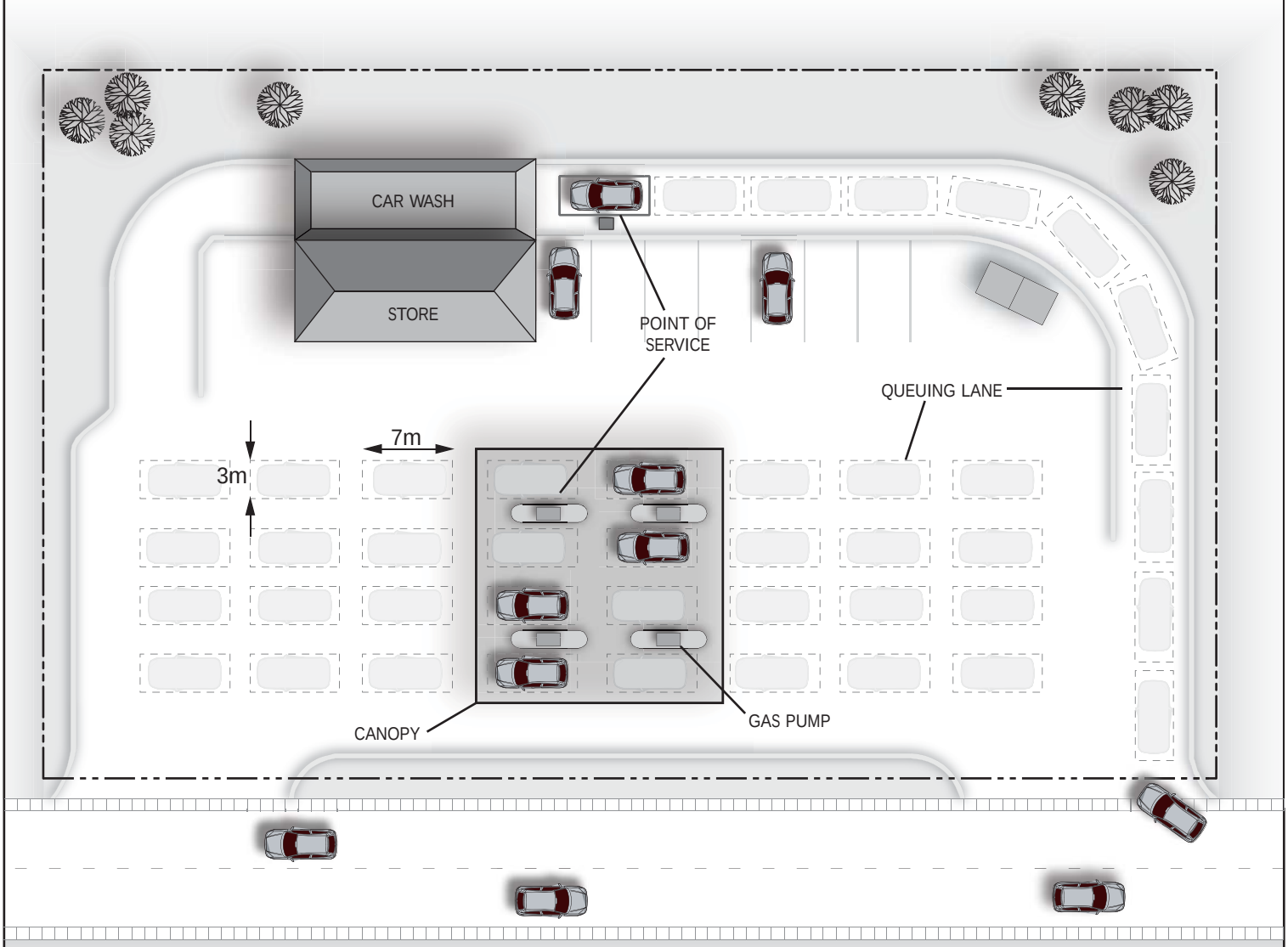
= 23.1 %

This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN PLANNING CONSULTANTS INC.

December 7, 2009

AUTOMOTIVE SERVICE STATIONS / GAS BARS / AUTOMATED CAR WASH

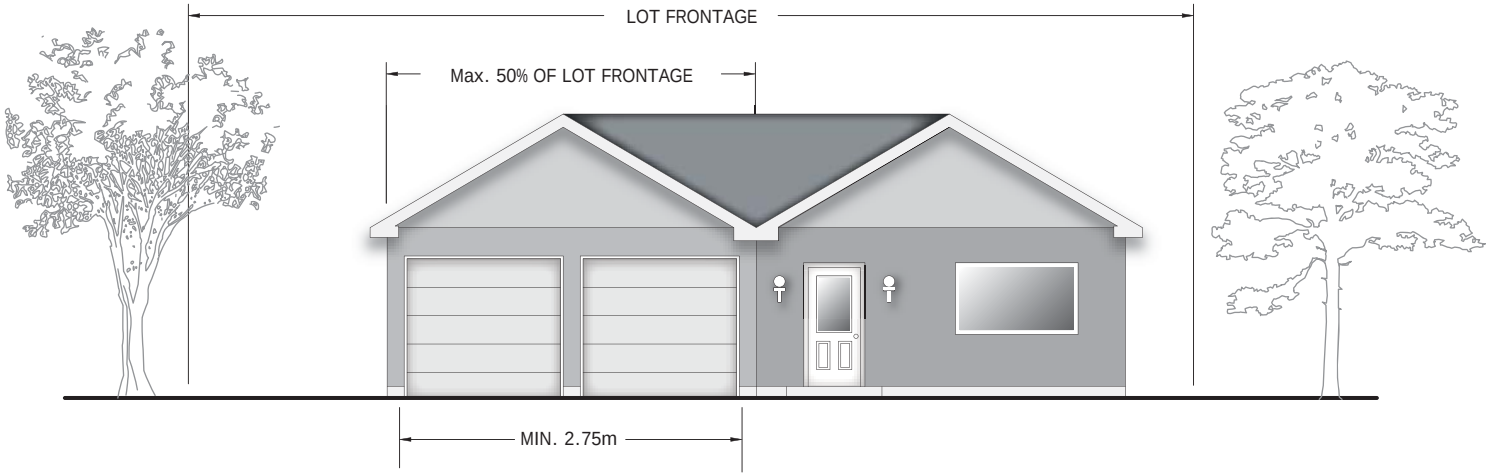


This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN PLANNING CONSULTANTS INC

December 7, 2009

GARAGE WIDTH



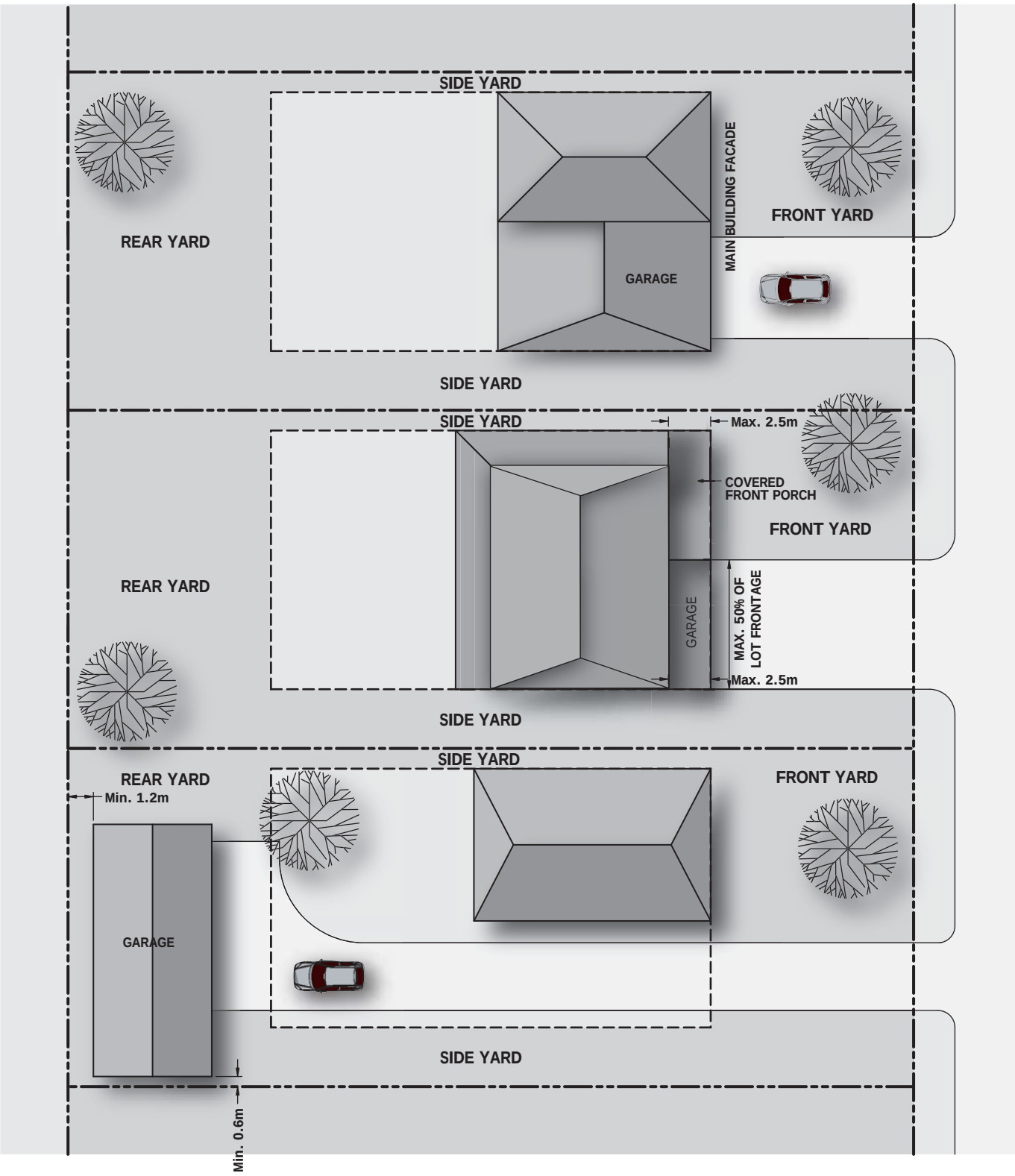
IN RESIDENTIAL ZONES, NO ATTACHED PRIVATE GARAGE FACING A FRONT LOT LINE SHALL HAVE A WIDTH MEASURED BETWEEN THE OUTSIDE OF THE WALLS OF THE PRIVATE GARAGE EXCEEDING 50% OF THE LOT FRONTAGE (Subsection 4.2.6).

This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN PLANNING CONSULTANTS INC.

April 23, 2010

GARAGE STRUCTURE SETBACK

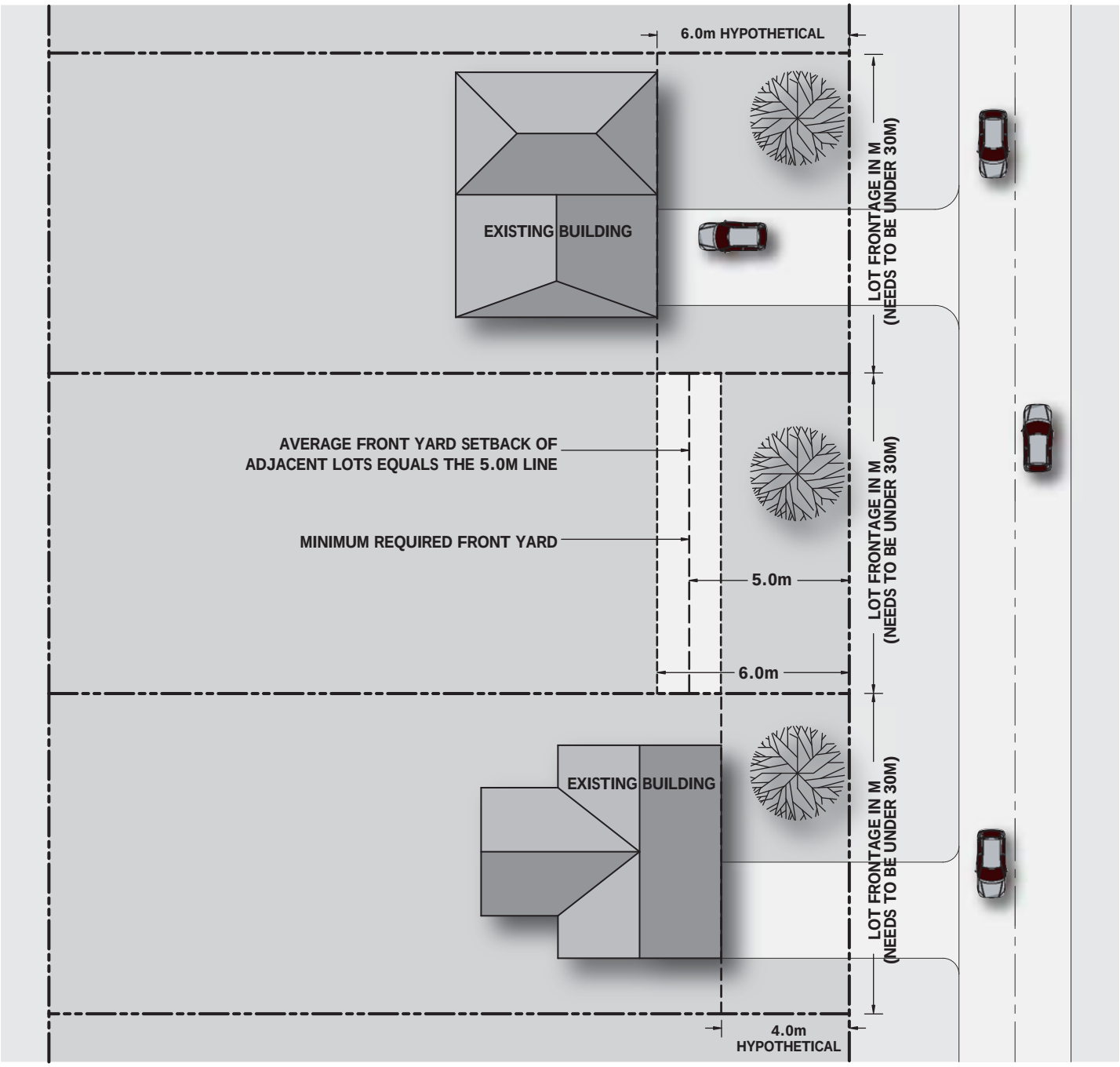


GARAGE SETBACKS ARE DETAILED IN SECTION 4.2.6 OF THE BY-LAW

This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN
PLANNING CONSULTANTS INC.
April 23, 2010

ESTABLISHED BUILDING LINE



This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN PLANNING CONSULTANTS INC.

December 7,2009

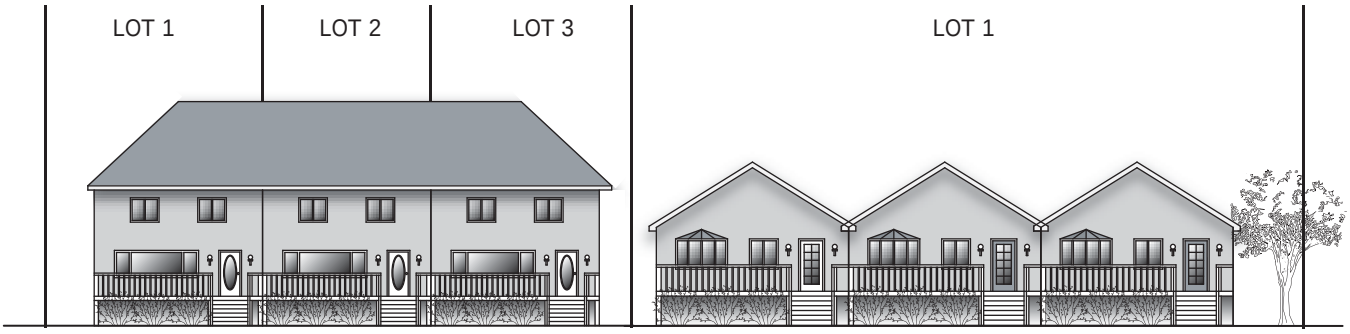
DWELLING TYPES

SINGLE DWELLING

SEMI-DETACHED DWELLING

DUPLEX DWELLING

LINKED DWELLING



STREET TOWNHOUSE DWELLING
Each dwelling unit on a seperate lot

ROW DWELLING
Each dwelling unit on the same lot

MULTIPLE DWELLING TYPES

A dwelling containing three or more dwelling units not including a row dwelling or street townhouse dwelling

FOURPLEX DWELLING

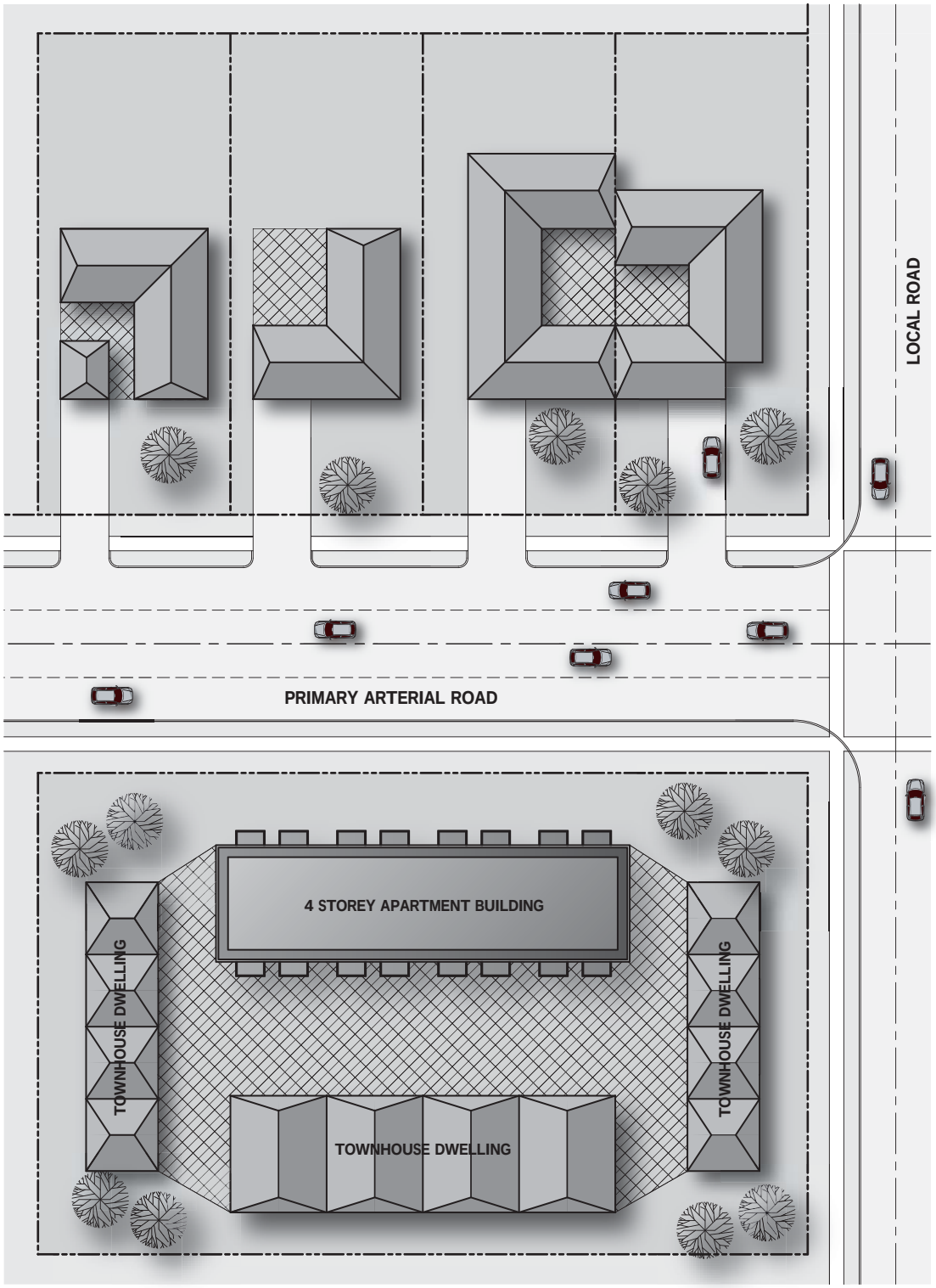
MULTIPLE DWELLING

This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN PLANNING CONSULTANTS INC.

April 23, 2010

COURTS



COURT

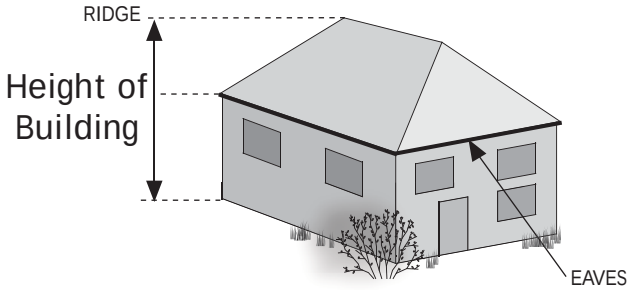
This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN PLANNING CONSULTANTS INC.

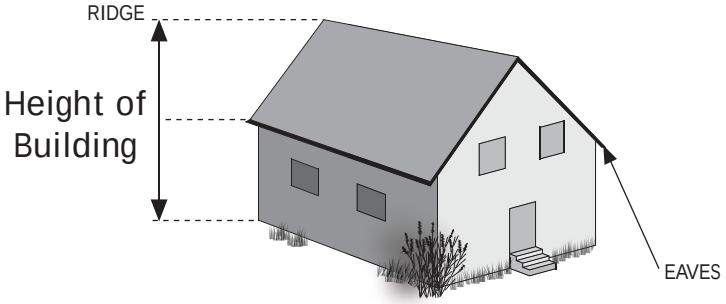
December 7, 2009

BUILDING HEIGHT

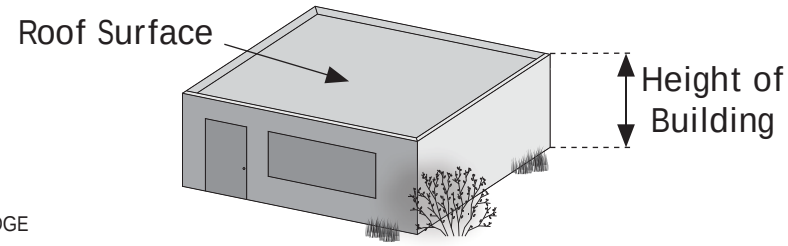
HIP ROOF



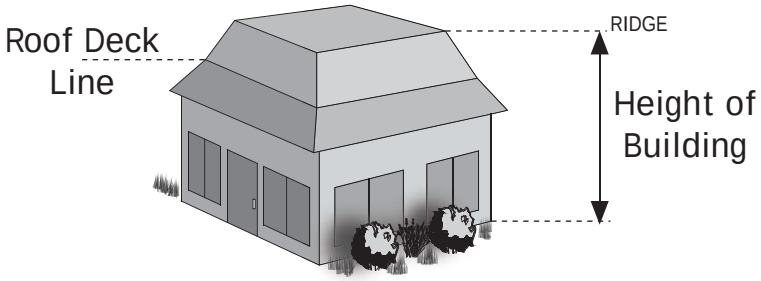
GABLE ROOF



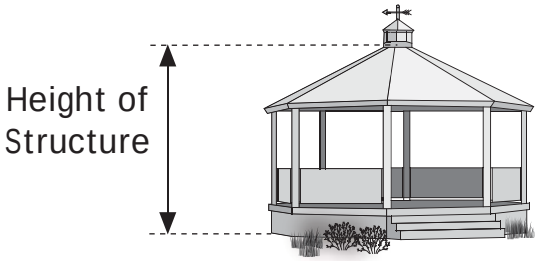
FLAT ROOF



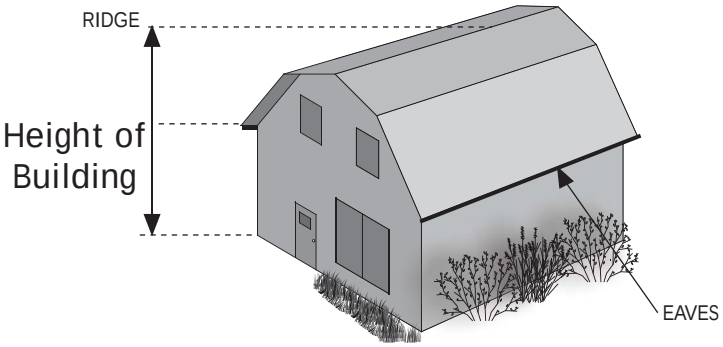
MANSARD ROOF



ACCESSORY STRUCTURE



GAMBREL ROOF



HEIGHT SHALL BE MEASURED BETWEEN THE FINISHED GRADE OF THE WALL OF A BUILDING OR STRUCTURE FACING THE FRONT LOT LINE AND THE HIGHEST POINT OF THE BUILDING OR STRUCTURE.
CERTAIN PARTS OF THE BUILDING OR STRUCTURE MAY BE EXEMPTED FROM THIS MEASUREMENT.

This illustration does not form part of this By-law and is provided for convenience only

MERIDIAN PLANNING CONSULTANTS INC.

April 23, 2010