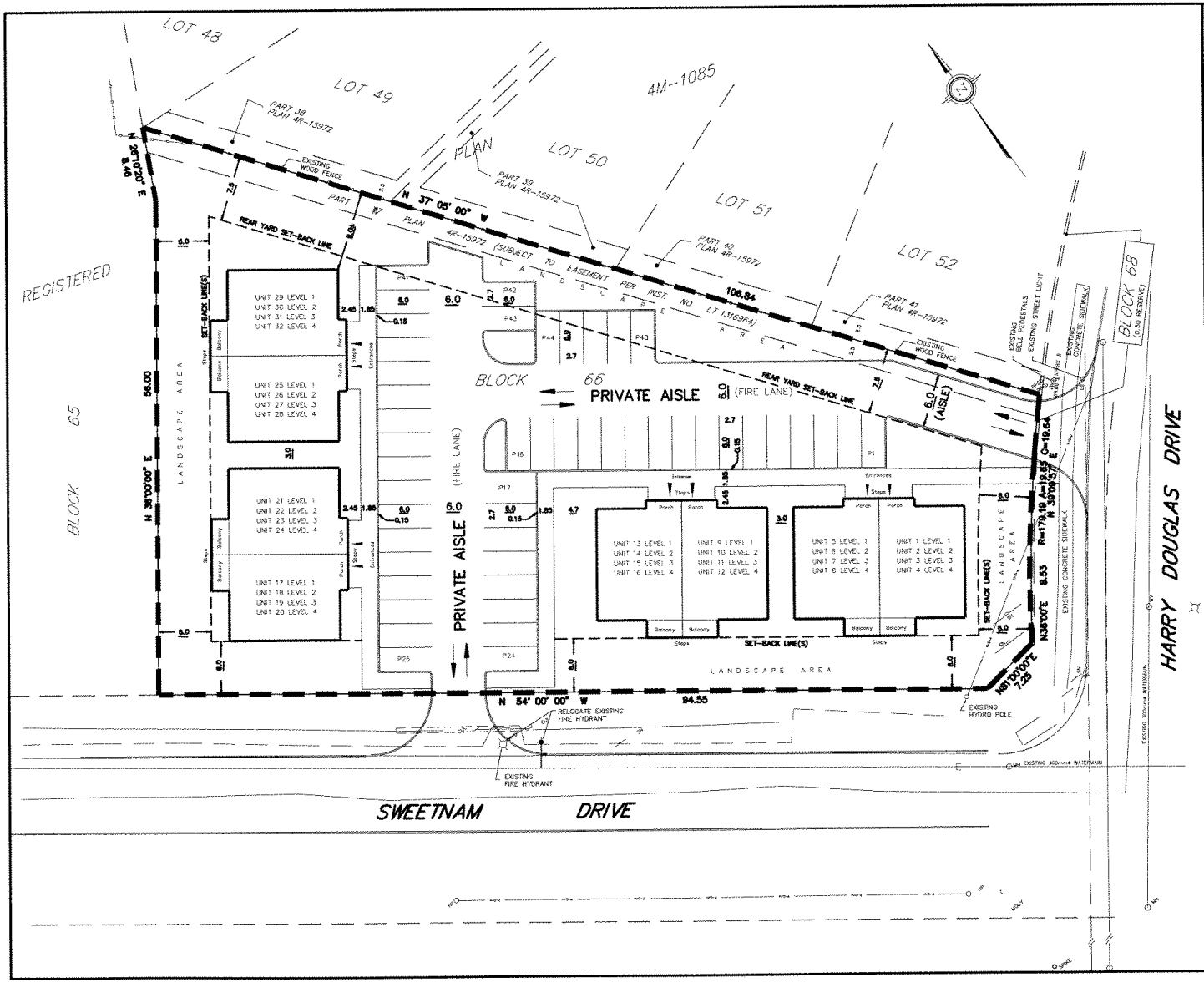

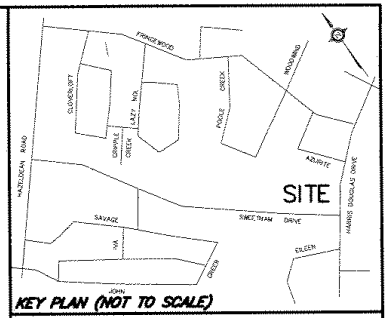

KEY PLAN (NOT TO SCALE)

CLIENT: CAVANAGH MANAGEMENT INC.

9094 HWY. 7, ASHTON, ONT., K0A 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

0 5 10 15 20 25 METRES

NB:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DATA (32 Units)	TERRACE HOMES SWEETNAM DRIVE
FRONT YARD SET BACK (min.)	6 METRES
REAR YARD SET BACK (min.)	7.5 METRES
EXTERNAL SIDE YARD SET BACK (min.)	6 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)
PARKING 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	4856.6m2± 0.48 Hds. (1.2 Acres±)

Notes:
1) One bedroom units are a minimum of 50m2.
2) Two bedroom units are a minimum of 85m2.
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, when developed with dwelling, stacked townhouse, as per Zoning By-law 2007-XX, as approved by the Ontario Municipal Board.
5) The YARD, REAR is the required yard opposite Sweetnam Drive, defined as the YARD, FRONT.

SWEETNAM DRIVE
CITY OF OTTAWA

TERRACE HOMES SITE PLAN

PRELIMINARY

DATE	REVISIONS	BY
Sept 20-21/07	add new "real" yard set-back line of 7.5m, ADD NOTE 5, pdf to KK for review	CS
Sept 11/07	revisions per KK/MP/MT review, prints, pdf & dwg files to KK	CS
Sept 10/07	update "data" per KK/MT, re: add areas & notes, pdf & dwg file(s) to KK for review	CS
Aug 28/07	Add 2.5m rear easement per 4R-15972 (Block 66-4M-1085) , HOLD for review	
	Apply set-backs per KK, review, move units & revise parking to fit	CS
	Prep Site Plan per KK dwg file(s)/DAS	

KNOW ALL MEN BY THESE PRESENTS THAT I AM THE OWNER OF

Stantec

STANTEC GEOMATICS LTD.

Ontario Land Surveyors
OTTAWA - ONTARIO
(613)722-4420 FAX (613)722-0769
"E"-Mail: doug.simmons@stantec.com
Website: www.stantec.com

FILE: 161611(2)-112_Sweetnam_092007.dwg
JOB No.: 161611(2)-112

FIELD: | CHECKED: | DRAWN: CS | CALC: DAS