



SURVEY INFO FROM: ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

SITE SUMMARY:
 CIVIL ADDRESS: 1164-1166 HIGHCROFT DRIVE, MANOTICK, ON K4M 1A1
 ZONING: V1 - VILLAGE RESIDENTIAL FIRST DENSITY ZONE, SUBZONE P
 PROPOSED USE: PUD - 10 UNITS OF SINGLE DETACHED DWELLINGS
 BUILDING FOOTPRINT: RANGES BETWEEN 942sqft - 1222sqft (ABOVE GRADE)

ZONING SUMMARY:	REQUIRED:	PROPOSED (PUD):
BY-LAW 2008-250 PART B, SECTION 232, TABLE 232		
MIN. LOT AREA:	1340m ²	3542m ²
MIN. LOT WIDTH:	30.0m	60.585m
MAX. LOT COVERAGE:	25 %	28 %
MAX. BUILDING HEIGHT:	11.0m	11.0m
MIN. FRONT YARD:	6.0m	4.2m
MIN. INTERIOR SIDE YARD:	3.0m	3.0m
MIN. CORNER SIDE YARD:	6.0m	N/A
MIN. REAR YARD:	7.5m	3.0m
MIN. WIDTH OF PRIVATE DRIVENAY:	6.0m	6.0m
MIN. SETBACK FOR ANY HALL TO A PRIVATE WAY:	1.2m	3.904m
MIN. SETBACK FOR GARAGE:	5.2m	5.2m
MIN. SEPARATION AREA BETWEEN BUILDINGS:	1.2m	2.4m

VEHICULAR PARKING:	REQUIRED	PROVIDED
RESIDENT PARKINGS (10 DWELLING UNITS) AS PER BY-LAW M40-202, SECTION FIVE, 1.0 SPACE PER UNIT	10	17
VISITOR PARKINGS (10 DWELLING UNITS) AS PER BY-LAW M40-202, SECTION 5.2, 0.20 SPACE PER UNIT (INCL. WITHIN TOTAL COUNT)	2	14
TOTAL VEHICULAR PARKINGS	12	31

UNIT TYPE SUMMARY:	GROSS FLOOR AREA (ZONING BY-LAW)	UNIT COUNT
UNIT TYP. 1	190m ² (2040sf)	4
UNIT TYP. 2	271m ² (2918sf)	3
UNIT TYP. 3	158m ² (1704sf)	3
TOTAL:		10

no.	date	revision
11	2021/08/10	REVISED FOR SITE PLAN CONTROL APPLICATION
10	2021/03/01	REVISED FOR SITE PLAN CONTROL APPLICATION
09	2020/11/2	REVISED FOR SITE PLAN CONTROL APPLICATION
08	2020/09/28	REVISED FOR SITE PLAN CONTROL APPLICATION - REVIEW
07	2020/04/01	REVISED FOR SITE PLAN CONTROL APPLICATION - REVIEW
06	2020/03/30	REVISED FOR SITE PLAN CONTROL APPLICATION - REVIEW
05	2019/08/06	ISSUED FOR SITE PLAN CONTROL APPLICATION - REVIEW
04	2019/06/17	REVISIONS
03	2019/06/11	REVISIONS
02	2019/05/07	GENERAL REVIEW
01	2019/05/02	PRELIMINARY FOR CIVIL ENG. REVIEW
		revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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HOBIN ARCHITECTURE

PROJECT/LOCATION:
1164-1166 HIGHCROFT DR. MANOTICK
 OTTAWA, ONTARIO

DRAWING TITLE:
SITE PLAN

DRAWN BY: KVB.JG DATE: MAY 17, 2019 SCALE: 1:150

PROJECT: 1918
 DRAWING NO.: **SP-1**
 REVISION NO.:


