

DÉMOLITION & PROJET PROPOSÉ /  
DEMOLITION & PROPOSED PROJECT

20134 Lakeshore

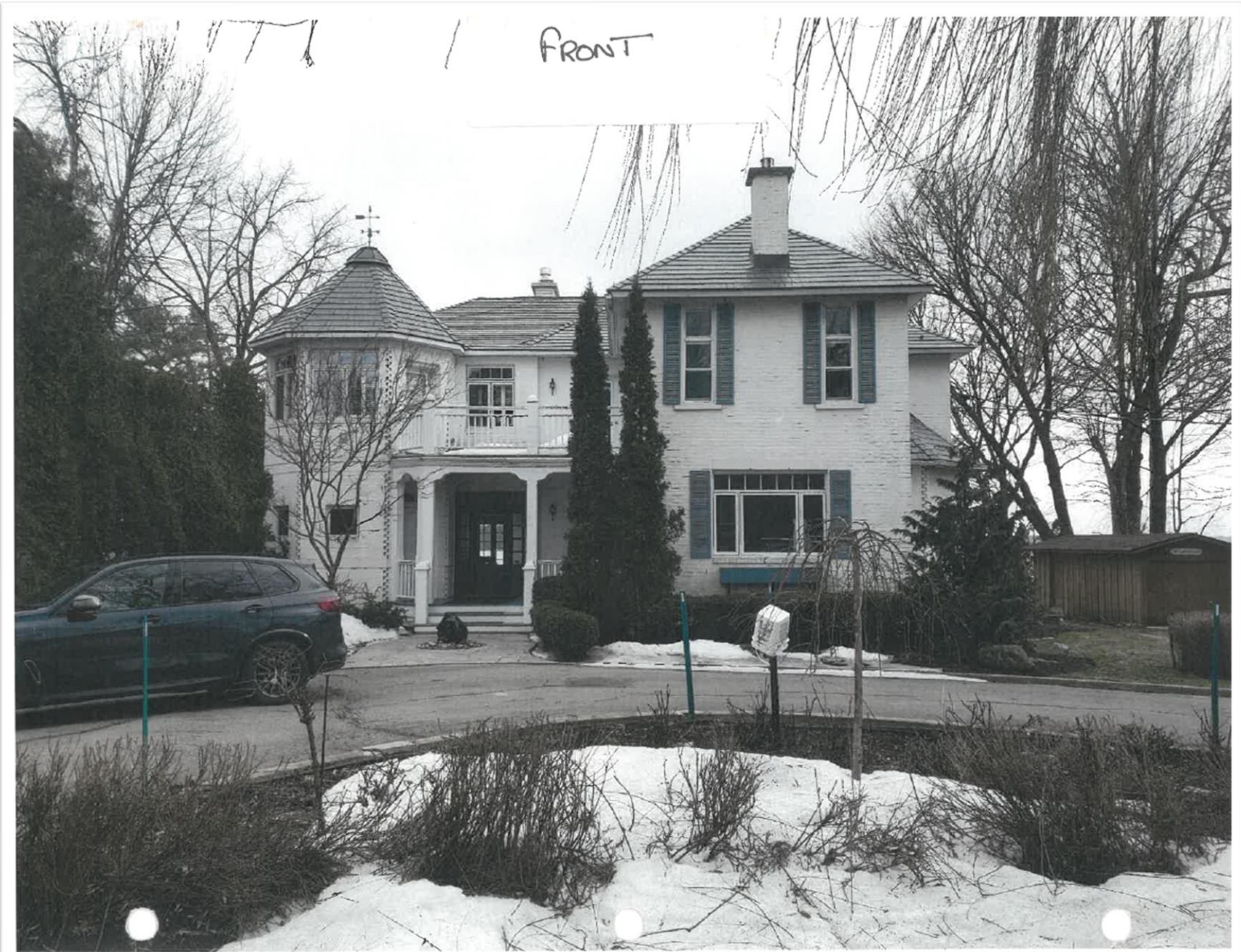




# MAISON ACTUELLE / CURRENT HOUSE



Façade  
avant /  
Front  
facade



Façade  
latérale  
gauche /  
Left  
facade



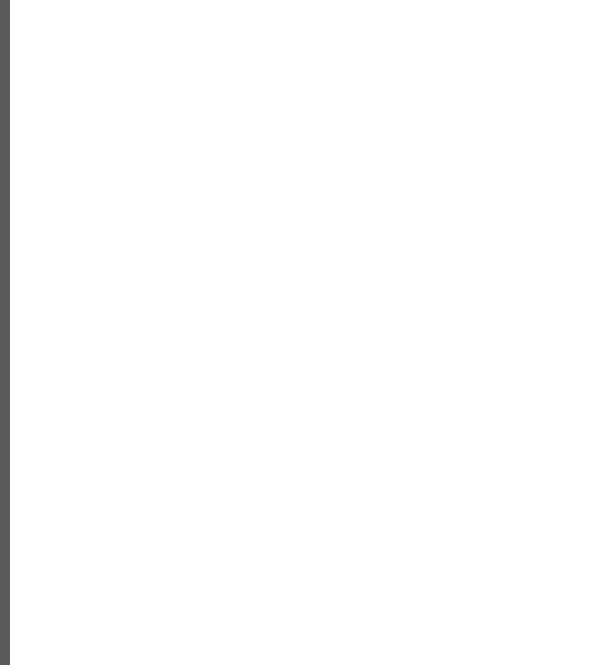
Façade  
latérale  
droite /  
Right  
facade



Façade  
arrière/  
Back  
facade



Photos  
d'inspection  
/ Inspection  
photos









# MAISONS VOISINES / ADJACENT HOUSES

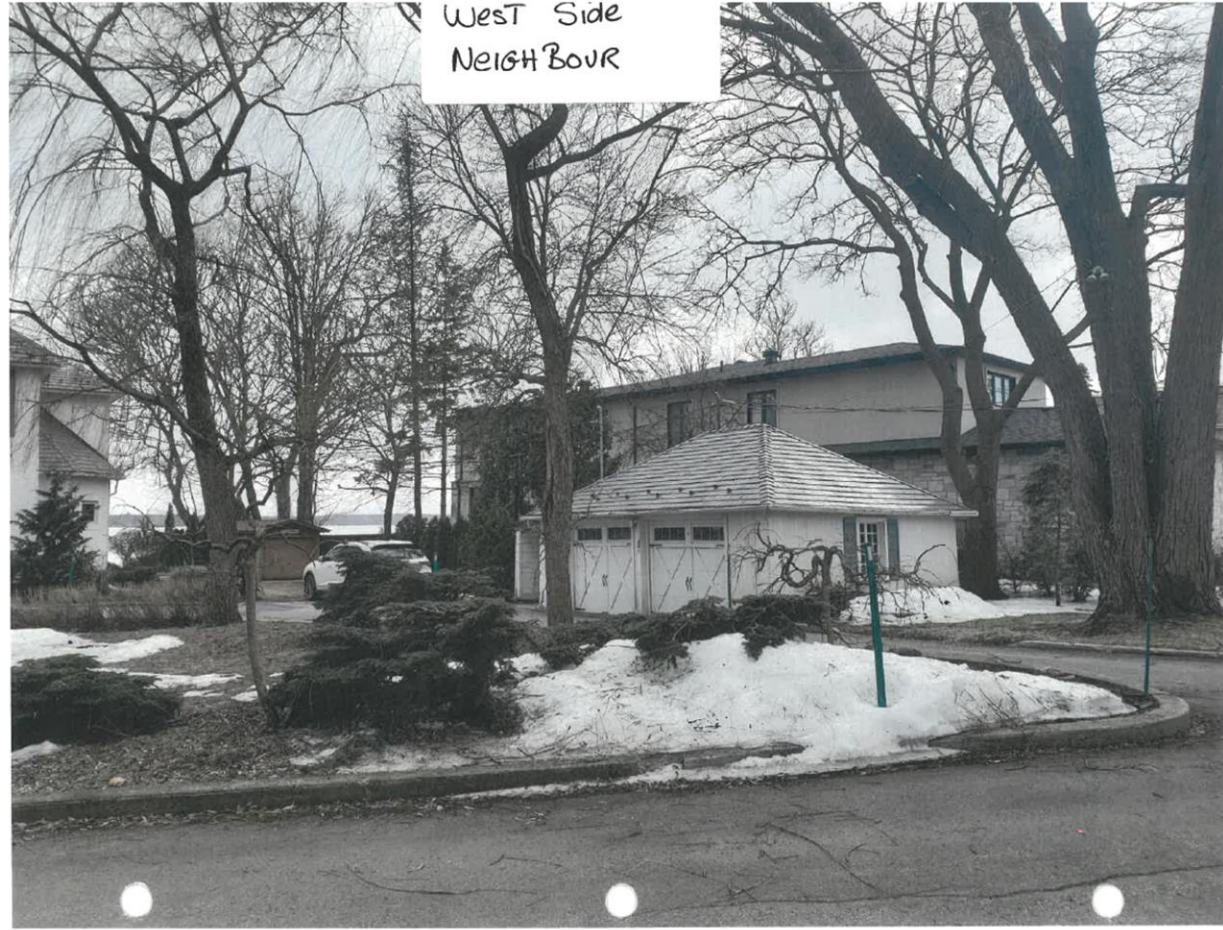


EAST Side  
NEIGHBOUR



20122 Lakeshore

WEST Side  
NEIGHBOUR



20138 Lakehsore



20099 Lakeshore



20143 Lakeshore



20153 Lakeshore



# MAISON PROPOSÉE / PROPOSED HOUSE



# Plan d'implantation / Site plan



# Zoning By-law checklist

ITEM	UNITS	PROPOSED	BY-LAW
Lot area	m <sup>2</sup>	3540.7	1500 (min)
Land coverage ratio	%	14.0	16% (Max)
Net Floor area ratio (FAR)	%	17.4	24% (Max)
Diagonal	m	42.8	43,18m (Max)
Height	m	8.9	9 (max)
25 degrés / degrees		ok	

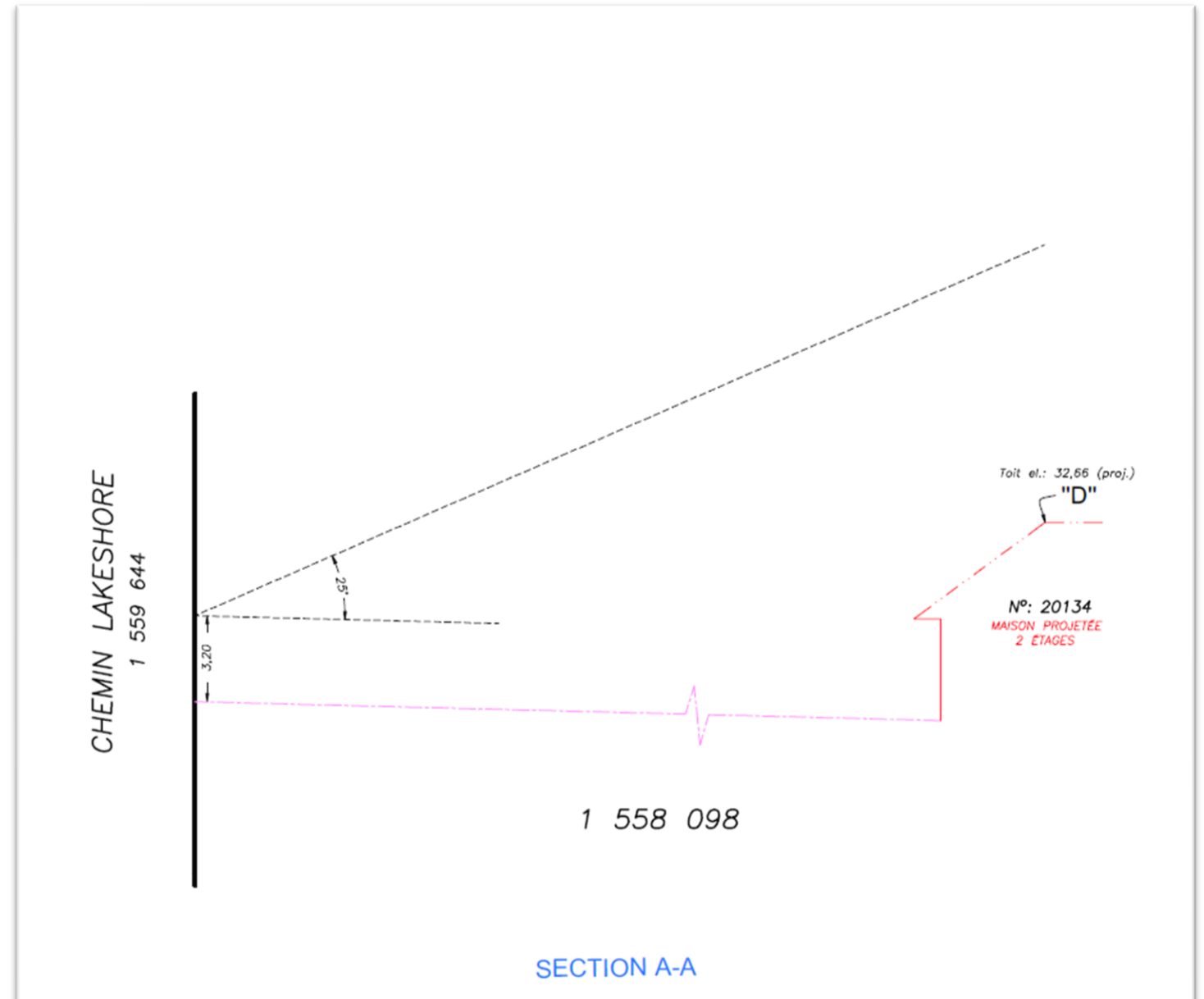
# Zoning By-law checklist

SETBACKS	UNITS	PROPOSED	BY-LAW
Front setback	m	47.56	7.50 (min.)
Side setback (left)	m	5.02	4.5 (min.)
Side setback (right)	m	7.02	4.5 (min.)
Total side setbacks	m	12.04	12 (min.)
Rear setback	m	23.79	7.5 (min.)

IMPERMEABLE MATERIAL	UNITS	PROPOSED	BY-LAW
Front	%	19.57	40% (max.)
Sides	%	3.59	50% (max.)
Overall lot	%	29.6	30% (max.)



# Hauteur / height

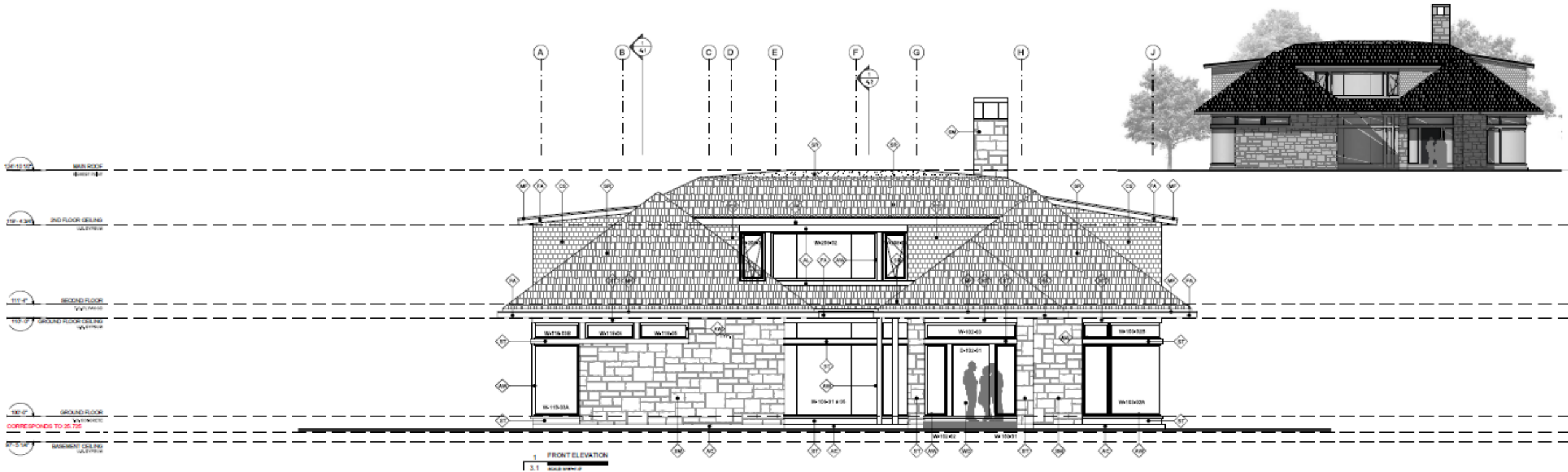




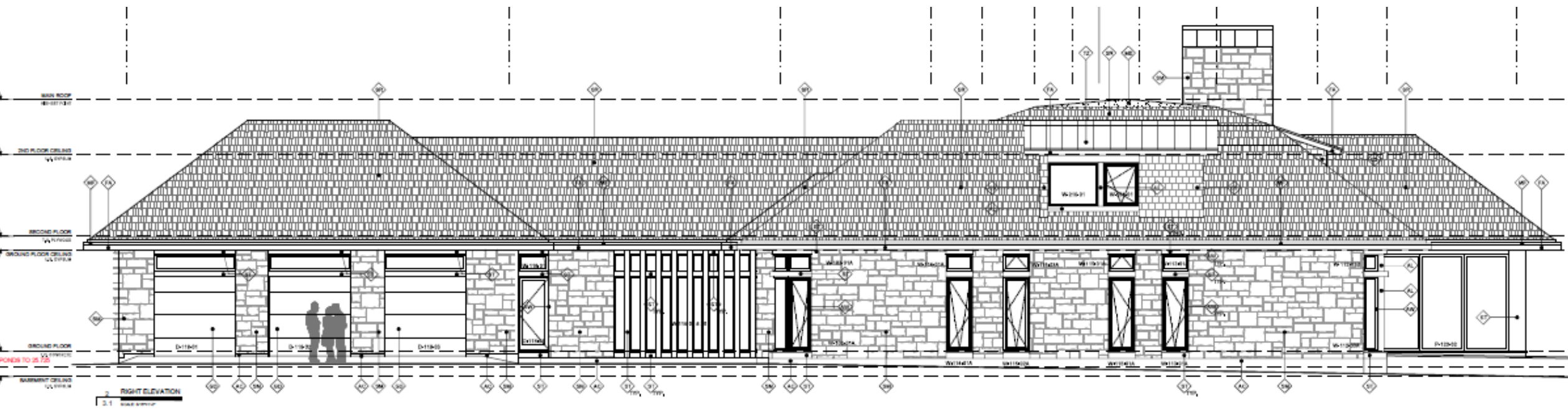
# PLANS DES FAÇADES / FACADE PLANS



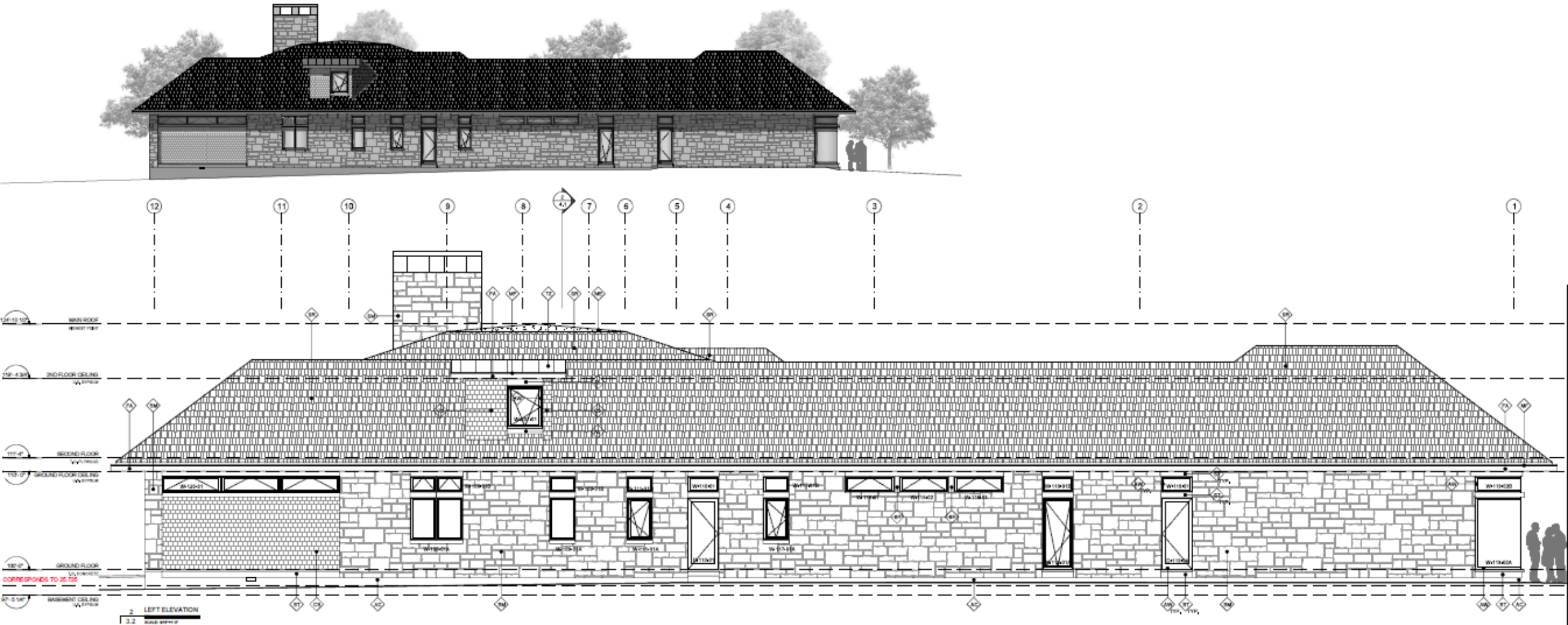
# Façade avant / Front facade



# Côté droit / Right side



# Côté gauche / Left side



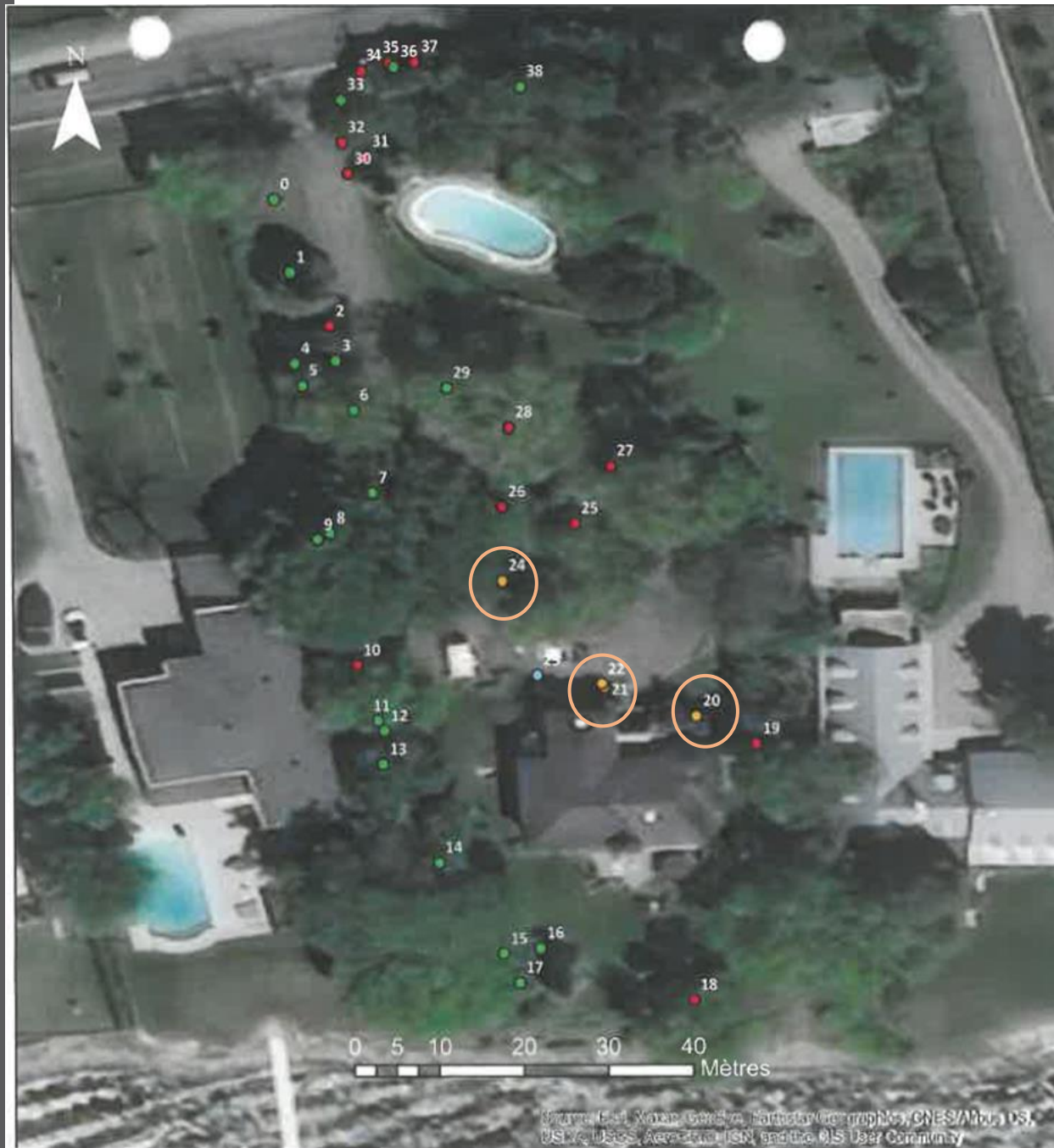
# Façade arrière / Back facade



# Revêtement extérieur / Siding



# Gestion des arbres / Tree management



## Projet de construction sur la propriété du 20134 Lakeshore à Baie-D'Urfé

### Inventaire des arbres

#### Impacts du projet / Interventions recommandées

- Conservation (20 arbres)
- Conservation (Transplantation - 1 arbre)
- Abattage (Construction - 4 arbres)
- Abattage (État de santé - 14 arbres)



Préparé par: G. Daigneault, ing.f.

Date: Février 2022





Arbre 20: Érable 13cm de diamètre  
Tree 20: Maple 13cm of diameter

Arbre 21: Cèdre 10cm de diamètre  
Tree 21: Cedar 10cm of diameter

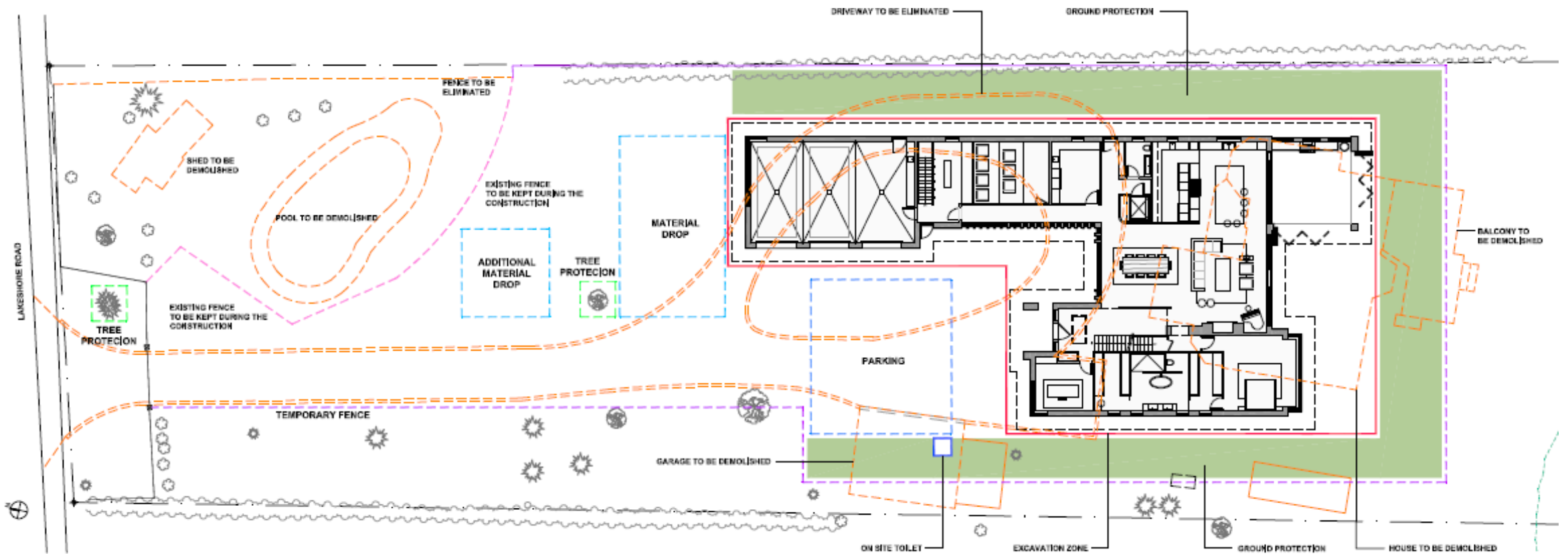
Arbre 22: Cèdre 11cm de diamètre  
Tree 22: Cedar 11cm of diameter

Arbre 23: Cyprès 6cm de diamètre  
à déplacer  
Tree 23: Cypress 6cm of diameter  
to be moved

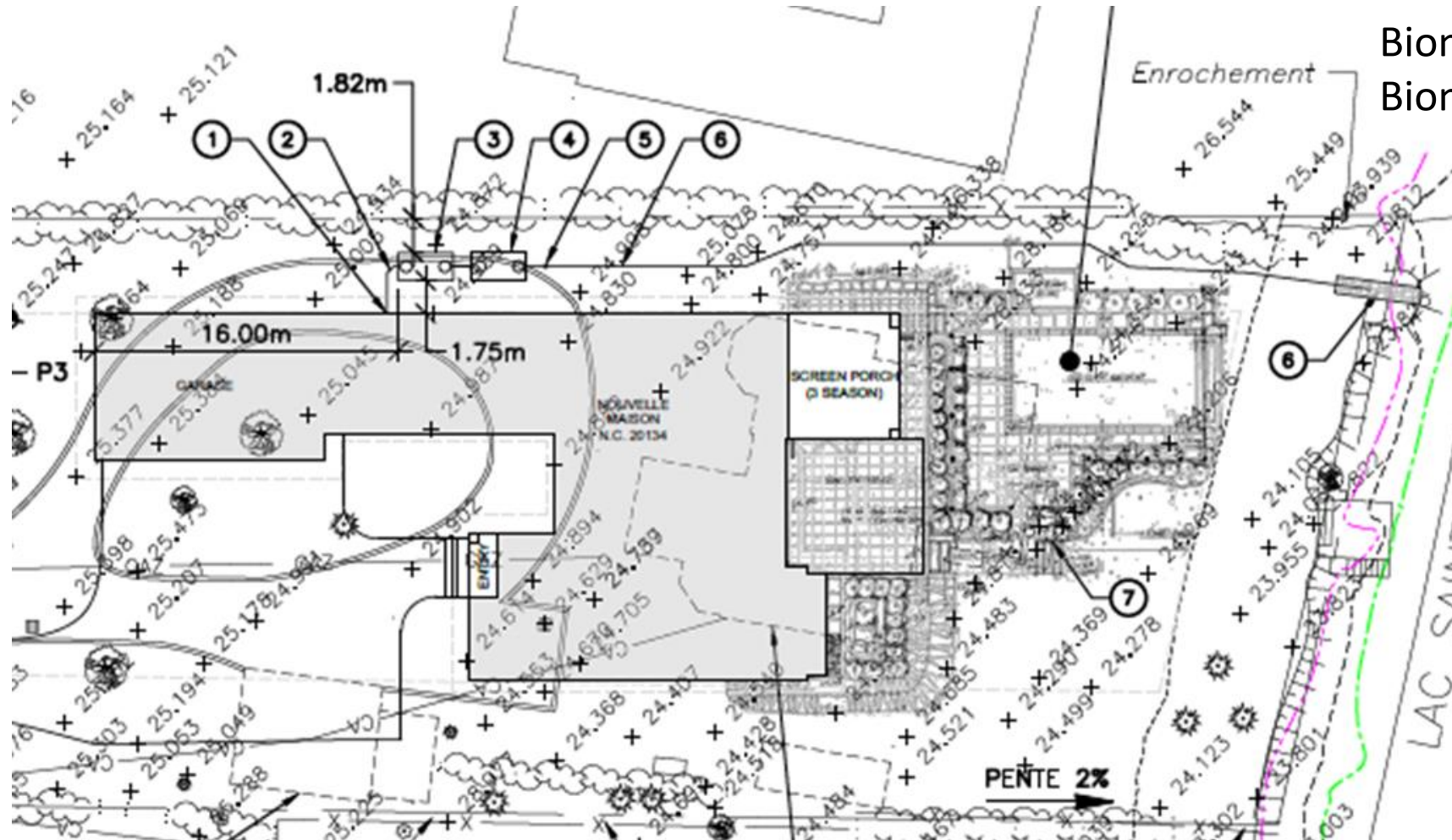


Arbre 24: Saule 45cm de diamètre  
Tree 24: Willow 45cm of diameter

# Plan de gestion du site / Site management plan



# Systeme septique / Septic system



Bionest SA-6D système tertiaire  
Bionest SA-6D tertiary treatment system