



KEY PLAN

BLOCK 1
REGISTERED PLAN 50M-3T1
TOWNSHIP OF RUSSELL
COUNTY OF RUSSELL

SITE LINE AS PER
SURVEY FROM
ANNIS, O'SULLIVAN,
VOLLEBEKK LTD.

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

PRODUCTS & MATERIAL
SHALL NOT BE ORDERED
WITH THESE DRAWINGS

I, _____, DECLARE THAT I REVIEWED
AND TAKE RESPONSIBILITY FOR THE DESIGN
WORK ON BEHALF OF A FIRM REGISTERED
UNDER SUBSECTION 3.2.4 OF DIVISION C, OF
THE BUILDING CODE. I AM QUALIFIED, AND
THE FIRM IS REGISTERED, IN THE
APPROPRIATE CLASSES / CATEGORIES.

INDIVIDUAL B.C.I.N.:
FIRM B.C.I.N.: 112054

DATE _____

REGISTERED B.C.I.N.
ARCHITECTURAL DESIGNER

DATA

PROJECT : 2- 6 UNITS - BACK TO BACK TOWNHOUSES
ZONING - R3 (TOWNHOUSE DWELLING)
BUILDING SIZE - 18.12 M X 18.52 M
BUILDING AREA +/- 1250 SQ.FT. PER UNIT + GARAGE

A)	LOT AREA (SQ. M) - MIN. LOT AREA REQ'D -	2,614.65 SQ.M 185 SQ.M X 12 + 2,200 SQ.M
B)	LOT FRONTAGE (M) - MIN. LOT FRONTAGE REQ'D -	15.09 M 20 M
C)	FRONT YARD SETBACK (M) - MIN. FRONT YARD REQ'D -	6.1 M 6 M
D)	EXTERIOR SIDE YARD SETBACK (M) - MIN. EXTERIOR SIDE YARD REQ'D -	N/A 4.5 M
E)	INTERIOR SIDE YARD SETBACK (M) - MIN. SIDE YARD REQ'D -	2.126 M 2 M
F)	REAR YARD SETBACK (M) - MIN. REAR YARD REQ'D -	8.63 M 7.5 M
G)	DEVELOPEMENT FORM -	NOT MORE THAN EIGHT DWELLING UNITS SHALL BE IN ANY ONE TOWNHOUSE DWELLING
H)	LANDSCAPED OPEN SPACE (%) - MIN. LANDSCAPED OPEN SPACE -	33.8 % (883.75 SQ.M) 30 %
J)	BUILDING HEIGHT (M) - MAX. BUILDING HEIGHT -	4/- 9.85 M 10.5 M
K)	MAIN BUILDING SPACING FOR BUILDINGS ON THE SAME LOT (M) - MIN. MAIN BUILDING SPACING FOR BUILDINGS ON THE SAME LOT -	9.891 M 3 M
L)	AMENITY AREA (SQ. M) - AMENITY AREA REQ'D -	N/A

SITE PLAN
SCALE: 1:250

FIRE ROUTE
NOT REQUIRED
AS PER
9.10.20.3 (1) (2)

LAVOIE
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PROJECT NAME
**PROPOSED 12 UNITS
BACK TO BACK
TOWNHOUSES**

STATION PROJECT /BLOCK 1
VOYAGEUR PLACE / EMBRUN, ONTARIO

PROJECT NO. 2024-0052 DRAWINGS NO.
DRAWN BY L.LAVOIE **SPI**
VERIFIED BY **SPI**