



LEGEND

GRASSED AREA

RIVER ROCKS

CONCRETE SIDEWALK

ASPHALT PAVEMENT

PROJECT BOUNDARY

ZONING SETBACK

FIRE ROUTE

OPAQUE FENCE -1.80m HIGH

DEPRESSED CURB

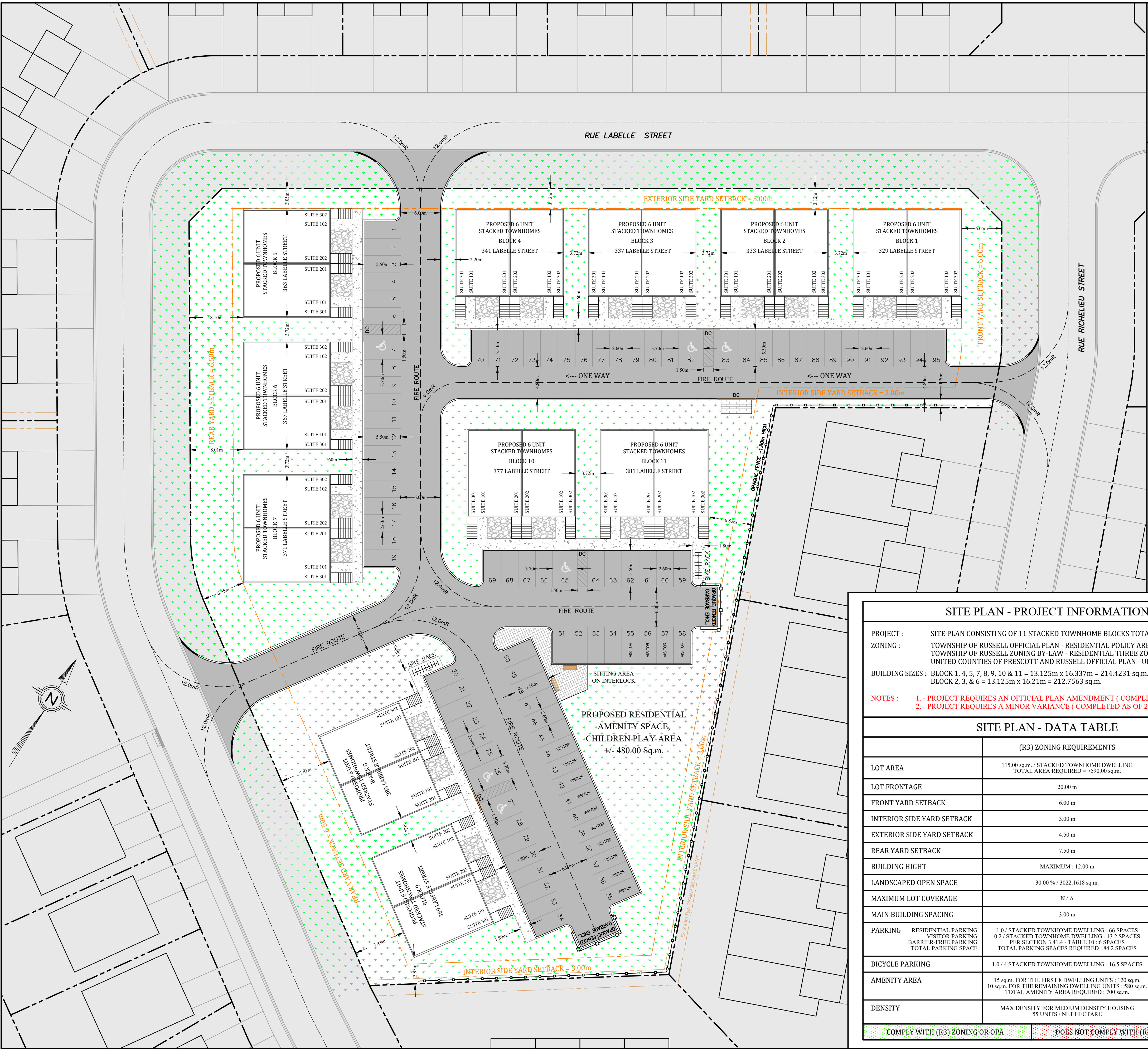
SITE PLAN DIMENSION

BICYCLE PARKING AREA
AS PER SECTION 3.6 OF THE ZONING BY-LAW

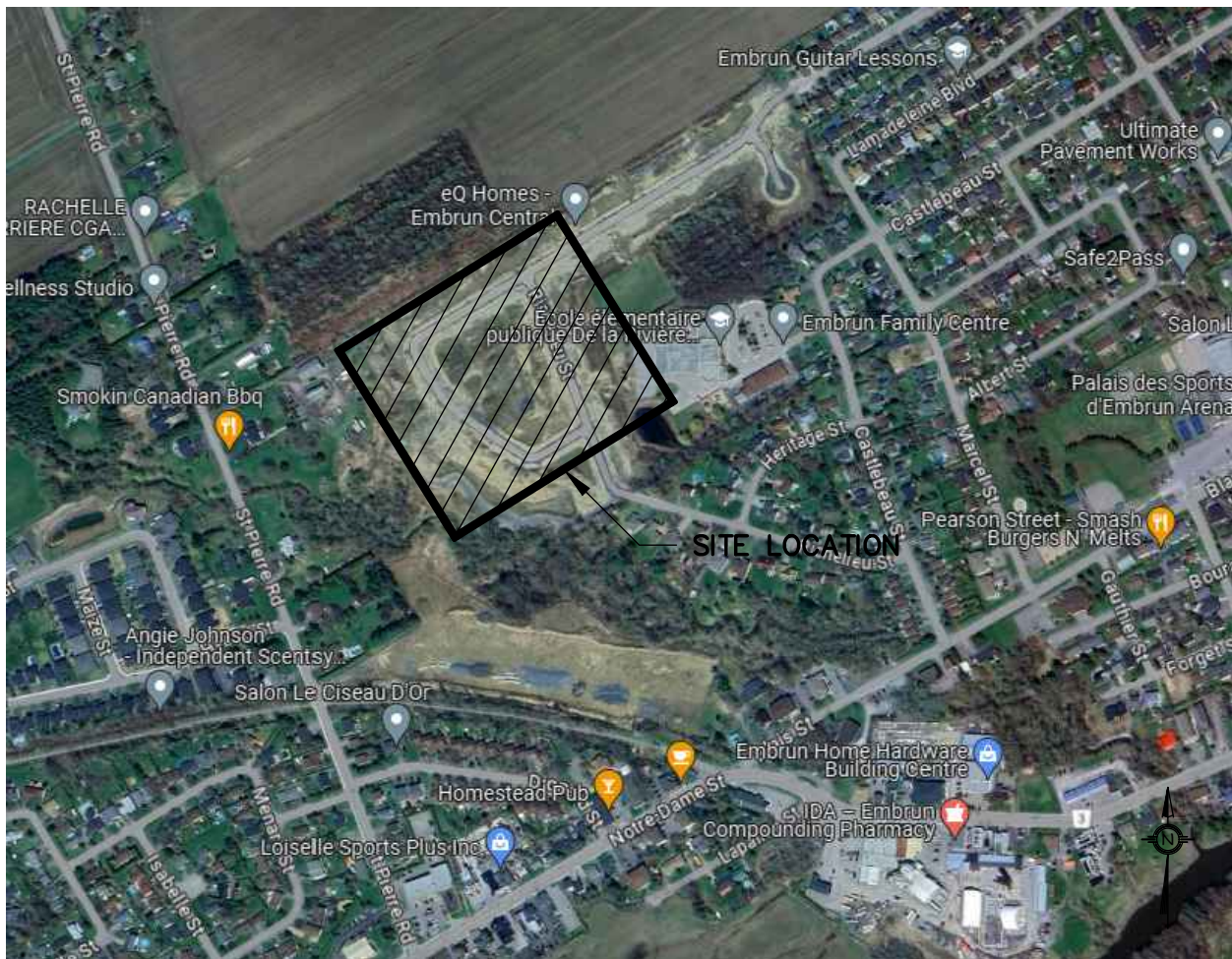
OPAQUE FENCED GARBAGE ENCLOSURE
AS PER SECTION 3.20 OF THE ZONING BY-LAW
INCLUDING NO PARKING SIGN ON THE GATES

PARKING SPACE
AS PER SECTION 3.41.3 & 3.41.5 OF THE ZONING BY-LAW
& SIGNS AS PER ONTARIO TRAFFIC MANUEL - BOOK 5

BARRIER-FREE PARKING SPACE
AS PER SECTION 3.41.4 OF THE ZONING BY-LAW
& SIGNS AS PER ONTARIO TRAFFIC MANUEL - BOOK 5



SITE PLAN - PROJECT INFORMATION		
PROJECT :	SITE PLAN CONSISTING OF 11 STACKED TOWNHOME BLOCKS TOTALING 66 UNITS	
ZONING :	TOWNSHIP OF RUSSELL OFFICIAL PLAN - RESIDENTIAL POLICY AREA TOWNSHIP OF RUSSELL ZONING BY-LAW - RESIDENTIAL THREE ZONE (R3) UNITED COUNTIES OF PRESCOTT AND RUSSELL OFFICIAL PLAN - URBAN POLICY AREA	
BUILDING SIZES :	BLOCK 1, 4, 5, 7, 8, 9, 10 & 11 = 13.125m x 16.337m = 214.4231 sq.m. BLOCK 2, 3, & 6 = 13.125m x 16.21m = 212.7563 sq.m.	
NOTES :	1. - PROJECT REQUIRES AN OFFICIAL PLAN AMENDMENT (COMPLETED AS OF 2025-02-25) 2. - PROJECT REQUIRES A MINOR VARIANCE (COMPLETED AS OF 2024-10-21)	
SITE PLAN - DATA TABLE		
	(R3) ZONING REQUIREMENTS	BLOCK 65 SITE PLAN
LOT AREA	115.00 sq.m. / STACKED TOWNHOME DWELLING TOTAL AREA REQUIRED = 7590.00 sq.m.	10073.8727 sq.m.
LOT FRONTAGE	20.00 m	33.00 m
FRONT YARD SETBACK	6.00 m	6.10 m
INTERIOR SIDE YARD SETBACK	3.00 m	3.93 m
EXTERIOR SIDE YARD SETBACK	4.50 m	3.03 m (SEE NOTE 2)
REAR YARD SETBACK	7.50 m	6.55 m (SEE NOTE 2)
BUILDING HIGHT	MAXIMUM : 12.00 m	9.35 m
LANDSCAPED OPEN SPACE	30.00 % / 3022.1618 sq.m.	36.62 % / 3689.1802 sq.m.
MAXIMUM LOT COVERAGE	N / A	23.36 % / 2353.6538 sq.m.
MAIN BUILDING SPACING	3.00 m	3.72 m
PARKING	RESIDENTIAL PARKING : 1.0 / STACKED TOWNHOME DWELLING : 66 SPACES VISITOR PARKING : 13.2 SPACES BARRIER-FREE PARKING : 6 SPACES TOTAL PARKING SPACES REQUIRED : 84.2 SPACES	77 SPACES 14 SPACES 6 SPACES 85 SPACES
BICYCLE PARKING	1.0 / 4 STACKED TOWNHOME DWELLING : 16.5 SPACES	18 SPACES
AMENITY AREA	15 sq.m. FOR THE FIRST 8 DWELLING UNITS : 120 sq.m. 10 sq.m. FOR THE REMAINING DWELLING UNITS : 580 sq.m. TOTAL AMENITY AREA REQUIRED : 700 sq.m.	BALCONIES : 230.00 sq.m. EXTERIOR : 480.00 sq.m. TOTAL : 700.00 sq.m.
DENSITY	MAX DENSITY FOR MEDIUM DENSITY HOUSING 55 UNITS / NET HECTARE	66 UNITS / 10073.8727 sq.m. 65.5 UNITS / HECTARE (SEE NOTE 2)
COMPLY WITH (R3) ZONING OR OPA		DOES NOT COMPLY WITH (R3) ZONING OR OPA



Not to Scale

0 m 5 m 10 m 15 m 20 m 25 m 30 m

Scale 1:600 - 11"x17"

SCALE 1:300

PROJECT:

BLOCK 65 SITE PLAN - MENARD EAST SUBDIVISION

DRAWING:

SITE PLAN

DESIGN BY:

PATRICK GAUDREAU

DRAWN BY:

PATRICK GAUDREAU

REV:

SUB-5

FILE No.

240501

DRAWING No.

240501-SP1

DATE

MAY 28, 2025