

SITE INFORMATION

SITE AREA: TOTAL: 20,355.3sm
PHASE 1: 6,877.1sm
PHASE 2: 3,573.1sm

BUILDING DATA:

AREA CALCULATIONS:
Gross Floor Area (GFA): 460sm (4,950sf)

ZONING

DESIGNATION (Schedule A1a): C - GENERAL COMMERCIAL ZONE

PERMITTED NON RESIDENTIAL USES - Section 6.2.1:

- | | |
|---------------------------------|------------------------------------|
| Animal care establishment | Microbrewery |
| Animal hospital | Mini-warehouse and public storage |
| Automobile dealership | Museum |
| Automobile gas bar | Office |
| Automobile rental establishment | Outdoor display and sales area |
| Automobile service station | Park |
| Bank | Personal service establishment |
| Bar | Place of assembly |
| Building supply outlet | Place of entertainment |
| Business incubator | Place of worship |
| Car wash | Post office |
| Community centre | Post-secondary institution |
| Community garden | Propane cylinder exchange facility |
| Day care centre | Recreational and athletic facility |
| Drive-through | Refreshment vehicle |
| Dry-cleaning or laundry outlet | Rental establishment |
| Farmers' market | Restaurant |
| Food bank | Retail convenience store |
| Food production | Retail food store |
| Flea market | Retail store |
| Funeral home | School |
| Garden centre | Shopping centre |
| Instructional facility | Taxi stand |
| Library | Theatre |
| Medical facility | Tourist lodging establishment |
| Merchandise service shop | |
| Microbrewery | |

ZONE REQUIREMENTS - Section 6.2.2

SETBACKS:
Front Yard: 6.0m
Exterior Side Yard: 6.0m
Interior Side Yard: 3.0m
Rear Yard: 7.5m

LANDSCAPED OPEN SPACE:
Minimum Required: 10%
Provided: 12%

BUILDING HEIGHT:
Maximum Permitted: 20m to a maximum height of 5 storeys
Proposed: 5.05m

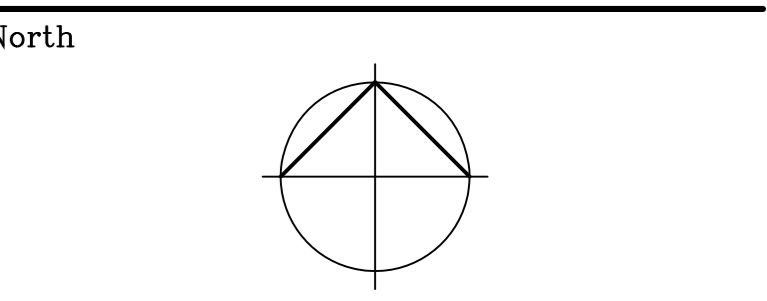
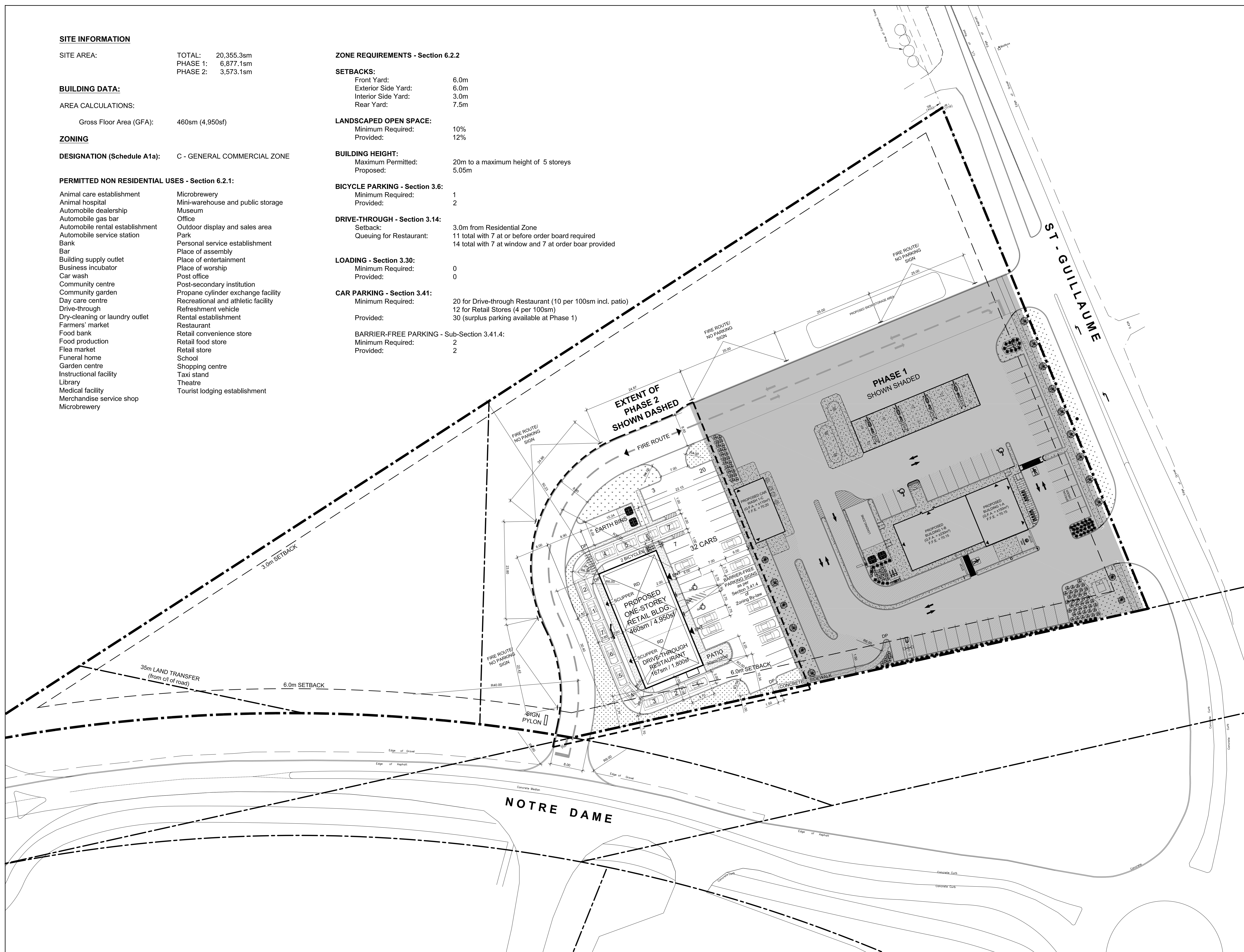
BICYCLE PARKING - Section 3.6:
Minimum Required: 1
Provided: 2

DRIVE-THROUGH - Section 3.14:
Setback: 3.0m from Residential Zone
Queuing for Restaurant: 11 total with 7 at or before order board required
14 total with 7 at window and 7 at order board provided

LOADING - Section 3.30:
Minimum Required: 0
Provided: 0

CAR PARKING - Section 3.41:
Minimum Required: 20 for Drive-through Restaurant (10 per 100sm incl. patio)
12 for Retail Stores (4 per 100sm)
30 (surplus parking available at Phase 1)
Provided: 32

BARRIER-FREE PARKING - Sub-Section 3.41.4:
Minimum Required: 2
Provided: 2



No.	By	Description	Date
01	JAS	ISSUED FOR DESIGN REVIEW	06 APR 2020
02	JAS	PER PLANNING COMMENTS	26 NOV 2020
03	JAS	PER TENANT COMMENTS	06 JAN 2021
04	JAS	ISSUED FOR SPA	03 FEB 2021
05	JAS	REVISED FOR SPA	06 APR 2021

Project
**RUSSELL PROPERTIES
RETAIL DEVELOPMENT**

EMBRUN, ONTARIO
Drawing
SITE PLAN - PHASE 2

Scale: 1:300
Drawn: JAS
Checked: [Signature]
Stamp: [Professional Seal]

Project No. Drawing No.
Date: OCTOBER 2019 **SP-A01**