

Applicant name: P-Squared Concepts Inc. (c/o Jasmine Paoloni)
 Owner Names: Heather and Scott Campbell
 Owner address : 244 Strathburn Street, Almonte, Ontario
 Telephone number : 613-816-9994
 Project name: Plan 6262 PT LOT 5 LOT 6 RP; 27R8149 PART 1
 Almonte Ward, Municipality of Mississippi Mills Municipally known as 244 Strathburn Street

244 Strathburn D-08 (Development; exception 8)

General			
Provisions	Section	Required	Proposed
Permitted uses	40.1	Buildings and structures existing legally as of the date of this By-Law; accessory structures	Existing dwelling and accessory dwelling; accessory structure
min. lot area	40.2	Existing	5939 m ²
min. lot width	40.2	Existing	103.31 m
max. building height	40.2	11 m	Approx. 9 m
min. front yard setback	40.2	6 m	24.16m
min. int. side yard setback	40.2	6 m	29.60 m
min. rear yard setback	40.2	8 m	11.10 m
min. number of parking spaces	Table 9.2	1 per unit	1 space
min. driveway width	9.3.9 (a)	3 m	2.70 m
max. driveway width	9.3.9 (a)	9 m or 50% of the lot's frontage	2.90 m
min. setback from a watercourse	6.24 (2)	30 m from highwater mark (measured as "edge of creek" April 13, 2023) - MV approved 5 m	5.09 m
lot coverage	-	-	7.7% (459 m ²)
GFA	-	-	186.54 m ²
landscaped open space	-	-	67.6 % (4,016 m ²)

Accessory structure			
Provisions	Section	Required	Proposed
min. front yard setback	Table 6.1 (1)	6 m	66.10 m
min. int. side yard setback	Table 6.1 (3) (d)	0.6 m	1.05 m
min. rear yard setback	Table 6.1 (3) (d)	0.6 m	5.09 m
min. distance between buildings	Table 6.1 (4)	0 m	4.25 m
max. height	Table 6.1 (6)	6 m	5.94 m
max. permitted size	Table 6.1 (7)	n/a	116 m ²
max. number of structures	Table 6.1 (8)	3	3

Notes:

Building height definition: when used with reference to a building or structure, means the vertical distance between the **average grade at the front** of such building or structure to the **highest point** thereon exclusive of any ornamental dome, chimney, tower, cupola, steeple, church spire, water storage tank, electrical apparatus, television or radio antenna, or structure for the mechanical equipment required for the operation of such building or structure. Without limiting the generality of the foregoing, the **highest point shall be taken as: in the case of a gable, hip or gambrel roof, the mean height between the eaves and ridge.**

Gross floor area definition: means the **total area of each floor** whether located above, at or below grade, measured from the **interiors of outside walls** and including floor area occupied by interior walls and floor area created by bay windows, but excluding:

- (a) floor area occupied by shared mechanical, service and electrical equipment that serve the building;
- (b) common hallways; corridors; stairwells; elevator shafts and other voids; steps and landings;
- (c) bicycle parking; motor vehicle parking or loading facilities;
- (d) common laundry, storage and washroom facilities that serve the building or tenants;
- (e) common storage areas that are accessory to the principal use of the building;
- (f) common amenity area and play areas accessory to a principal use on the lot; and
- (g) living quarters for a caretaker of the building.

1 BUILDING STATISTICS



2 LOCATION KEY MAP
SCALE: 1:2000

USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESIGNS USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENT, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DETAILED HEREIN SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CAD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THERE OF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

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UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS P2 CONCEPTS P2 WITHOUT OBTAINING P2 PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST P2 AND TO RELEASE P2 FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS P2 FROM ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

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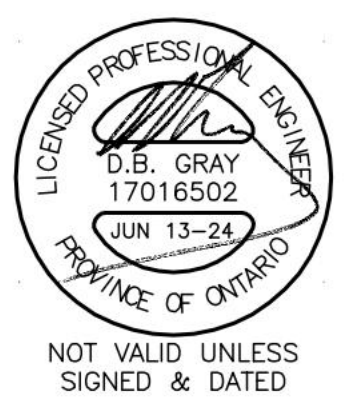
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LEGEND

	EXISTING SHED TO BE REMOVED
	PROPOSED ACCESSORY STRUCTURE
	LANDSCAPE
	EXISTING BUILDINGS
	LAND USE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	SETBACK LINE

No.	REVISIONS	DATE
01	ISSUED FOR SITE PLAN APPLICATION	2024-06-05

NOT AUTHENTIC UNLESS SIGNED AND DATED



P² concepts
 238 HOGANWOODS AVENUE, UNIT J01
 OTTAWA, ONTARIO, K1V 6A8

DESIGNED BY: H.M. DRAWN BY: H.M. APPROVED BY: P.R.

PROJECT

244 Strathburn

DRAWING TITLE

BUILDING STATISTICS & LOCATION KEY MAP

PROJECT NO. 0554

DATE: JUNE 05, 2024

A001



TOPOGRAPHIC PLAN OF SURVEY
OF PART OF
LOT 5
AND ALL OF
LOT 6
BURNSIDE
SECTION
PLAN
6262
IN THE
MUNICIPALITY OF MISSISSIPPI MILLS
COUNTY OF LANARK

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