



LEGEND

- CB PROPOSED CATCHBASIN
- PROPOSED STORM MANHOLE
- PHASE 1B-2 DRAINAGE AREA (ha)
- AREA ID
- RUNOFF COEFFICIENT
- EXISTING PHASE 1B-1 DRAINAGE AREA (ha)
- AREA ID
- RUNOFF COEFFICIENT
- DRAINAGE AREA
- EXISTING PHASE 1B-1
- OVERLAND FLOW ROUTE

KEY PLAN
N.T.S.

LEGEND

- NORTH
- SITE BENCHMARK REFERENCED TO LOCAL GEODETIC DATUM

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

No.	REVISION	DATE	BY
3	ISSUED FOR REGISTRATION AND ECA	JUN 28/24	ARM
2	REVISED PER CITY COMMENTS	FEB 20/24	ARM
1	ISSUED FOR REVIEW	JUL 28/23	ARM

SCALE	DESIGN	CHECKED	DRAWN	APPROVED
1:750	MNP	ARM	MNP	ARM
0 10 20 30				SMG

SCALE
1:750

0 10 20 30

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LOCATION
CITY OF OTTAWA
WEST CAPITAL AIRPARK

DRAWING NAME
PHASE 1B-2 STORMWATER MANAGEMENT PLAN

PROJECT No. 102085
REV # 3
DRAWING No. 102085-SWM7



LEGEND

- 0.39 PHASE 1B-2 DRAINAGE AREA (ha)
- A-1 AREA ID
- 0.60 ADJUSTED RUNOFF COEFFICIENT
- 0.39 EXISTING PHASE 1B-1 DRAINAGE AREA (ha)
- A-1 AREA ID
- 0.60 RUNOFF COEFFICIENT
- DRAINAGE AREA
- - - BUILDING SETBACK AS PER ZONING (SEE TABLES BELOW)
- ZONING - PERVIOUS AREA
- ZONING - IMPERVIOUS AREA

ZONING TABLES

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
SINGLE FAMILY HOMES				
357r	T1B[357r]	- detached dwelling - home-based business - park	All uses except additional permitted uses and the following: - airport and related facilities	- in this zone, land that is legally transferable, but does not comply with the definition of a lot, will: (i) be considered to have frontage if it fronts on a private street; and (ii) need to comply with all zone provisions as if it were a lot - minimum lot area: 530 m ² - minimum lot width: 15 m - maximum lot coverage: 40% - minimum front yard setback: (i) 4.0 m for detached dwelling unit; (ii) 6.0 m for a single car garage. - minimum corner side yard setback: 4 m - minimum rear yard setback: 7.5 m - minimum interior side setback: 1.2 m - maximum building height: 10 m - minimum dwelling unit area: (i) ground floor: 90 m ² (ii) entire dwelling: 130 m ² - minimum landscaping area: 30%
TOWNHOMES				
358r (By-law 2019-40) (By-law 2012-334)	T1B[358r] T1B[358r]-h	- home-based business - low-rise dwelling - planned unit development	All uses except for additional permitted uses	- in this zone, land that is legally transferable, but does not comply with the definition of a lot, will: (i) be considered to have frontage if it fronts on a private street; and (ii) need to comply with all zone provisions as if it were a lot - minimum lot area: 180 m ² - minimum lot width: 6.0 m - maximum lot coverage: 60% - minimum front yard setback: (i) 4 metres for dwelling unit; (ii) 6 metres for garage. - minimum corner side yard setback: 4 m - minimum interior side yard setback for end units: 1.5 m - minimum rear yard setback: 7.5 m - maximum building height: 2 storeys - minimum dwelling unit area: no minimum - minimum landscaping area: 30% - minimum parking spaces: (i) 2 for each dwelling unit; (ii) 1 for each home-base business. - on any lands zoned T1B[1565]h, the holding symbol cannot be removed until such time as one of the following is met: 1. the pit is exhausted and the licence surrendered; or 2. an impact assessment study is completed which demonstrates that the mineral aggregate operation will not be negatively impacted by the proposed residential development.

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SCALE

1:750

DESIGN	MNP
CHECKED	ARM
DRAWN	MNP
CHECKED	ARM
APPROVED	SMG

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LOCATION
CITY OF OTTAWA
WEST CAPITAL AIRPARK

DRAWING NAME
PHASE 1B-2 STORMWATER
MANAGEMENT PLAN -
COEFFICIENT CALCULATIONS

PROJECT No.: 102085
REV: REV # 2
DRAWING No.: 102085-SWM-CC