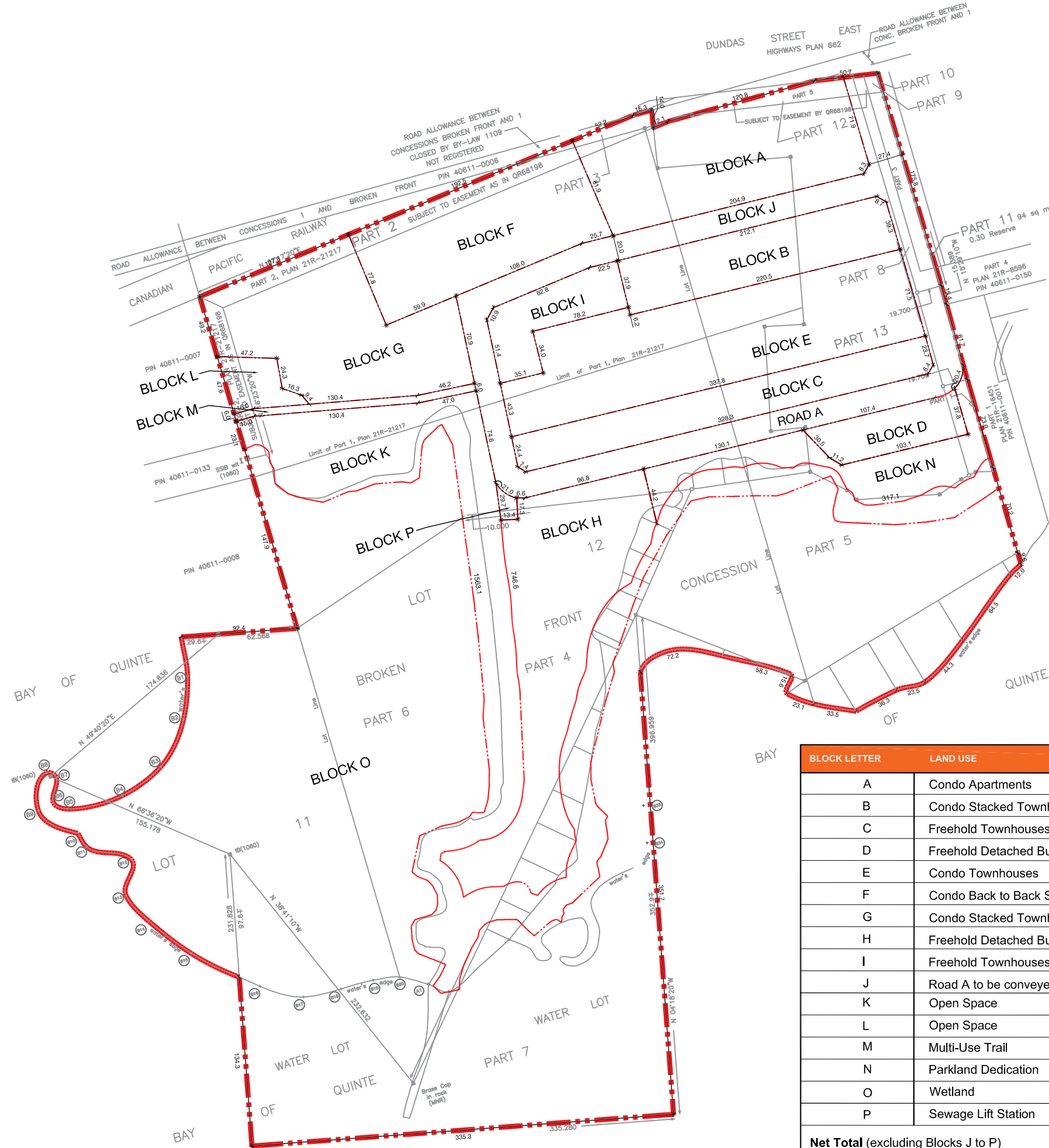


621 DUNDAS ST E BELLEVILLE

Draft Plan of Subdivision



ADDITIONAL INFORMATION UNDER THE PLANNING ACT SECTION 51.17 (A-L) OF THE PLANNING ACT.

- A) SEE PLAN
- B) SEE PLAN
- C) SEE PLAN
- D) RESIDENTIAL BLOCKS (BLOCKS A-K) NAMED ON PLAN
- E) SEE APPENDIX: PLANNING REPORT
- F) SEE PLAN; SHORE TIE POINTS B1-B15 REFER TO SURVEY
- G) SEE PLAN
- H) SEE APPENDIX: SERVICING REPORT
- I) SEE APPENDIX: GEOTECHNICAL INVESTIGATION
- J) SEE APPENDIX: PRELIMINARY STORMWATER MANAGEMENT REPORT
- K) SEE APPENDIX: SERVICING REPORT
- L) SEE PLAN

NOTE: THE FOLLOWING DRAFT PLAN OF SUBDIVISION IS BASED ON AN ONTARIO LAND SURVEYOR BOUNDARY SURVEY. ALL OTHER DIMENSIONS TO BE CONFIRMED/ CERTIFIED BY ONTARIO LAND SURVEYOR, WHERE REQUIRED.

LEGEND
--- SUBJECT PROPERTY

LEGAL DESCRIPTION

PLAN OF SURVEY OF
 PART OF LOTS 11, 12 AND 13 AND THE WATER LOT LYING IN FRONT OF LOTS 11 AND 12 BROKEN FRONT CONCESSION AND PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS BROKEN FRONT AND 1

GEOGRAPHIC TOWNSHIP OF THURLOW
 CITY OF BELLEVILLE
 COUNTY OF HASTINGS

GIFFORD, HARRIS SURVEYING LTD.
 ONTARIO LAND SURVEYORS

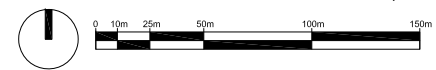
OWNER'S AUTHORIZATION
 " I HEREBY AUTHORIZE CONSULTANTS INC. TO SUBMIT THIS PLAN FOR APPROVAL "

DATE _____ Gifford, Harris Surveying Ltd.

SURVEYOR'S CERTIFICATE

" I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN"

DATE _____ Steven Gifford, Ontario Land Surveyor



No.	REVISION	DATE	BY
3	REVISIONS	2024.01.31	LC
2	REVISIONS	2023.12.19	LC
1	DRAFT PLAN	2023.11.06	LC

CLIENT SZAM

FOTENN

Planning + Design

OTTAWA: 396 Cooper Street, Suite 300, Ottawa ON K2P 2H7 613.730.5709
 KINGSTON: 4 Cataragui St, Suite 315, Kingston ON K7K 1Z7 613.542.5454
 TORONTO: 174 Spadina Ave, Suite 304, Toronto ON M5T 2C2 416.789.4530

www.fotenn.com
 DESIGNED LC
 REVIEWED N/A
 DATE 2024.01.24

P1

BLOCK LETTER	LAND USE	BLOCK AREA (HA)	BLOCK AREA %	NUMBER OF UNITS	DENSITY (UPH)
A	Condo Apartments	1.744	4.6688%	185	106.0
B	Condo Stacked Townhouses	0.979	2.6208%	80	81.7
C	Freehold Townhouses	1.003	2.6854%	36	35.8
D	Freehold Detached Bungalows	0.397	1.0627%	7	17.6
E	Condo Townhouses	2.346	6.2825%	76	32.3
F	Condo Back to Back Stacked Townhouses	1.507	4.0364%	72	47.7
G	Condo Stacked Townhouses	1.706	4.5686%	96	56.2
H	Freehold Detached Bungalows	2.222	5.9487%	29	13.0
I	Freehold Townhouses	0.479	1.2836%	18	37.5
J	Road A to be conveyed to City	2.296	6.1487%	----	----
K	Open Space	3.752	10.045%	----	----
L	Open Space	0.199	0.5341%	----	----
M	Multi-Use Trail	0.117	0.3156%	----	----
N	Parkland Dedication	0.748	2.0044%	----	----
O	Wetland	17.85	47.7861%	----	----
P	Sewage Lift Station	0.030	0.0803%	----	----
Net Total (excluding Blocks J to P)		12.383	33.1575%	----	----
Gross Total (all blocks)		37.375	100%	599	427.8