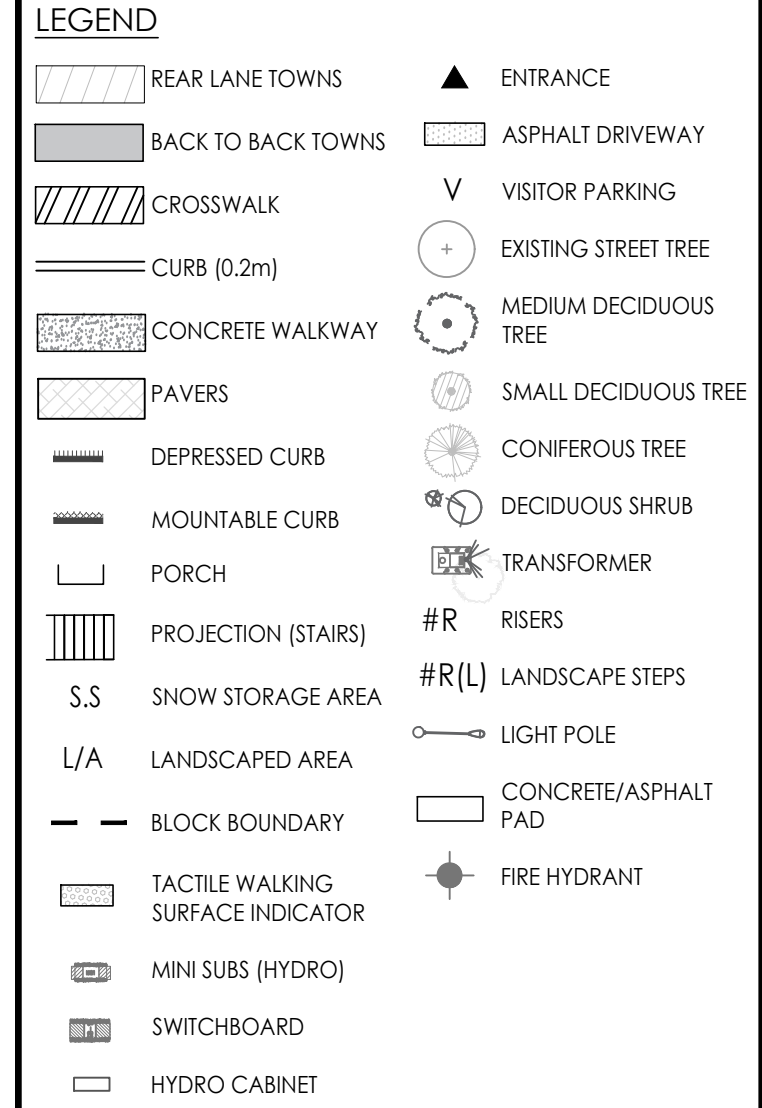


| SECTION                      | ZONE PROVISION - PLANNED UNIT DEVELOPMENT                                                                                                                                                       | REQUIRED                                                                                                                                                                                                                                         | PROPOSED                                                                                                                                    |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| 162A(Table)                  | MIN. LOT AREA (m <sup>2</sup> ):<br>PLANNED UNIT DEVELOPMENT                                                                                                                                    | 1,400m <sup>2</sup>                                                                                                                                                                                                                              | 21,760m <sup>2</sup>                                                                                                                        |
| 162A(Table)                  | MIN. LOT WIDTH (m):<br>PLANNED UNIT DEVELOPMENT                                                                                                                                                 | No minimum                                                                                                                                                                                                                                       | 134m                                                                                                                                        |
| Table 162A & 135(1)          | MIN. FRONT YARD SETBACK (m):<br>PLANNED UNIT DEVELOPMENT                                                                                                                                        | 4.5m                                                                                                                                                                                                                                             | 4.77m                                                                                                                                       |
| Table 162A & 2311            | MIN. REAR YARD SETBACK (m):<br>PLANNED UNIT DEVELOPMENT (LOT LINE ABUTS A PARK)                                                                                                                 | 5.0m                                                                                                                                                                                                                                             | 5.23m                                                                                                                                       |
| 162A(Table)                  | MIN. CORNER SIDE YARD SETBACK (m):<br>PLANNED UNIT DEVELOPMENT                                                                                                                                  | 4.5m                                                                                                                                                                                                                                             | 4.83m                                                                                                                                       |
| 162A(Table)                  | MAX. BUILDING HEIGHT (m):<br>TOWNHOUSE                                                                                                                                                          | 10m                                                                                                                                                                                                                                              | 11.42m                                                                                                                                      |
| 2311                         | MAX. FRONT, REAR AND SIDE YARD SETBACKS (m):                                                                                                                                                    | 6m                                                                                                                                                                                                                                               | 5.95m                                                                                                                                       |
| 101(3) & 101 (Table)         | MIN. RESIDENT PARKING (TOWNHOUSE) - (111 UNITS @ 0.75 SPACES)                                                                                                                                   | 83                                                                                                                                                                                                                                               | 222                                                                                                                                         |
| 102(Table)                   | MIN. VISITOR PARKING (REAR LANE TH) - (51 Units @ 0.1 SPACES AFTER THE FIRST 12 UNITS)                                                                                                          | 4                                                                                                                                                                                                                                                | 8                                                                                                                                           |
| 131(Table)(1)                | MIN. WIDTH OF PRIVATE WAY/ PARKING AISLE (m)                                                                                                                                                    | 6.0m                                                                                                                                                                                                                                             | 6.7m                                                                                                                                        |
| 131(Table)(2)                | MIN. SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY (m)                                                                                                                    | 1.8m                                                                                                                                                                                                                                             | 1.05m                                                                                                                                       |
| 131(Table)(3)                | MIN. SETBACK FOR ANY GARAGE OR CARPORT ENTRANCE FROM A PRIVATE WAY (m):                                                                                                                         | 5.2m                                                                                                                                                                                                                                             | 1.05m                                                                                                                                       |
| 2311                         | MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)                                                                                                                | 3m                                                                                                                                                                                                                                               | 3.1m                                                                                                                                        |
| 131(Table)(5)(b)             | REQUIRED VISITOR PARKING MAY BE PROVIDED AS PARALLEL PARKING ON A PRIVATE WAY, PROVIDED THE PRIVATE WAY HAS A MINIMUM WIDTH OF 8.5m:                                                            | 8.5m                                                                                                                                                                                                                                             | 9.3m                                                                                                                                        |
| 139(1)(Table)                | MIN. AGGREGATED SOFT LANDSCAPED AREA % WHERE THE FRONT/ SIDE YARD SETBACK IS MORE THAN 3m                                                                                                       | 40%                                                                                                                                                                                                                                              | ≥40%                                                                                                                                        |
| 139(4)(c)                    | MAX. WIDTH OF A WALKWAY IN THE CASE OF ANY OTHER RESIDENTIAL USE BUILDING (m)                                                                                                                   | 1.2m                                                                                                                                                                                                                                             | 1.0m                                                                                                                                        |
| <b>ADDITIONAL PROVISIONS</b> |                                                                                                                                                                                                 |                                                                                                                                                                                                                                                  |                                                                                                                                             |
| 65(Table)                    | PERMITTED PROJECTIONS INTO REQUIRED YARDS:                                                                                                                                                      |                                                                                                                                                                                                                                                  |                                                                                                                                             |
| 65(Table)(5)                 | FIRE ESCAPES, OPEN STAIRWAYS, STOOP, WHERE AT OR BELOW THE FIRST FLOOR LEVEL (m):<br>INTERIOR SIDE YARD OR REAR YARD (m)<br>FRONT YARD OR CORNER SIDE YARD (m)                                  | No Limit<br>≥0.6m to lot line                                                                                                                                                                                                                    | 1.47m<br>2.60m                                                                                                                              |
| 65(Table)(6)                 | COVERED OR UNCOVERED BALCONY, PORCH, DECK, WHERE THE WALKING SURFACE IS NOT HIGHER THAN 0.6m ABOVE ADJACENT GRADE:<br>INTERIOR SIDE YARD OR REAR YARD (m)<br>FRONT YARD OR CORNER SIDE YARD (m) | No Limit<br>2.25m (Max)<br>≥1.0m to lot line                                                                                                                                                                                                     | 0.86m<br>1.26m<br>3.24m                                                                                                                     |
| 65(Table)(6)(b)(v)           | WHERE A DECK OR BALCONY OCCURS ABOVE THE 1ST FLOOR & IS WITHIN 1.5M OF AN EXTERIOR SIDE WALL OR INTERIOR SIDE LOT LINE OF A RESIDENTIAL-ZONED LOT                                               | Where a deck or balcony occurs above the first floor and is within 1.5 meters of an exterior side wall or interior side lot line of a residential-zoned lot, a 1.5 meter high opaque screen is to be provided facing the interior side lot line. | City advised this doesn't apply. It's understood a minor variance will be pursued in an abundance of caution for when the land is parceled. |
| 106(2)(a)                    | MIN. PARALLEL PARKING SPACE SIZE (m)                                                                                                                                                            | 2.6m x 6.7 m                                                                                                                                                                                                                                     | 2.6m x 6.7 m                                                                                                                                |



GENERAL NOTES

1. DO NOT SCALE DRAWINGS FOR PRINT.
2. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIAK URBAN PLANNING. COPYRIGHT RESERVED.
3. WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
4. REFERENCES CITY OF OTTAWA T.W.S.I. DETAIL SC7.3
5. SURVEY BOUNDARY PREPARED BY J.D. BARNES LTD. 62 STEACIE DRIVE, SUITE 103, KANATA, ONTARIO, K2K 2A9.  
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|                                                                                                                                                                                                                                                                                                                                              |                                     |                                                                     |  |
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|                                                                                                                                                                                                                                                         |                                     |                                                                     |  |
| 50 Hines Road, Suite 100, Ottawa, ON Canada K2K 2M5                                                                                                                                                                                                                                                                                          |                                     |                                                                     |  |
| <h1 style="margin: 0;">Wateridge</h1> <p style="margin: 0;">Block 105</p> <p style="margin: 0;">615 MIKANIK ROAD</p> <p style="margin: 0;">PART OF LOT 24 CONVESSION 1 (OTTAWA CITY)</p> <p style="margin: 0;">REGISTERED PLAN 4M-1559</p> <p style="margin: 0;">GEORGIC TOWNSHIP OF GLOUCESTER</p> <p style="margin: 0;">CITY OF OTTAWA</p> |                                     |                                                                     |  |
| TITLE:                                                                                                                                                                                                                                                                                                                                       |                                     |                                                                     |  |
| <h2 style="margin: 0;">SITE PLAN</h2>                                                                                                                                                                                                                                                                                                        |                                     |                                                                     |  |
| DATE: 2006.06.26                                                                                                                                                                                                                                                                                                                             | DRAWN BY: SM<br>CHECKED BY: CR(RPP) | DRAWING NO.                                                         |  |
| FILE NO.: D07-12-25-0063                                                                                                                                                                                                                                                                                                                     |                                     | <div style="font-size: 48px; font-weight: bold; margin: 0;">A</div> |  |
| JOB NO.: WATERIDGE PHASE 3A                                                                                                                                                                                                                                                                                                                  |                                     |                                                                     |  |