



**SITE PLAN LEGEND**

- LOT LINE
- SETBACKS
- EXISTING BUILDING
- NEW BUILDING
- GRASS
- ASPHALT
- SIDEWALK
- NEW TREE, SEE LANDSCAPE

**SITE INFORMATION & DEVELOPMENT STATISTICS**

LOT	PIN	
	04487 - 0345	
SITE AREA		
TOTAL SITE AREA:	~8,915 sq m	(0.89ha)
UNITS		
TOWNHOUSES: 36 UNITS		
ZONING	REQUIRED	PROVIDED
		R3YY
MINIMUM LOT WIDTH		
TOWNHOUSE	5.5 m	5.8 m
MINIMUM LOT AREA		
TOWNHOUSE	137 sq m	160 sq m
MAXIMUM BUILDING HEIGHT	12 m	~9.8 m
SETBACKS		
MINIMUM FRONT YARD:	3/3.5 m	5.2 m
MINIMUM CORNER SIDE YARD:	2.5 m	2.5 m
MINIMUM INTERIOR SIDE YARD:	1.2 m	1.2 m
MINIMUM REAR YARD:	6 m	8.24 m
PARKING RATES		
R9 - TOWNHOUSES:	1 p/unit = 36	38 (GARAGES)
VISITOR:	0	38 DRIVE AISLES
GROSS FLOOR AREA		
TOWNHOUSE C:		232 sq m
TOWNHOUSE C (END UNIT):		236 sq m
TOWNHOUSE D:		225 sq m
TOTAL MODEL 01 (CDDDDC):		1,372 sq m
TOTAL MODEL 02 (CDDCDDC):		1,604 sq m
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 OF ANNIS, O'SULLIVAN, VOLLEBEKK LTD.		
3. DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.		

PROJECT  
MAPLE GROVE DEVELOPMENT

1927, MAPLE GROVE ROAD, STITTSVILLE, ON K2S 1B9

OWNER  
LATITUDE HOMES

1202, CARP ROAD, STITTSVILLE, ON K2S 1B9

ARCHITECTURAL  
PMA ARCHITECTS

PLANNER  
FOTENN Planning + Design

396 Cooper Street, Suite 300, Ottawa, ON K2P 2H7  
613.238.9700 www.fotenn.com

SURVEYOR  
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

14 CONCOURSE GATE, SUITE 500, NEPEAN, ON K2B 7S6

CIVIL  
J.L. Richards

ENGINEERS - ARCHITECTS - PLANNERS  
1565 CARLING AVENUE, SUITE 700, OTTAWA, ON K1Z 8R1

GEOTECHNICAL  
exp.

2650, QUEENSVIEW DRIVE, SUITE 100, OTTAWA, ON K2B 8H6

ENVIRONMENTAL CONSULTANT  
Bowfin Environmental Consulting

168, MONTREAL ROAD, CORNWALL, ON K6H 1B3

KEY PLAN

ARCHITECT SEAL

REVISIONS

NO	DESCRIPTION	DATE
1	FOR DEVELOPMENT APPLICATION	2021-09-17

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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DEVELOPMENT APPLICATION  
DO NOT USE FOR CONSTRUCTION  
2021-09-17

DESIGNED  
PP  
2021-09-17

DRAWN  
PP

CHECKED  
PM

PROJECT No  
21009

SHEET TITLE  
SITE PLAN

SHEET No  
A101

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