



SCHEDULE OF LAND USE

| NON-DEVELOPABLE LAND USE | | AREA |
|-----------------------------------|---------------|-------------------|
| | ha | [Ac.] % |
| 1) Bellecreek Wetland | 15.104 | 37.32 43.0 |
| 2) 30 m Bellecreek Wetland Buffer | 8.164 | 20.17 23.2 |
| 3) Block G Open Space | 0.632 | 1.56 1.8 |
| TOTAL NON-DEVELOPABLE | 23.900 | 59.06 68.0 |

| PROPOSED DEVELOPABLE LAND USE | | REFERENCE | YIELD | AREA |
|------------------------------------|------------|--|---------------|-------------------|
| | Units | | ha | [Ac.] % |
| 5) Detached 15.24m (50') min. | 60 | Lots 16-29, 42-45, 50-51, 60-93, 102-107 | 3.889 | 9.61 11.1 |
| 6) Detached 9.75m (32') min. | 39 | Lots 1-15, 30-41, 46-49, 52-59 | 1.513 | 3.74 4.3 |
| 7) Townhouse 6.0m (19.7') min. | 57 | Blocks 94-101 | 1.581 | 3.91 4.5 |
| 8) Parks | 3 | Blocks A, B, C | 0.542 | 1.34 1.5 |
| 9) Walkways | 2 | Blocks D, E | 0.063 | 0.15 0.2 |
| 10) Stormwater Management Facility | 1 | Block F | 0.518 | 1.28 1.5 |
| 11) Roads - Public R.O.W.s | - | Spruce Gardens, Streets A-D | 2.519 | 6.22 7.2 |
| 12) Future Development | - | Block H | 0.634 | 1.57 1.8 |
| TOTAL DEVELOPABLE | 156 | | 11.259 | 27.82 32.0 |

| | | | |
|---------------|--------------|--------------|------------|
| TOTALS | 35.16 | 86.88 | 100 |
|---------------|--------------|--------------|------------|

Notes:
Bellecreek Wetland Boundary Surveyed September 13, 2017

| No. | REVISION | DATE |
|-----|---------------------|------------------|
| 1 | Prepared Draft Plan | December 4, 2019 |

land use planning consultants

MSH

Toronto 416-487-4101
Aurora 905-503-3440
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SCALE 1:1500

DATE Nov 8, 2018 PROJECT No. LJ17-1588

BOUNDLESS INGENUITY

OWNER'S AUTHORIZATION
I, WE, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE MACAULLAY SHOUMI HOWSON LTD TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

SIGNED _____ DATE _____
NAME, POSITION

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LANDS AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

SIGNED *Keith Watson* DATE JAN. 21, 2020
KEITH WATSON, O.L.S.
WATSON LAND SURVEYORS LTD.

ADDITIONAL INFORMATION
REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- a SHOWN ON DRAFT PLAN AND SURVEYOR'S CERTIFICATE
- b SHOWN ON DRAFT AND KEY PLANS
- c SHOWN ON KEY PLAN
- d LAND TO BE USED IN ACCORDANCE WITH LAND USE SCHEDULE
- e SHOWN ON DRAFT PLAN
- f SHOWN ON DRAFT PLAN
- g SHOWN ON DRAFT AND KEY PLANS
- h FULL MUNICIPAL SERVICES
- i SOIL IS LOAM OVERLYING BEDROCK
- j SHOWN ON DRAFT PLAN
- k ALL MUNICIPAL SERVICES TO BE PROVIDED
- l SHOWN ON DRAFT PLAN



DRAFT PLAN OF SUBDIVISION
HANLEY PARK NORTH

PART OF LOT 14, CONCESSION 1
EAST OF HAIG ROAD AND NORTH OF VICTORIA AVENUE

CITY OF BELLEVILLE
FORMER TOWNSHIP OF THURLOW
HASTINGS COUNTY