



SITE STATISTICS AND DEVELOPMENT DATA				
SITE AREA		36,972 m² (3.70 ha)		
PAVED AREA		10,573m² (1.06 ha)		
LANDSCAPED AREA		11,487m² (1.15 ha)		
TOTAL APPROXIMATE GROSS FLOOR AREA		TBD		
TOTAL UNITS		185		
NET DENSITY (UPH)		66 UPH		
ZONE CATEGORY		NSB[2313]		
DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA m²	UNITS	
BLOCK 1	STREET TOWNHOUSES	TBD	7	
BLOCK 2	STREET TOWNHOUSES	TBD	6	
BLOCK 3	STREET TOWNHOUSES	TBD	6	
BLOCK 4	STREET TOWNHOUSES	TBD	7	
BLOCK 5	STREET TOWNHOUSES	TBD	7	
BLOCK 6	STREET TOWNHOUSES	TBD	7	
BLOCK 7	STREET TOWNHOUSES	TBD	6	
BLOCK 8	REAR LANE TOWNHOUSES	TBD	5	
BLOCK 9	REAR LANE TOWNHOUSES	TBD	4	
BLOCK 10	REAR LANE TOWNHOUSES	TBD	4	
BLOCK 11	REAR LANE TOWNHOUSES	1,328.71 m²	6	
BLOCK 12	REAR LANE TOWNHOUSES	TBD	3	
BLOCK 13	REAR LANE TOWNHOUSES	1,328.71 m²	6	
BLOCK 14	REAR LANE TOWNHOUSES	1,328.71 m²	6	
BLOCK 15	REAR LANE TOWNHOUSES	TBD	3	
BLOCK 16	REAR LANE TOWNHOUSES	TBD	4	
BLOCK 17	REAR LANE TOWNHOUSES	TBD	4	
BLOCK 18	BACK TO BACK TOWNHOUSES	TBD	8	
BLOCK 19	BACK TO BACK TOWNHOUSES	TBD	12	
BLOCK 20	BACK TO BACK TOWNHOUSES	TBD	12	
BLOCK 21	BACK TO BACK TOWNHOUSES	TBD	12	
BLOCK 22	BACK TO BACK TOWNHOUSES	TBD	12	
BLOCK 23	BACK TO BACK TOWNHOUSES	TBD	14	
BLOCK 24	BACK TO BACK TOWNHOUSES	TBD	12	
BLOCK 25	BACK TO BACK TOWNHOUSES	TBD	12	
TOTAL		TBD	185	

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
801A(b)(Table)	MAX. BUILDING HEIGHT	30m	9.97m (RLT) 11.23m (B2B) 10.49m (TH)
801B(Table)	MIN. LOT WIDTH (m)	7.5m	27.6m
(i)	MIN. FRONT YARD SETBACK (m)	4.5m	3m
(ii)	MIN. INTERIOR SIDE YARD SETBACK (m)	1.8m	5.11m
164A*	MIN. REAR YARD SETBACK (m)	6m	6m
802(b)(Table)	MIN. AGGREGATED SOFT LANDSCAPING (FRONT YARD)	40% of yard	40%
603(6)	MIN. VISITOR PARKING - VERTICALLY ATTACHED DWELLING	0	5
703(3)	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	1.2m	3.1m
703(3)(a)	MIN. SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY (m)	1.8m	1.05m
703(4)(a)	MIN. SETBACK FOR ANY GARAGE OR CARPORT ENTRANCE FROM A PRIVATE WAY (m)	5.2m	1.05m
703(4)(b)	MIN. WIDTH OF A PRIVATE WAY (m)	6.0m	6.7m

* Rear yard setback under appeal in Zoning By-law 2026-250, refer to Zoning By-law 2008-250, RS(2313).

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
204	PERMITTED PROJECTIONS INTO REQUIRED YARDS		
(9)(d)(i)	COVERED OR UNCOVERED BALCONY, PORCH, DECK, INTERIOR SIDE YARD OR REAR YARD (m)	No limit	N/A
	FRONT YARD OR EXTERIOR SIDE YARD (m)	1m	1.48m
(12)(a)(i)(ii)	FIRE ESCAPES, OPEN STAIRWAYS, STEPS, RAMPS, INTERIOR SIDE YARD OR REAR YARD (m)	No limit	N/A
	FRONT YARD OR EXTERIOR SIDE YARD (m)	>0.6m to lot line	>0.6m
605(3)(a)	MIN. PARALLEL PARKING SPACE SIZE (m)	2.6m x 6.7m	2.6m x 6.7m
702(7)	MAX. NUMBER OF VERTICALLY ATTACHED PRINCIPAL DWELLING UNITS IN A ROW	8	7

KEY MAP
N.T.S.

SCALE 1:500

0 6 12 18 24 30

Subject Lands

LEGEND

REAR LANE TOWNS

BACK TO BACK TOWNS

CROSSWALK

CURB (0.2m)

CONCRETE WALKWAY

ASPHALT WALKWAY

PAVERS

ASPHALT DRIVEWAY

DEPRESSED CURB

MOUNTABLE CURB

PORCH

PROJECTION (STAIRS)

#R RISERS

S.S SNOW STORAGE AREA

L/A LANDSCAPED AREA

TACTILE WALKING SURFACE INDICATOR

BLOCK BOUNDARY

TRANSFORMER

MINI SUBS (HYDRO)

SWITCHBOARD

HYDRO CABINET

WALL MOUNT LIGHTING

POLE MOUNT LIGHTING

ENTRANCE

V VISITOR PARKING

BENCH

STREET SIGNAGE

COMMUNITY MAILBOX

DECIDUOUS SHRUB

SMALL DECIDUOUS TREE

MEDIUM DECIDUOUS TREE

LARGE DECIDUOUS TREE

CONIFEROUS SHRUB

CONIFEROUS TREE

28/08/26	Second Submission	SM
27/03/26	First Submission	SM
23/02/26	Minor Revisions	SM
23/01/26	Draft site plan	SM
DATE	REVISION	BY

GENERAL NOTES

- DO NOT SCALE DRAWINGS FOR PRINT.
- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIAK URBAN PLANNING. COPYRIGHT RESERVED.
- WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
- REFERENCES CITY OF OTTAWA T.W.S.I. DETAIL SC7.3
- SURVEY BOUNDARY PREPARED BY J.D.BARNES LTD. 62 STEACIE DRIVE, SUITE 103, KANATA, ONTARIO, K2K 2A9. TEL: (613) 731-7244 FAX: (613) 254-8659

PROJECT TEAM

SITE PLAN DESIGN: KORSIAK URBAN PLANNING

LANDSCAPE ARCHITECTURE: NAK design strategies

TRANSPORTATION: NOVATECH

PLANNING: Stantec

CIVIL ENGINEER: Stantec

NOISE: GRADIENT WIND

ARCHITECTURE: L.R.J.

MECHANICAL/ELECTRICAL: L.R.J.

GEOTECHNICAL & STRUCTURAL: paterson group

mattamyHOMES

50 Hines Road, Suite 100, Ottawa, ON Canada K2K 2M5

Wateridge

Block 23
200 CODD'S ROAD
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

TITLE: SITE PLAN		
DATE: August 28, 2026	DRAWN BY: SM CHECKED BY: CR(RPP)	DRAWING NO.
FILE NO.:		
JOB NO.:	WATERIDGE	