



SITE INFORMATION

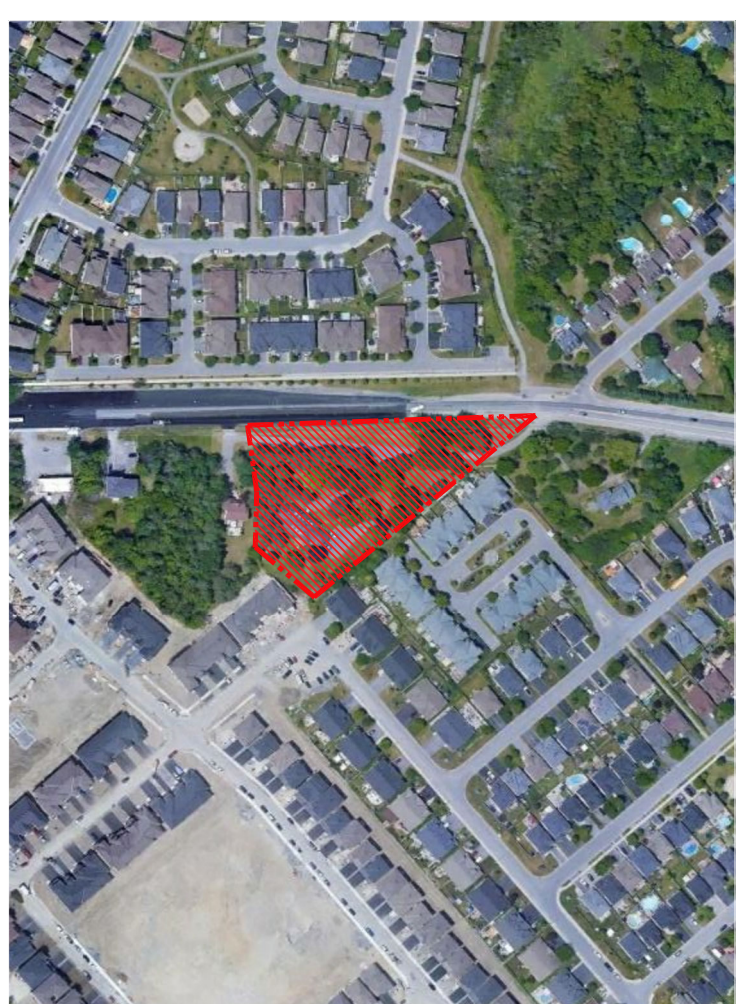
EXISTING ZONING	RU
SITE AREA	
Total Site Area:	5,307m ²
HEIGHT	
Residential:	2 Storeys (7m)
PARKING RATES	REQUIRED
Residential:	1.0 p/unit
SETBACKS	F.Y. 1S.Y. ES.Y R.Y.
	10m 5m 10m 10m

DEVELOPMENT STATISTICS

SUGGESTED NEW ZONING	R1D
SETBACKS	F.Y. S.Y. R.Y.
	6m 1m 9m
MAX. HEIGHT	
Residential:	11m
MIN. LOT AREA	600m ²
MIN. FRONTAGE	20m
RESIDENTIAL UNITS	
LOT 1 - SINGLE DETACHED	1
LOT 2 - SINGLE DETACHED	1
LOT 3 - SINGLE DETACHED	1
TOTAL	3

NOTES

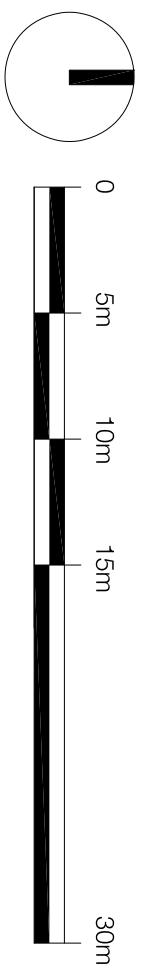
1. Assumes typical Residential floor height of 3m.
2. The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.
3. This concept is part of a development concept report and should be interpreted as per findings and descriptions of such report. This concept may require minor variances for setback reduction, parking, heights, etc.



1835
STITTSVILLE MAIN ST
OTTAWA
 Concept Plan

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED EASEMENT
- AMENITY AREA
- PROPERTY BOUNDARY
- SETBACKS
- EXISTING PARKING
- CONNECTION TO UTILITIES ON HARTSMERE DR
- EXISTING DECIDUOUS TREES
- EXISTING CONIFER TREES



4	FOR CLIENT REVIEW	2022.02.03	LC
3	CONCEPT PLAN	2022.02.02	LC
2	CONCEPT PLAN	2022.02.01	LC
1	BASE PLAN	2022.01.27	LC
No.	REVISION	DATE	BY

CLIENT
JENNIFER MCGAHAN

FOTENN
 Planning + Design

396 Cooper Street, Suite 300, Ottawa ON K2P 2H7
 613.730.5709 www.fotenn.com

DESIGNED	RP
REVIEWED	RP
DATE	2022.01.27

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