



LOT 9
REGISTERED PLAN 50M-
TOWN OF EMBRUN
TOWNSHIP RUSSELL
COUNTY RUSSELL

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

NOTE:
1: FIRE BOX KEY AT MAIN
ENTRANCE
2: ALL SIGNS SHALL BE BILINGUAL
AS PER BY LAW

DATA		
PROJECT : 20 UNITS WALKOUT - 3 STOREY		
ZONING - R3		
BUILDING SIZE - 31,95M X 22,66M		
BUILDING AREA - 671 SQ.M.		
A)	LOT AREA (SQ. M) - MIN. LOT AREA REQ'D -	4006 SQ.M 15 SQ.M PER DWELLING UNIT = 3100 SQ.M.
B)	LOT FRONTAGE (M) - MIN. LOT FRONTAGE REQ'D -	26.20 M 20 M
C)	FRONT YARD SETBACK (M) - MIN. FRONT YARD REQ'D -	24.88 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 -	11.07 M 3 M
F)	REAR YARD SETBACK (M) - MIN. REAR YARD REQ'D -	9.15 M 1.5 M
G)	DEVELOPMENT FORM -	N/A
H)	LANDSCAPED OPEN SPACE (%) - MIN. LANDSCAPED OPEN SPACE -	40.13 % 30 %
J)	BUILDING HEIGHT (M) - MAX. BUILDING HEIGHT -	13.79 M 20 M
L)	AMENITY AREA (SQ. M) - AMENITY AREA REQ'D -	240 SQ.M 15 SQ.M PER DWELLING UNIT + 10 SQ.M PER UNIT WHEN > 8 UNITS = 240 SQ.M.

LEGEND	
	PROPOSED CONSTRUCTION
	GRASS
	SIDEWALK
	ASPHALT
	AMENITY AREA
COLOR AND MANUFACTURER TO BE CONFIRMED BY CLIENT BEFORE ORDERING	

PROFESSIONAL ENGINEER

**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

22/01/2025
DATE

REGISTERED B.C.I.N.
ARCHITECTURAL DESIGNER

NO.	REVISIONS	DATE
14	ISSUED FOR SITE PLAN CONTROL	06/10/2025
13	ISSUED FOR CHANGES	04/09/2025
12	ISSUED FOR SITE PLAN CONTROL	22/07/2025
11	ISSUED FOR ACCESS ROUTE	17/07/2025
10	ISSUED FOR GRADING	16/04/2025
9	ISSUED FOR APPROVAL	03/04/2025
8	ISSUED FOR Barrier Free Ramp	26/03/2025
7	ISSUED FOR PARKING CHANGE	11/03/2025
6	ISSUED FOR CHANGES	06/03/2025
5	ISSUED FOR ENGINEER	27/02/2025
4	ISSUED FOR TEAM REVIEW	23/01/2025

LAVOIE
DESIGN & DRAFTING INC.

1041 NOTRE DAME STREET, P.O. BOX 928,
EMBRUN, ON, K0A 1W0

WEBSITE: WWW.LAVOIEDESIGN.CA
EMAIL: INFO@LAVOIEDESIGN.CA
613-443-3461

PROJECT NAME

**PROPOSED 20 UNITS
PROJECT
FOR
100091933 ONTARIO INC.**

VOYAGEUR PLACE EMBRUN, ON.

PROJECT NO.	2024-001	DRAWINGS NO.	SP1 1
DRAWN BY	LLAVOIE		
VERIFIED BY			



SITE PLAN
SCALE: 1:400