



CLIENT: CAVANAGH MANAGEMENT INC.
 9094 HWY. 7, ASHTON, ONT., KOA 1B0
 PHONE 613-237-7030, FAX 613-253-0071

SITE PLAN
 BLOCK 66
 REGISTERED PLAN 4M-1085
 CITY OF OTTAWA
 STANTEC GEOMATICS LTD.
 2007
 SCALE 1:200 METRES

DATA (32 Units) TERRACE HOMES SWEETNAM DRIVE

FRONT YARD SET BACK (min.)	6 METRES
REAR YARD SET BACK (min.)	7.5 METRES
INTERNAL SIDE YARD SET BACK (min.)	3.5 METRES
DISTANCE BETWEEN BUILDINGS (min.)	3 METRES
PARKING REQUIRED (size 2.6mx6.0m)	48 PARKING SPACES (1.5/UNIT)
LANDSCAPE PROVIDED (size 2.6mx6.0m)	48 PARKING SPACES
LOT COVERAGE MAX. 25%	4 BUILDINGS 22.2% TOTAL COVERAGE
LANDSCAPE (OPEN SPACE) MIN. 25%	BUILDING SET-BACK LINES USED 37%
MAXIMUM BUILDING HEIGHT	15 METRES
MAXIMUM DENSITY	70 UNITS PER HECTARE
SITE AREA	4858.6m ² ± 0.48 Hdt (1.2 Acres±)

Notes:
 1) One bedroom units are a minimum of 5m².
 2) Two bedroom units are a minimum of 6.5m².
 3) Parking space dimensions are 2.6 metres wide by 6.0 metres long.
 4) The lands will be considered one lot for zoning purposes.
 5) When developed with dwelling, stacked townhouse, as per Zoning By-law 2007-XX, as approved by the Ontario Municipal Board.
 6) This YARD, REAR is the required yard opposite Sweetnam Drive, defined as the YARD, FRONT.
 7) Canada post mailbox proposed in Sweetnam Drive right-of-way (ROW), unless directed otherwise by Canada Post.
 8) Garbage enclosures to be located adjacent to buildings. Construction details to be provided at time of building permit.
 9) Existing wood screen fence will be assessed and repaired, as necessary at the time of construction.
 10) Garbage enclosure detail as per architectural elevations.

SWEETNAM DRIVE
 CITY OF OTTAWA
 TERRACE HOMES SITE PLAN

DATE	REVISIONS
Aug 28/07	Prep Site Plan per Kk dng file(0)/DMS
Aug 28/07	Apply set-backs per Kk, review, move units & revise parking to fit
Sept 11/07	Add 2.5m rear easement per 4R-15972 (Block 66-4M-1085), HOLD for review
Sept 11/07	Update Data per Kk/MT, re: add areas & notes, pdf & dng files to Kk for review
Sept 20-21/07	add new rear set-back line of 7.5m, ADD NOTE 5, pdf to Kk for review
Nov 29/07	add new sidewalk connections to sweetnam and depressed curb areas
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March 25/08	Fences added with Canada Post and garbage notes
April 22/08	Garbage enclosures and sidewalks added between units and added additional parking stalls
May 7/08	used May 6-08 dng file per Kk revisions re: parking, driveway, curb, sidewalks
May 8/08	revisions to Data table re: areas of Landscape, parking per Kk, pdf to Kk for review
May 22/08	add parking space 49 per MP, pdf & dng for review
May 22/08	check/update per latest Kk revisions of dng rec'd-4-22-08, print for review
Nov 09/09	updated concrete sidewalk and islands along with garbage pods
Jan 22/10	insert revisions per rec'd dng file from Kk, print for review
Mar 11/10	Revised as per City of Ottawa Comments

PM: DAS
 DRAWN: CS
 CHECKED: [Signature]
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