



**SITE PLAN LEGEND**

	EXISTING BUILDING		LOT LINE
	NEW BUILDING		SETBACKS
	EXISTING WETLANDS		POOLE CREEK - TOP OF BANK
	7.5m BUFFER FROM FLOOD PLAIN LINE		WETLAND BOUNDARY
	FIREWALL		SETBACK FROM TOP OF BANK +28 m
	GRASS		SETBACK FROM TOP OF BANK +30 m
	ASPHALT		SETBACK FROM WETLAND +15 m
	NEW TREE		SETBACK FROM WETLAND +30 m

**SITE INFORMATION & DEVELOPMENT STATISTICS**

ZONING	R3X(1046)	
<b>SITE AREA</b>		
TOTAL SITE AREA:	~20,500 m <sup>2</sup>	(20.5ha)
TOTAL DEVELOPABLE AREA:	~8,945 m <sup>2</sup>	(8.94ha)
NET SITE AREA:	7,239 m <sup>2</sup>	(0.72ha)
<b>RESIDENTIAL UNITS</b>		
TOWNHOUSES: 29 UNITS	REQUIRED	PROVIDED
MAXIMUM DENSITY	40 units/ha	40 units/net ha
MINIMUM LOT WIDTH	6 m	5.8 m
MINIMUM LOT AREA	150 m <sup>2</sup>	101 m <sup>2</sup>
MAXIMUM BUILDING HEIGHT	11 m	10.26 m
<b>SETBACKS</b>		
MINIMUM FRONT YARD:	6 m	3 m/6 m
MINIMUM CORNER SIDE YARD:	4.5 m	4.4 m/4.5 m
MINIMUM REAR YARD:	7.5 m	3.6 m/7.5 m
MINIMUM INTERIOR SIDE YARD:	1.2 m	1.2 m
<b>SETBACKS FROM WATERCOURSES</b>		
NORMAL HIGH-WATER MARK:	30 m	-
TOP OF THE BANK:	15 m	-
<b>PARKING RATES</b>		
RESIDENTIAL:	1 p/unit = 29	29 (GARAGES)
VISITOR:	0	4 + 21 DRIVE AISLES
<b>GROSS FLOOR AREA</b>		
TOWNHOUSE C:		232 m <sup>2</sup>
TOWNHOUSE C (CORNER UNIT):		236 m <sup>2</sup>
TOWNHOUSE D:		225 m <sup>2</sup>
TOWNHOUSE E:		162 m <sup>2</sup>
TOTAL MODEL 01 (CDDCDDC)		1,604 m <sup>2</sup>
TOTAL MODEL 02 (DD)		450 m <sup>2</sup>
TOTAL MODEL 03 (DDDDDD)		1,575 m <sup>2</sup>
TOTAL MODEL 04 (EEEEEE)		810 m <sup>2</sup>
TOTAL MODEL 05 (EEEEEEEE)		1,296 m <sup>2</sup>
<b>NOTE</b>		
1. ASSUMES TYPICAL RESIDENTIAL FLOOR HEIGHT OF 3m.		
2. THE BASE PLAN (LOT LINES, EXISTING ROADS AND SURROUNDING AREAS) IS BASED ON THE TOPOGRAPHICAL PLAN OF SURVEY, SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD.		
3. THE EXTENDED NEIGHBORHOOD AND SITE AREA IS BASED ON THE CITY'S OPEN DATA AND AERIAL IMAGES.		
4. DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.		

**WILDPINE DEVELOPMENT**  
37 WILDPINE COURT, STITTSVILLE, ON K2S 1G6

OWNER: **LATITUDE Homes**

1202, CAMP ROAD, STITTSVILLE, ON K2S 1B9

ARCHITECTURAL: **PMA ARCHITECTES**

(418) 451-8954  
INFO@PMAARCHITECTES.COM  
3070, CHEMIN DES QUATRE-BOURGEOIS  
QUÉBEC (QC) G1W 2N4  
PMAARCHITECTES.COM

CIVIL: **J.L. Richards**  
ENGINEERS - ARCHITECTS - PLANNERS  
1565 CARLING AVENUE, SUITE 700, OTTAWA, ON K1Z 8R1

PLANNER: **FOTENN Planning + Design**  
396 Cooper Street, Suite 305, Ottawa, ON K2P 2H7  
613.720.5700 www.fotenn.com

SURVEYOR: **ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
14 CONCORSE GATE, SUITE 500, NEPEAN, ON K2E 7S6

ENVIRONMENTAL CONSULTANT: **Kilgour & Associates Ltd.**  
Environmental Consultants  
2285 ST-LAURENT BLVD, SUITE 160, OTTAWA, ON K1G 4Z6

KEY PLAN:

ARCHITECT SEAL:

REVISIONS:

NO	DESCRIPTION	DATE
1 <td>FOR COORDINATION</td> <td>2021-08-25</td>	FOR COORDINATION	2021-08-25
2 <td>FOR ESTIMATION</td> <td>2021-08-25</td>	FOR ESTIMATION	2021-08-25
3 <td></td> <td></td>		

NOTE: IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS.

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**DO NOT USE FOR CONSTRUCTION**

DATE: 2021-08-25  
DESIGNED: PP  
DRAWN: PP  
PROJECT No: 21010  
CHECKED: PM  
SHEET TITLE: **SITE PLAN**

SHEET No: **A101**

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