

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

**SITE SUMMARY:**  
 CIVIL ADDRESS: 1164-1166 HIGHCROFT DRIVE, MANOTICK, ON K4M 1W1  
 ZONING: V1 - VILLAGE RESIDENTIAL FIRST DENSITY ZONE, SUBZONE P  
 PROPOSED USE: PLD - 8 UNITS OF SINGLE DETACHED DWELLINGS  
 BUILDING FOOTPRINT: RANGES BETWEEN 992sqft - 1221sqft (ABOVE GRADE)

ZONING SUMMARY:	REQUIRED:	PROPOSED ZONING (PLD):
MIN. LOT AREA:	1,920m <sup>2</sup>	9,542m <sup>2</sup>
MIN. LOT WIDTH:	30.0m	60.585m
MAX. LOT COVERAGE:	35 %	38 %
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:	1.2m	4.096m
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 140-2017, SECTION FIVE, 12 SPACE PER UNIT II DWELLING UNITS	10	17
VISITOR PARKING (10 DWELLING UNITS) AS PER BY-LAW 140-2017, SECTION 9.2, 2.12 SPACE PER UNIT (INCL. WITHIN TOTAL COUNT)	2	14
<b>TOTAL VEHICULAR PARKING</b>	<b>12</b>	<b>31</b>

UNIT TYPE SUMMARY:	GROSS FLOOR AREA UNIT COUNT (ZONING BY-LAW)
UNIT TYP. 1	130m <sup>2</sup> (1204sqft) 4
UNIT TYP. 2	171m <sup>2</sup> (1891sqft) 5
UNIT TYP. 3	188m <sup>2</sup> (2041sqft) 5
<b>TOTAL:</b>	<b>10</b>

OWNER: NIVO DEVELOPMENTS INC.  
 255 MICHAEL COWPLAND DRIVE  
 OTTAWA, ON K2M 1W8  
 613-224-6200

no.	date	revision
00	12/10/16/17	PRELIMINARY FOR SITE PLAN CONTROL APPLICATION
01	12/10/16/17	REVISIONS
02	12/10/16/17	REVISIONS
03	12/10/16/17	REVISIONS
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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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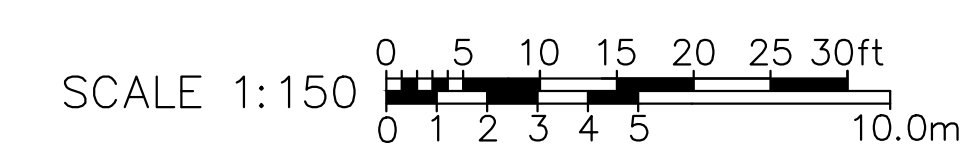
PROJECT/LOCATION:  
**1164-1166 HIGHCROFT DR. MANOTICK**  
 OTTAWA, ONTARIO

DRAWING TITLE:  
**SITE PLAN**

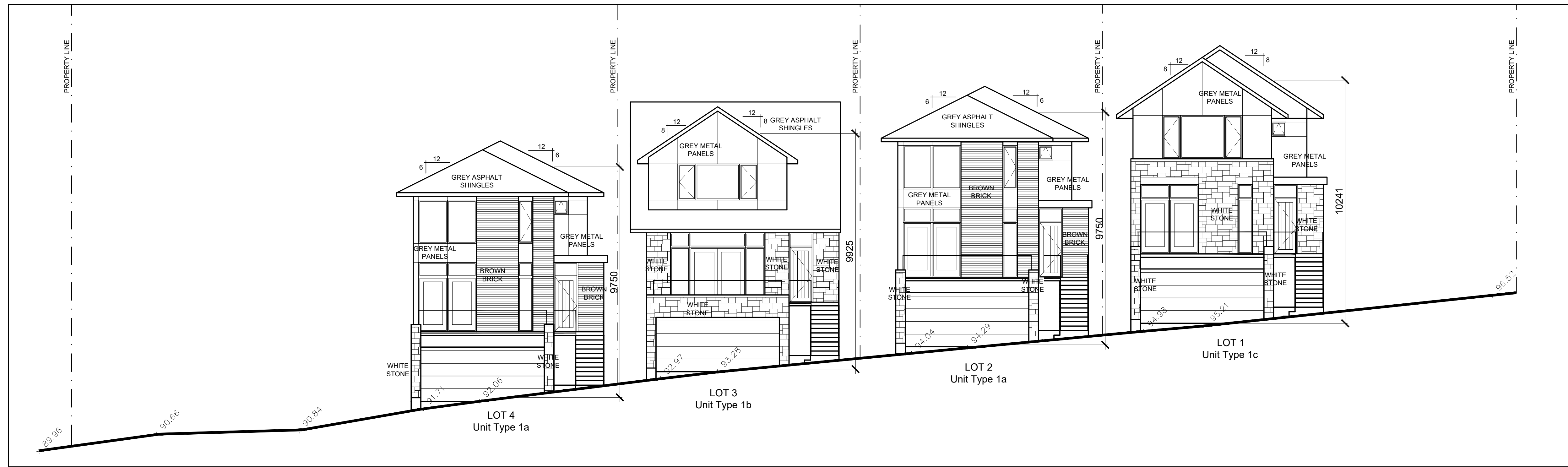
DRAWN BY: DATE: SCALE:  
 KVB, JG MAY 17, 2019 1:50

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

Name: HIGHCROFT MANOTICK SITE PLAN



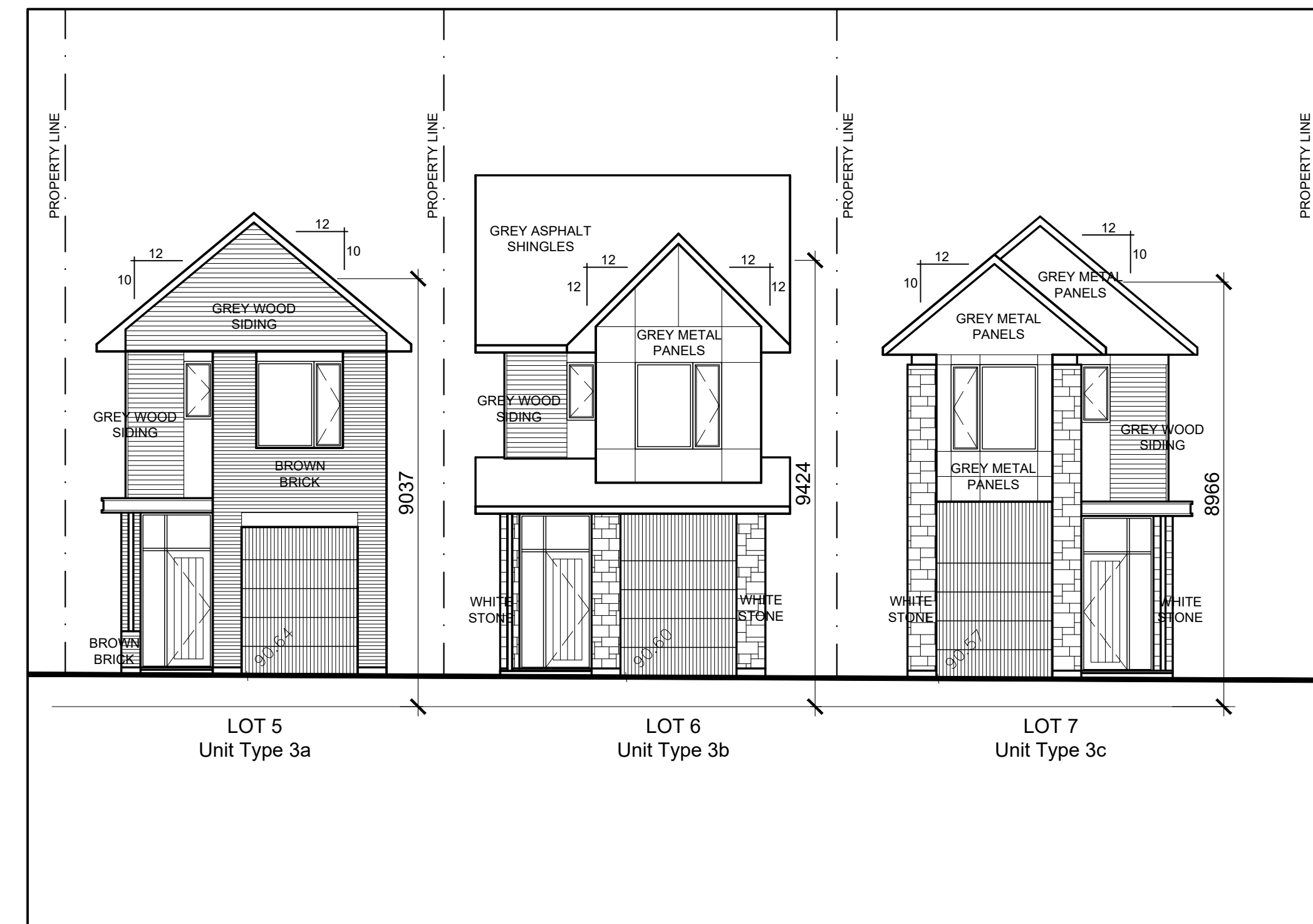




1 | UNIT TYPE 1 – STREETScape ALONG HIGHCROFT  
 SP-2 | 1 : 100



2 | UNIT TYPE 2 – ON PRIVATE DRIVE  
 SP-2 | 1 : 100



3 | UNIT TYPE 3 – ON PRIVATE DRIVE  
 SP-2 | 1 : 100

no.	date	revision
00	12/10/16/12	REVISION FOR SITE PLAN CONTROL APPLICATION
01	12/10/16/12	REVISION FOR SITE PLAN CONTROL APPLICATION
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**HOBIN**  
 ARCHITECTURE

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

DRAWING TITLE:  
 BUILDING ELEVATIONS

DRAWN BY: KVB_JG	DATE: MAY 17, 2019	SCALE: 1:150
PROJECT: 1918		DRAWING NO.:
		<b>SP-2</b>
		REVISION NO.: