



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)	
SITE AREA		
TOTAL SITE AREA:	~20,500 m ²	(20.5ha)
TOTAL DEVELOPABLE AREA:	~8,945 m ²	(8.94ha)
NET SITE AREA:	7,239 m ²	(0.72ha)
RESIDENTIAL UNITS		
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 ²	101 m ²
MAXIMUM BUILDING HEIGHT	11 m	10.26 m
SETBACKS		
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
SETBACKS FROM WATERCOURSES		
NORMAL HIGH-WATER MARK:	30 m	-
TOP OF THE BANK:	15 m	-
PARKING RATES		
RESIDENTIAL:	1 p/unit = 29	29 (GARAGES)
VISITOR:	0	4 + 21 DRIVE AISLES
GROSS FLOOR AREA		
TOWNHOUSE C:		232 m ²
TOWNHOUSE C (CORNER UNIT):		236 m ²
TOWNHOUSE D:		225 m ²
TOWNHOUSE E:		162 m ²
TOTAL MODEL 01 (CDDCDDC)		1,604 m ²
TOTAL MODEL 02 (DD)		450 m ²
TOTAL MODEL 03 (DDDDDD)		1,575 m ²
TOTAL MODEL 04 (EEEEEE)		810 m ²
TOTAL MODEL 05 (EEEEEEEE)		1,296 m ²

- 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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PLANNER
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 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	FOR COORDINATION	2021-08-25	
2		2021-08-25	

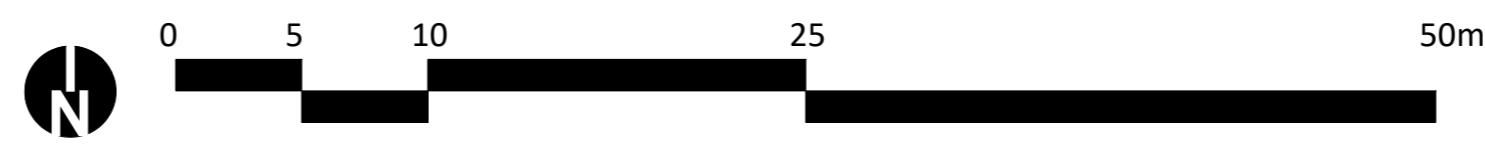
NOTE
 IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS.

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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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