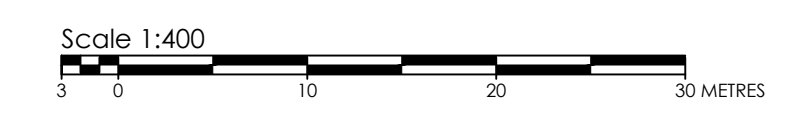


January 18, 2023

SITE PLAN OF BLOCK 178 (FINDLAY CREEK VILLAGE)

**PART OF LOT 16
CONCESSION 4
(RIDEAU FRONT)**
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA)

PIN 04328-5768

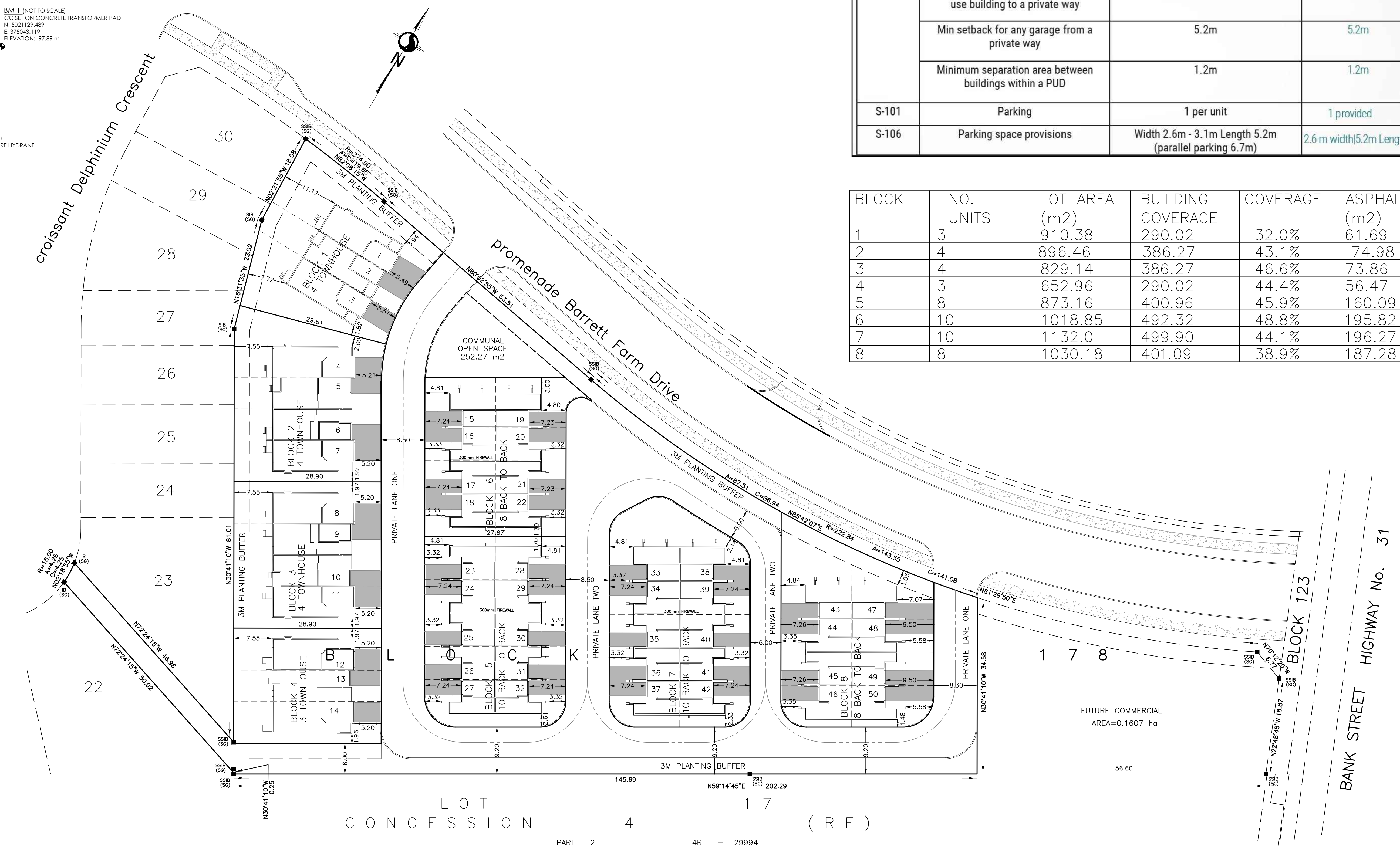


Bylaw Section	Zoning Mechanism	Zoning Standard	Provided
GM (S187)	Min Front Yard	3m	3m
	Min Corner Yard	3m	3m
	Min Interior Yard	1.2m	1.2m
	Min Rear Yard	3m-abutting street 7.5m - abutting residential zone 0m - all other cases	3m 7.5m
	Min width of landscaped area abutting a street, residential zone	3m	3m
	Max Height	18 m	12 m
PUD (S131)	Min width of private way	6m	6m
	Min setback for any wall of a residential use building to a private way	1.8m	1.8m
	Min setback for any garage from a private way	5.2m	5.2m
	Minimum separation area between buildings within a PUD	1.2m	1.2m
S-101	Parking	1 per unit	1 provided
S-106	Parking space provisions	Width 2.6m - 3.1m Length 5.2m (parallel parking 6.7m)	2.6 m width 5.2m Length

BLOCK	NO. UNITS	LOT AREA (m2)	BUILDING COVERAGE	COVERAGE	ASPHALT (m2)
1	3	910.38	290.02	32.0%	61.69
2	4	896.46	386.27	43.1%	74.98
3	4	829.14	386.27	46.6%	73.86
4	3	652.96	290.02	44.4%	56.47
5	8	873.16	400.96	45.9%	160.09
6	10	1018.85	492.32	48.8%	195.82
7	10	1132.0	499.90	44.1%	196.27
8	8	1030.18	401.09	38.9%	187.28

BM 1 (NOT TO SCALE)
CC SET ON CONCRETE TRANSFORMER PAD
N: 5021129.489
E: 375043.119
ELEVATION: 97.89 m

BM 2 (NOT TO SCALE)
TOP OF SPINDLE ON FIRE HYDRANT
N: 5021086.432
E: 375006.205
ELEVATION: 98.13 m



Barrett Farm Development

Designer / Owner - Barrett Co-Tenancy and Tamarack Homes
3187 Albion Rd. S., Ottawa, Ontario
K1V 8Y3

Engineer - IBI Group
Suite 500, 333 Preston Street
Ottawa, Ontario
K1S 5N4

Transportation Engineer - IBI Group
Suite 500, 333 Preston Street
Ottawa, Ontario
K1S 5N4

landscape Architect - James B. Lennox & Associates Inc. Landscape Architects
3332 Carling Ave.
Ottawa, Ontario K2H 5A8

Planning & Development Services - Melissa Cote / Peter Hume
3187 Albion Rd. S., Ottawa, Ontario
K1V 8Y3

**TOTAL No. UNITS 50
BLOCK SIZE 1.2988 Ha**

NOTE:
THE PLAN DATA IS COMPILED FROM OFFICE RECORDS OF STANTEC GEOMATICS LTD.
AND HAS BEEN VERIFIED BY FIELD MEASUREMENTS ON SITE.

Version: SP-1

Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO K2C 3G4
TEL: 613.722.4400
stantec.com

DRAWN: ME CHECKED: * PM: FL FIELD: * PROJECT No.: 161614242-140