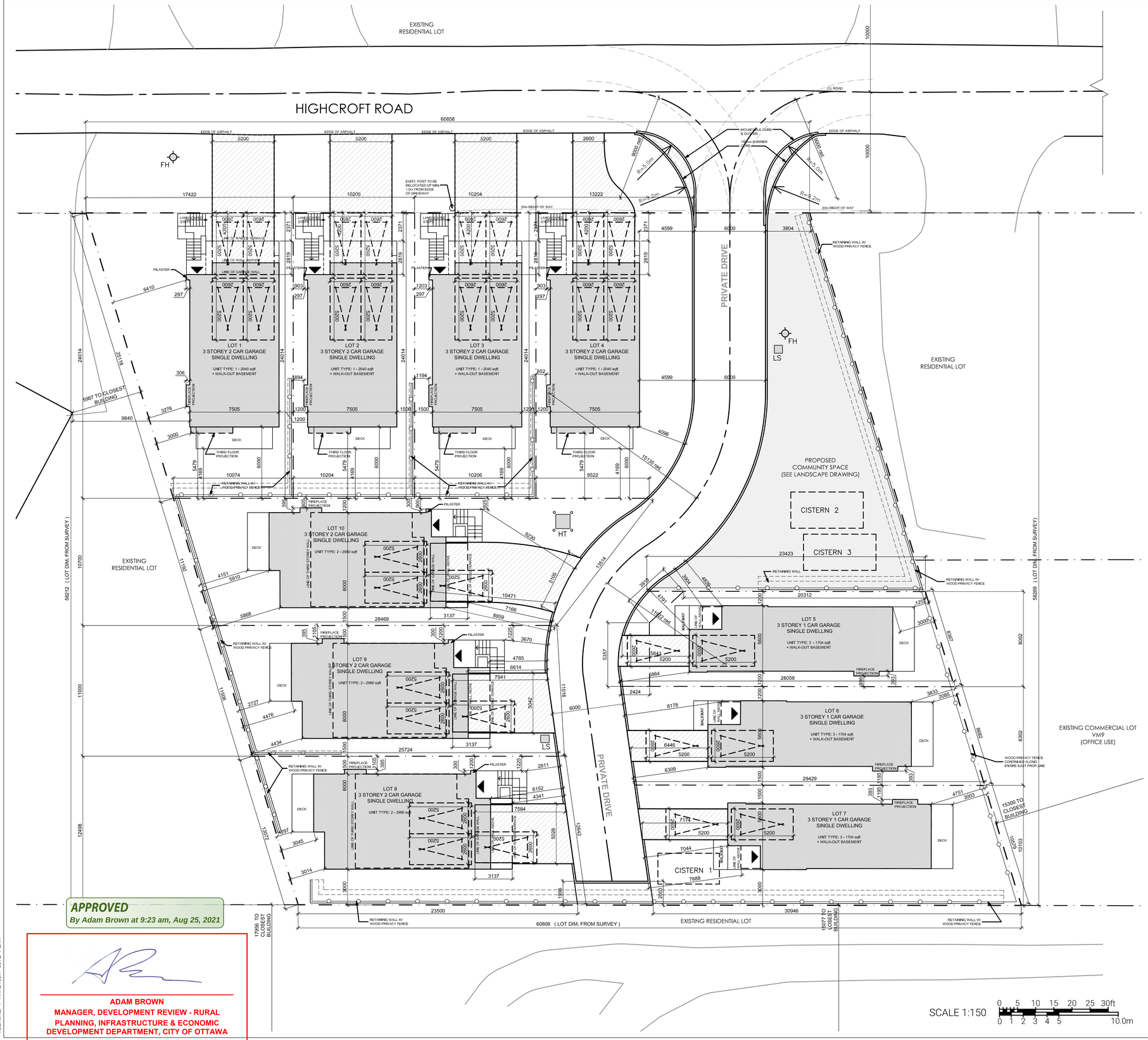
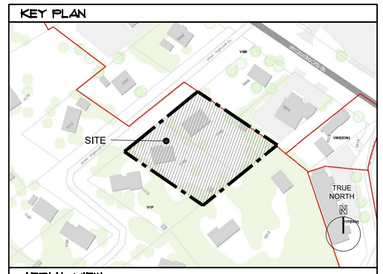


LEGEND:

- PRIVACY FENCE (SEE ATTACHED PAGE FOR DETAIL)
- FH — FIRE HYDRANT
- HT — HYDRO TRANSFORMER
- LS — LIGHT STANDARD (SEE SITE LIGHTING LAYOUT FOR DETAIL)
- MAIN ENTRANCE LOCATION

KEY PLAN



AERIAL VIEW

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: (ABOVE GRADE)	RANGES BETWEEN 982sqft - 1222sqft	

ZONING SUMMARY:

BY-LAW 2008-250, PART 13, SECTION 232, TABLE 252	REQUIRED:	PROPOSED ZONING (PUD):
MIN. LOT AREA:	1340m²	3542m²
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 DRIVEWAY	6.0m	6.0m
MIN. SETBACK FOR ANY WALL TO A PRIVATE WAY	1.8m	3.904m
MIN. SETBACK FOR GARAGE	5.2m	5.2m
MIN. SEPARATION AREA BETWEEN BUILDINGS	1.2m	2.4m

VEHICULAR PARKING:

	REQUIRED	PROVIDED
RESIDENT PARKING (10 DWELLING UNITS) AS PER BY-LAW 140-202, SECTION FIVE; 1.0 SPACE PER UNIT 10 DWELLING UNITS	10	17
VISITOR PARKING (10 DWELLING UNITS) AS PER BY-LAW 140-202, SECTION 5.2; 0.20 SPACE PER UNIT (INCL. WITHIN TOTAL COUNT)	2	14
TOTAL VEHICULAR PARKING	12	31

UNIT TYPE SUMMARY:

	GROSS FLOOR AREA (ZONING BY-LAW)	UNIT COUNT
UNIT TYP. 1	190m² (2040sf)	4
UNIT TYP. 2	277m² (2981sf)	3
UNIT TYP. 3	158m² (1704sf)	3
TOTAL:		10

no.	date	revision
12	2021/05/13	REVISED FOR SITE PLAN CONTROL APPLICATION
11	2021/03/10	REVISED FOR SITE PLAN CONTROL APPLICATION
10	2021/03/01	REVISED FOR SITE PLAN CONTROL APPLICATION
09	2020/11/12	REVISED FOR SITE PLAN CONTROL APPLICATION
08	2020/05/28	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	2019/06/06	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

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:	DATE:	SCALE:
KVB, JG	MAY 17, 2019	1:150

PROJECT NORTH / TRUE NORTH

PROJECT: 1918

DRAWING NO.: SP-1

REVISION NO.:

APPROVED
By Adam Brown at 9:23 am, Aug 25, 2021

ADAM BROWN
MANAGER, DEVELOPMENT REVIEW - RURAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

None
HIGHCROFT MANOTICK SITE PLAN