Zoning By-law Provisions Subject to Zoning By-law Amendment Application (D02-02-08-01310)

Commercial lands

Zoning for Commercial lands:	TM9[465]H(15)
Minimum Lot Area	No Minimum
Minimum Lot Width	No Minimum

Setbacks

Minimum Required Front Yard	1.5m
Maximum Permitted Front Yard	6.5m
Minimum Corner Side Yard	3.0m
Minimum Interior Side Yard	2.0m
Maximum Building Height	15m
Maximum Floor Space Index	No maximum

Minimum Width of Landscaped Area: 3m abutting residential zone; 0.0m abutting a TM zone
Perimetre fencing: 1.4m high opaque fence abutting residential zones

Landscaping Provisions
Parking Lot landscape buffer width abutting TM zone: 0.0m

Perimeter of the parking lot where is abuts a residential zone must be screened from view by an opaque screen with a min. height of 1.4m

Minimum rear yard setback 5.22m

Parking	Provided	Required
(Based on Shared Parking)		
Retail	9 spaces	9 spaces
Office	18 spaces	18 spaces
Residential	8 spaces	7 spaces
Total:	35 spaces	34 spaces
Bicycle Parking	Provided	Required
	9 spaces	9 spaces

Parking space dimensions: 2.6m x 5.2m
Reduced dimensions: 2.4m x 5.2m (19 spaces)

Vertical building entrance clearance for fire lane and service vehicles: 4.8m (TBC)

Residential lands

Zoning for Residential lands: R3X[XX]
Minimum Lot Area No Minimum
Minimum Lot Width No Minimum, private street frontage

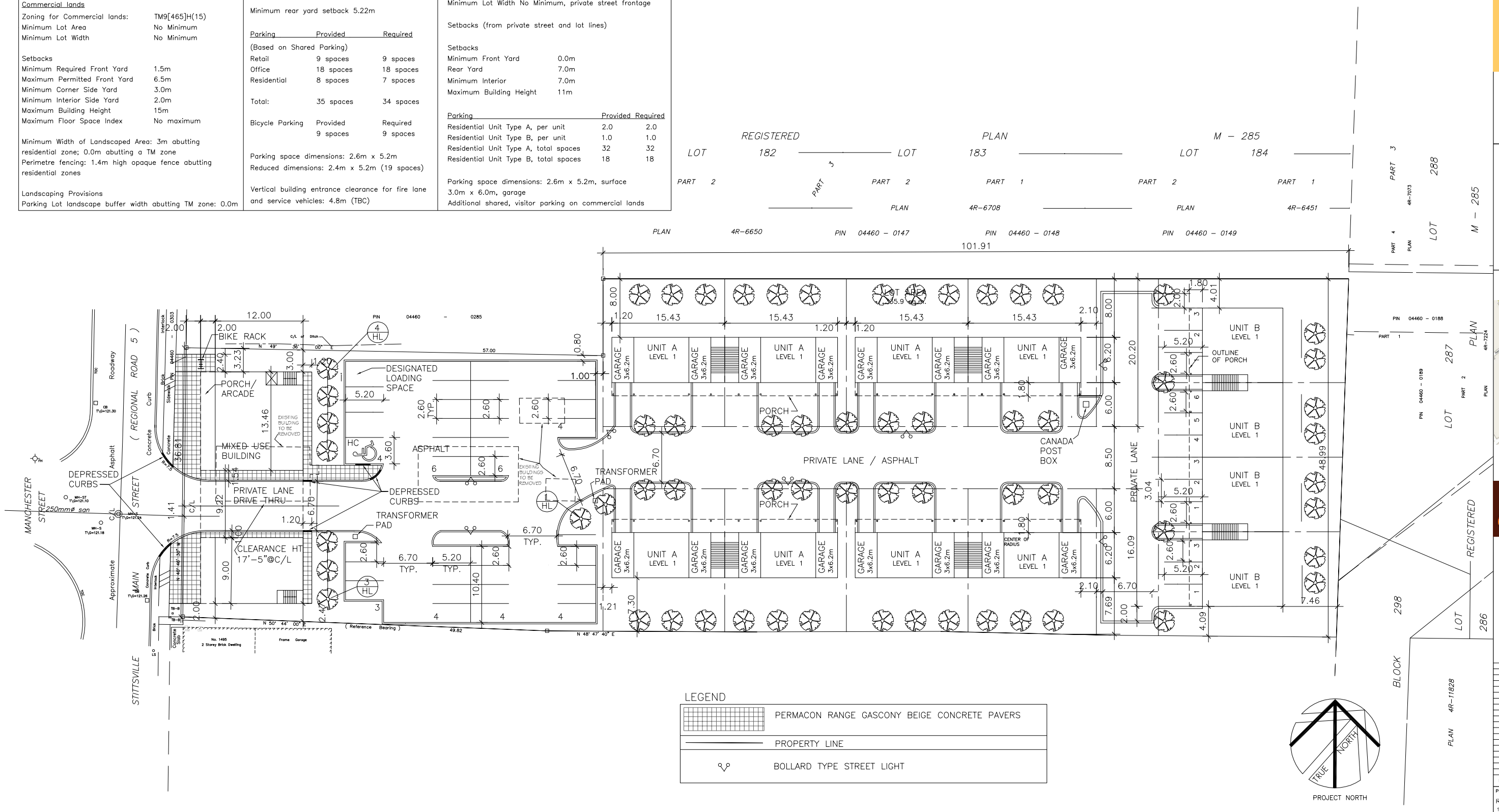
Setbacks (from private street and lot lines)

Setbacks

Minimum Front Yard	0.0m
Rear Yard	7.0m
Minimum Interior	7.0m
Maximum Building Height	11m

Parking	Provided	Required
Residential Unit Type A, per unit	2.0	2.0
Residential Unit Type B, per unit	1.0	1.0
Residential Unit Type A, total spaces	32	32
Residential Unit Type B, total spaces	18	18

Parking space dimensions: 2.6m x 5.2m, surface
3.0m x 6.0m, garage
Additional shared, visitor parking on commercial lands



LEGEND

- PERMACON RANGE GASCONY BEIGE CONCRETE PAVERS
- PROPERTY LINE
- BOLLARD TYPE STREET LIGHT

PROJECT NORTH

SCALE = 1:250

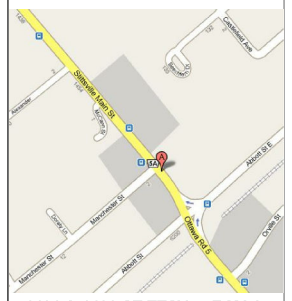
0 5 10 20 m

INFORMATION FOR SITE PLAN TAKEN FROM PLAN OF SURVEY OF PART OF LOT 24 CONCESSION 11 GEO. TYP. OF GOULBOURN CITY OF OTTAWA DATE FEBRUARY 8 2008 AS PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

LINDA CHAPMAN ARCHITECT
The Annex - 45 Eccles St.
Ottawa, Ontario
(613) 231-4690

ONTARIO ASSOCIATION OF ARCHITECTS
LINDA M. CHAPMAN
LICENCE 4244

Planning-
FoTenn Consultants Inc.



1491 & 1493 STITTSVILLE MAIN

DHARMA DEVELOPMENTS

No.	Revision	Date
7	REVISED	DEC 8 2009
6	REVISED	SEPT 18 2009
5	REVISED	AUGUST 21 2009
4	REVISED CURBS	JUNE 19 2009
3	REVISED PARKING	JUNE 16 2009
2	REVISED FOR REZONING	MAY 04 2009
1	ISSUED FOR REZONING	DEC 02 2008

Project Name: REVERIE
1491 & 1493 STITTSVILLE MAIN

Drawing Title: SITE PLAN

Designed by: LINDA CHAPMAN
Approved by: LINDA CHAPMAN
Drawn by: CATHERINE
Project No.: 08103
Date: 12,02,08
Scale: 1:250
Sheet No.:
Drawing No.: A0.1