



**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 <sup>2</sup> | 3542m <sup>2</sup> |
| 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 40-202, SECTION FIVE, 1.0 SPACE PER UNIT (10 DWELLING UNITS)       | 10        | 17        |
| VISITOR PARKINGS (10 DWELLING UNITS) AS PER BY-LAW 40-202, SECTION 5.2, 0.20 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 (ZONING BY-LAW) | UNIT COUNT |
|--------------------|----------------------------------|------------|
| UNIT TYP. 1        | 140m <sup>2</sup> (2040sf)       | 4          |
| UNIT TYP. 2        | 217m <sup>2</sup> (2348sf)       | 3          |
| UNIT TYP. 3        | 158m <sup>2</sup> (1704sf)       | 3          |
| <b>TOTAL:</b>      |                                  | <b>10</b>  |

| no. | date       | revision   |
|-----|------------|--|
| 11  | 2021/03/10 | 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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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.:

