



**SITE PLAN LEGEND**

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

- NOTE**
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

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 3070, CHEMIN DES QUATRE-BOURGEOIS  
 QUÉBEC (QC) G1W 2K4  
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**PLANNER**  
 J.L. Richards  
 ENGINEERS - ARCHITECTS - PLANNERS  
 1565 CARLING AVENUE, SUITE 700,  
 OTTAWA, ON K1Z 8R1

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

**KEY PLAN**

**ARCHITECT SEAL**  
 ONTARIO ASSOCIATION OF ARCHITECTS  
 PIERRE MARTIN  
 LICENCE 8787

**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>2021-08-26</td>	FOR ESTIMATION	2021-08-26

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

SHEET No  
**A101**

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