



SITE PLAN & LANDSCAPE PLAN

SCALE: 1:800

NOTE:

- 1- FOR FIRE ROUTE PROJECT HAS A MINIMUM OF 9.0 M CLEAR PATH OF TRAVEL FOR FULL PROJECT THEREFORE HAS 1 ROAD FOR FULL PROJECT
- 2- FOR FIRE PROTECTION AS PER CONVERSATIONS, WATER TANK OR RESERVOIR FOR FIRE PROTECTION IS NOT REQUIRED SINCE ALL BUILDINGS ARE PART B. CLIENT WILL LEAVE IT AT THEIR DISCRETION IF THEY WANT TO INSTALL ONE IN THE FUTURE WHEN THE PROJECT IS FULLY DEVELOPED
- 3- FOR LANDSCAPE PLAN ALL LOT WILL BE CLEARED FOR THE DEVELOPMENT THE SURROUNDING OF THE PROPERTY, HAS DITCHES, SWALES, FOR WATER MANAGEMENT & WATER CONTROL THE TREES REMAINING ARE SHOWN ON SITE PLAN / LANDSCAPE PLAN SEE LANDSCAPE PLAN FOR CEDAR HEDGE & SHRUBS INFORMATION
- 4- SEE ATTACHED PLANS FOR OTHER INFORMATION REGARDING, GRADING, WATER MANAGEMENT, SEPTIC, ETC., FROM L.R.L.

DATA FOR 1483 NOTRE DAME

PROJECT:	PROPOSED STORAGE & RETAIL PROJECT FOR 417 STORAGE	
ZONE:	EXISTING ZONING CH-5 WITH EXCEPTION	
LOT AREA:	MIN. LOT AREA REQUIRED:	+/- 112 091.2 M ² 900 M ²
LOT FRONTAGE:	MIN. LOT FRONTAGE REQUIRED:	+/- 65.90 M 35 M
LANDSCAPE AREA:	MIN. LANDSCAPE AREA:	(19 054.82 m ² + 15 159.48 m ² = 34 214.30 m ²) / 112 091.2 M ² X 100 = 30.52 %
FRONT YARD:	MIN. FRONT YARD REQUIRED:	+/- 60.88 M 12 M
SIDE YARD:	MIN. SIDE YARD REQUIRED:	+/- 14 M 6.0 M
REAR YARD:	MIN. REAR YARD REQUIRED:	+/- 14 M 7.5 M
BUILDING HEIGHT:	MAX. BUILDING HEIGHT:	SEE BUILDING ELEVATIONS OF EACH BUILDING TYPE FOR EXACT HEIGHT (MIDSPAN OF ROOF) (NO BUILDING WILL BE HIGHER THAN THE PERMITTED 10.5 M HIGH)
EXTERIOR LIGHTING:	LIGHTING TO BE ON THE BUILDING, LIGHTING TO BE AS 3.40 AND WILL NOT AFFECT NEIGHBORING PROPERTIES	
	3.40 OUTDOOR ILLUMINATION OF BUILDINGS, STRUCTURES OR YARDS INCLUDING PARKING AREAS SHALL BE PERMITTED PROVIDED THAT SUCH ILLUMINATION DOES NOT INTERFERE WITH STREET TRAFFIC AND THAT THE LIGHT IS DIRECTED AWAY FROM ADJACENT LOTS AND FURTHER PROVIDED THAT SUCH ILLUMINATION SHALL NOT CONSIST OF A COLOUR OR BE SO DESIGNED OR LOCATED THAT IT MAY BE CONFUSED WITH TRAFFIC SIGNALS. OUTDOOR ILLUMINATION COMPONENTS SHALL BE ILLUSTRATED ON A SITE PLAN, WHERE APPLICABLE.	

REQUIRED PARKING DIMENSIONS:

MIN. SIZE 2.6 M WIDE X 5.2 M LONG

PROVIDED SIZE 2.8 M WIDE X 6 M LONG

BUILDING 1 & 2 (RETAIL PORTION) PARKING PROVIDED: REQUIRED PARKING SPACES:	TOTAL 19 PARKING PROVIDED RETAIL 4 PER 100 M ² 150 M ² X 1/100 = 6 PARKINGS X 2 BUILDINGS
BUILDING 1 & 2 (WAREHOUSE PORTION) PARKING PROVIDED: REQUIRED PARKING SPACES:	TOTAL 6 PARKING PROVIDED MINI WAREHOUSE 0.5 PER 100 M ² M ² = (0.5 PER 100 M ² X 600 M ² = 3 PARKINGS FOR EACH WAREHOUSE BUILDING
BUILDING 3 (ACCESSORY BUILDING) PARKING PROVIDED: REQUIRED PARKING SPACES:	3 PARKING PROVIDED (2 OUTSIDE) (1 IN GARAGE) 1 PER DWELLING UNIT REQUIRED
BUILDING 3 (WAREHOUSE PORTION) PARKING PROVIDED: REQUIRED PARKING SPACES:	TOTAL 3 PARKING PROVIDED MINI WAREHOUSE 0.5 PER 100 M ² M ² = (0.5 PER 100 M ² X 600 M ² = 3 PARKINGS FOR EACH WAREHOUSE BUILDING
BUILDING 4 TO 29 (TOTAL OF 26 BUILDINGS) PARKING PROVIDED: REQUIRED PARKING SPACES:	78 PARKING PROVIDED MINI WAREHOUSE 0.5 PER 100 M ² M ² = (0.5 PER 100 M ² X 600 M ² = 3 PARKINGS FOR EACH WAREHOUSE BUILDING 3 PARKINGS PER WAREHOUSE X 26 BUILDINGS = 78 PARKING REQUIRED

AS SHOWN ON THE SITE PLAN, THERE IS A DOTTED LINE AT 6M OF EACH BUILDING THIS SHOWS THAT VEHICLES CAN PARK IN FRONT OF THE STORAGE UNIT WITHOUT ENCRoACHING ON THE 12M PATH OF TRAVEL IN BETWEEN BUILDINGS. I THOUGHT THAT WOULD HAVE BEEN SUFFICIENT TO PROVIDE PARKING SPACES SINCE MOST BUILDING HAVE 6 TO 8 OVERHEAD DOORS, THEREFORE A MINIMUM OF 6 TO 8 PARKING SPACES IN FRONT OF THAT DOOR, OR IN FRONT OF EACH UNITS THAT HAVE 6M IN WIDTH. I HAVE ADDED NUMBERED SPACES ON THE SITE PLAN THERE WILL BE 3 PARKINGS SPACES PER BUILDING.

LANDSCAPE PLAN LEGEND & NOTES



TYPE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD
A	HYDROCHLOA MACRA "HURON"	VAREBOISED JAPANESE FOREST GRASS	30-45 CM	35-50 CM
B	JUNIPERUS SABINA "CALABY CARPET"	CALABY CARPET JUNIPER	25-30 CM	100-125 CM
C	THEA OCCIDENTALIS "AMBERGOLD"	WHITE CEDARS	15 M	3 M

NOTES & LEGEND

DEFINITIONS FROM ZONING BY-LAW

RETAIL CONVENIENCE STORE SHALL MEAN A RETAIL STORE WHERE A RANGE OF DAY-TO-DAY ITEMS SUCH AS NEWSPAPERS, CONFECTIONS, FOODSTUFFS, SUNDRIES AND OTHER SUCH HOUSEHOLD ITEMS ARE SOLD IN SMALL QUANTITIES

RETAIL FOOD STORE MEANS A STORE WHERE PRIMARILY FOOD, AS WELL AS OTHER PERSONAL CONVENIENCE AND HOUSEHOLD ITEMS AND SERVICES, IS PROVIDED FOR SALE DIRECTLY TO THE PUBLIC AND INCLUDES A SUPERMARKET, BUTCHER SHOP, BAKERY SHOP, PRODUCE OUTLET, AND DELICATESSEN BUT DOES NOT INCLUDE A FARMERS MARKET.

RETAIL STORE SHALL MEAN A BUILDING OR PART OF A BUILDING WHEREIN MERCHANDISE IS OFFERED OR KEPT FOR RETAIL SALE UPON THE PREMISES, INCLUDING NON-PROFIT RETAIL OPERATIONS, BUT DOES NOT INCLUDE ANY ESTABLISHMENT OTHERWISE DEFINED OR CLASSIFIED WITHIN THIS BY-LAW. STORAGE OF LIMITED QUANTITIES OF SUCH MERCHANDISE SUFFICIENT ONLY TO SERVICE SUCH STORE AND THE SERVICES OF SUCH MERCHANDISE MAY BE PERMITTED IN A RETAIL STORE AS ANCILLARY USES, PROVIDED SUCH USES ARE CLEARLY NECESSARY AND SECONDARY TO THE MAIN RETAILING FUNCTION OF THE STORE.

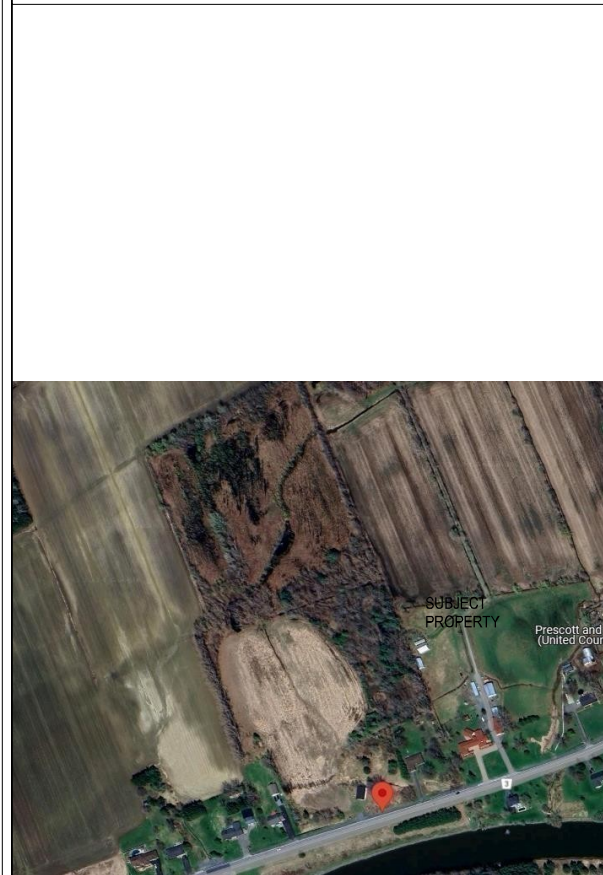
ACCESSORY DWELLING UNIT SHALL MEAN A DWELLING UNIT WHICH IS PART OF AND ACCESSORY TO A PERMITTED NON-RESIDENTIAL BUILDING OTHER THAN AN AUTOMOBILE STATION OR COMMERCIAL GARAGE OR A DETACHED DWELLING WHICH IS ACCESSORY TO A PERMITTED NON-RESIDENTIAL USE ON THE SAME LOT.

MINI WAREHOUSE AND PUBLIC STORAGE SHALL MEAN A BUILDING OR PART OF A BUILDING WHEREIN GENERAL MERCHANDISE, VEHICLES, BOATS, TRAILERS, FURNITURE AND HOUSEHOLD GOODS ARE STORED IN SEPARATE, SECURED STORAGE AREA OR LOCKERS WHICH ARE GENERALLY ACCESSIBLE BY MEANS OF INDIVIDUAL LOADING DOORS.

Notwithstanding any provision of this By-Law to the contrary, the lands zoned CH-5 may only be used for:

- mini warehouse,
- public storage,
- open storage,
- driving range,
- miniature golf course,
- golf course,
- restaurant,
- retail uses,
- agricultural use and
- accessory dwelling unit.

KEY PLAN



PROPOSED MINI STORAGE & RETAIL OR ACCESSORY DWELLING FOR PROJECT

BUILDING 1 = 594.58 M ²	BUILDING 2 = 594.58 M ²
BUILDING 3 = 594.58 M ²	BUILDING 4 = 594.58 M ²
BUILDING 5 = 594.58 M ²	BUILDING 6 = 594.58 M ²
BUILDING 7 = 594.58 M ²	BUILDING 8 = 594.58 M ²
BUILDING 9 = 594.58 M ²	BUILDING 10 = 594.58 M ²
BUILDING 11 = 594.58 M ²	BUILDING 12 = 594.58 M ²
BUILDING 13 = 594.58 M ²	BUILDING 14 = 594.58 M ²
BUILDING 15 = 594.58 M ²	BUILDING 16 = 520.26 M ²
BUILDING 17 = 520.26 M ²	BUILDING 18 = 520.26 M ²
BUILDING 19 = 520 M ²	BUILDING 20 = 520 M ²
BUILDING 21 = 520 M ²	BUILDING 22 = 520 M ²
BUILDING 23 = 520 M ²	BUILDING 24 = 520 M ²
BUILDING 25 = 520 M ²	BUILDING 26 = 520 M ²
BUILDING 27 = 520 M ²	BUILDING 28 = 520 M ²
BUILDING 29 = 520 M ²	

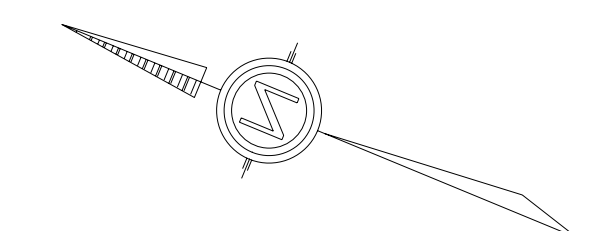
TOTAL BUILDING AREA = 16199.48 M²

GREEN (SOD & SEED)

SIDEWALK CONCRETE OR INTERLOCK

ASPHALT PAVEMENT OR GRAVEL AREA AS PER SITE PLAN

GRAVEL AREA WILL BE USED FOR OUTDOOR STORAGE WILL NOT AFFECT PATH OF TRAVEL FOR VEHICLES AND FIRE SERVICES



PART OF LOT 8
CONCESSION 10
GEOGRAPHIC TOWNSHIP OF RUSSELL
TOWNSHIP OF RUSSELL
UNITED COUNTIES OF PRESCOTT & RUSSELL
FARLEY, SMITH & DENIS SURVEYING LTD. 2024



14919 CONCESSION 10-11 RD, CRYSLER, ONT, K0A1R0
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KARL LAVOIE
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12	ISSUED FOR SITEPLAN REVIEW 1	15-APR-2025
11	ISSUED FOR SITEPLAN APPROVAL	20-FEB-2025
10	ISSUED FOR REVIEW 2	18-FEB-2025
9	ISSUED FOR REVIEW	11-FEB-2025
8	ISSUED FOR GRADING & SERVICING	23-DEC-2024
7	ISSUED FOR APPROVAL	19-DEC-2024
6	ISSUED FOR NEW SITE APPROVAL	17-DEC-2024
5	ISSUED FOR CHANGES SITE 2	19-SEPT-2024
4	ISSUED FOR CHANGES SITE	12-SEPT-2024
3	ISSUED FOR PRE CONSULTATION	9-JULY-2024
2	ISSUED FOR APPROVAL	26-JUNE-2024
1	ISSUED FOR PRELIMINARY	11-JUNE-2024

PROFESSIONAL ENGINEER

I, KARL LAVOIE, 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.: 108688
FIRM B.C.I.N.: 116141

15-APR-2025
DATE

Karl Lavoie
REGISTERED B.C.I.N.
ARCHITECTURAL DESIGNER

PROJECT NAME

PROPOSED PROJECT
FOR
VB CONTRACTING
(LAND OWNED BY ELICOR DEVELOPMENTS)

1483 NOTRE DAME, EMBRUN, ON, K0A 1W0

PROJECT NO.	2024-0029	DRAWINGS NO.
DRAWN BY	KARL LAVOIE	SP1
VERIFIED BY	KARL LAVOIE	SP4