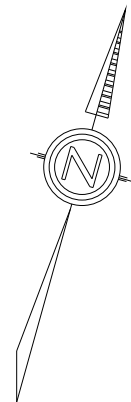


SITE PLAN
SCALE: 1:150

ALMA STREET

LAURENCE STREET



SITE LINE AS PER SURVEY FROM ARPENTAGE DUTRISAC SURVEYING INC.

791 LAURENCE
CITY OF CLARENCE-ROCKLAND

SUBJECT PROPERTY

DATA	
PROJECT : PROPOSED 6 UNIT BUILDING	
ZONING - R16-3 TO BE AMENDED TO R2 EXCEPTION.	
BUILDING SIZE 18.29 M X 10.34 M (60'-0" X 34'-5")	
BUILDING AREA 185.5 SQ.M (1991 SQ. FT.)	
LOT AREA (SQ. M) -	130.39 SQ.M
MIN. LOT AREA REQ'D -	300 SQ.M PER SDDU X 2 = 600 SQ.M.
LOT FRONTAGE (M) -	19.3 M
MIN. LOT FRONTAGE REQ'D -	20 M
FRONT YARD SETBACK (M) -	13.9 M
MIN. FRONT YARD REQ'D -	6.0 M
EXTERIOR SIDE YARD SETBACK (M) -	1.2 M
MIN. EXTERIOR SIDE YARD REQ'D -	3.5 M
INTERIOR SIDE YARD SETBACK (M) -	2.5 M
MIN. INTERIOR SIDE YARD REQ'D -	3.0 M
DISTANCE BETWEEN BUILDINGS CONTAINING DWELLING UNITS (M) -	N/A
REAR YARD SETBACK (M) -	2.5 M
MIN. REAR YARD REQ'D -	1.5 M
NUMBER OF STOREYS -	2
MAX. NUMBER OF STOREYS -	4
BUILDING HEIGHT (M) -	8.6 M
MAX. BUILDING HEIGHT -	11.5 M
LANDSCAPING COVERAGE (%) -	34.2 %
MIN. LANDSCAPING COVERAGE -	XX %

LEGEND	
	PROPOSED CONSTRUCTION
	GRASS
	SIDEWALK
	ASPHALT
	MINOR VARIANCES REQUIRED

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

PRODUCTS & MATERIAL SHALL NOT BE ORDERED WITH THESE DRAWINGS

I, LUC 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.: 23595
FIRM B.C.I.N.: 112054

DATE _____

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



KEY PLAN

NO.	REVISIONS	DATE
3	ISSUED FOR MINOR VARIANCE	23/01/2024
2	ISSUED FOR PRE-CONSULTATION	05/01/2024
1	ISSUED FOR PRELIMINARY	25/06/2024

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 6 UNITS
TERRACE HOMES BUILDING
FOR
E.D.D.Y. PROPERTY
MANAGEMENT
& DEVELOPMENT INC
791 LAURENCE ST, ROCKLAND**

PROJECT NO.	2024-0048	DRAWINGS NO.
DRAWN BY	N. LEDUC L.LAVOIE	SP1
VERIFIED BY	L.LAVOIE	SP1