

PARKING/DRIVEWAY PROVISIONS					
DWELLING TYPE	ZONING BY-LAW 2024-100	REQUIRED		PROPOSED ON PLAN	
		R2-5 ZONE	R2-20 ZONE	BUNGALOW TOWNHOUSE R2-5 ZONE	2 STOREY TOWNHOUSE R2-20 ZONE
PARKING SPACES REQUIRED (MINIMUM)		1/UNIT	1/UNIT	1/UNIT	1/UNIT
DRIVEWAY WIDTH (MINIMUM)		3.0m	5.0m	3.0m	3.0m
WIDTH OF GARAGE DOOR ON EXTERIOR FACADE (WHOLE BUILDING) (MAXIMUM)		6.0m	5.0m	4.7m	5.3m
DISTANCE FROM GARAGE DOOR ENTRANCE TO FRONT LOT LINE (MINIMUM)		6.0m	6.0m	6.0m	6.0m
PROJECTION OF GARAGE DOOR ENTRANCE FROM MAIN BUILDING OR PORCH (MAXIMUM)		1.8m	1.8m	0.9m	1.8m

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METRIC NOTE:
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

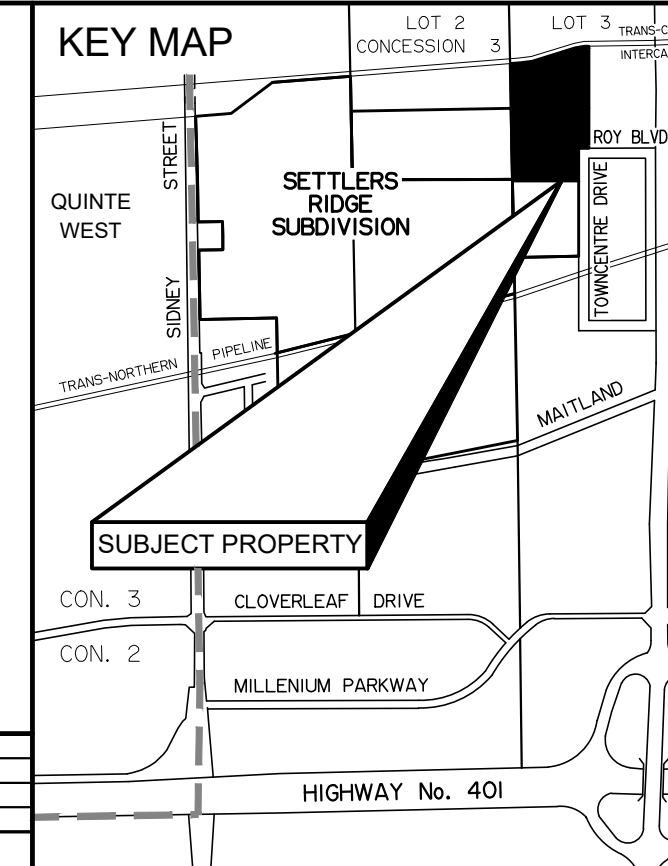
CONTOURS NOTE:
 CONTOURS PREPARED USING DATA OBTAINED BY JEWELL ENGINEERING. CONTOURS DRAWN AT INTERVALS OF 0.5m.

DEVELOPMENT SITE PLAN
SETTLERS RIDGE EAST

PART 5, REGISTERED PLAN 21R-25429,
 PART OF PART 1, REGISTERED PLAN 21R-26264,
 PART OF PART 9, REGISTERED PLAN 21R-11926,
 PART 1, REGISTERED PLAN 21R-20382
 PARTS 1&2, REGISTERED PLAN 21R-26147
 PART OF LOT 3, CONCESSION 3

GEOGRAPHIC TOWNSHIP OF THURLOW,
 NOW IN THE
CITY OF BELLEVILLE,
 COUNTY OF HASTINGS

SCALE 1:500



LAND USE SCHEDULE		
LAND USE	AREA(m ²)	AREA% UNITS
LOTS 1, 2, 5, 6, 9, 10, 13-15, 31-34, 41-43 & 46 -13.7m (476.8m ²) MIN. - SINGLE-DETACHED LOTS	9519.2	16.4 18
LOTS 3, 4, 7, 8, 11, 12, 16-30, 35-40, 45 & 47-50 -12.2m (424.6m ²) MIN. - SINGLE-DETACHED LOTS	15817.7	27.2 32
BLOCKS 51-56 - 5.2m 2 STOREY TOWNHOUSES	9010.1	15.4 36
BLOCKS 57-62 - 7.3m BUNGALOW TOWNHOUSES	7773.5	13.4 23
BLOCK 63 - PARKLAND	751.9	1.3
20.0m MUNICIPAL ROAD ALLOWANCE & RESERVES	15291.2	26.3
SITE TOTAL	58163.6m²	100.0% 109

ZONING SUMMARY				
DWELLING TYPE ZONING BY-LAW 2024-100	ONE-UNIT DETACHED DWELLING		ONE-UNIT BUNGALOW TOWNHOUSE DWELLING	
	R2-5 ZONE	ON PLAN	R2-5 ZONE	ON PLAN
LOT AREA (MINIMUM)	390.0m ²	424.6m ²	250.0m ²	254.6m ²
LOT FRONTAGE (MINIMUM)	12.2m	12.2m	7.3m	5.2m
BUILDING HEIGHT (MAXIMUM)	11.0m	11.0m	12.0m	12.0m
LOT COVERAGE (MAXIMUM)	45.0%	45.0%	55.0%	47.0%
LANDSCAPED AREA (MINIMUM)	40.0%	47.0%	25.0%	44.0%
FRONT YARD DEPTH TO MAIN BUILDING (MIN)	6.0m	6.0m	6.0m	6.0m
INTERIOR SIDE YARD (MINIMUM)	1.2m	1.2m	1.2m	1.2m
- SIDE YARD IS ADJACENT TO A COMMON WALL	N/A	N/A	0.0m	0.0m
EXTERIOR SIDE YARD (MINIMUM)	3.6m	4.7m	3.6m	3.6m
REAR YARD (MINIMUM)	7.0m	7.5m	7.0m	13.0m

1st SUBMISSION TO THE CITY OF BELLEVILLE
 APRIL 2024 R.F.A.
 DATE: 04/09/24

DRAWN BY: LB
 CHECKED BY: R.F.A.

LEGEND
 20.0m MUNICIPAL ROW/PROPERTY LINE
 3.0m MULTI PURPOSE TRAIL
 CURB
 ASPHALT ROAD
 1.5m CONCRETE SIDEWALK
 MUNICIPAL GRASS BOULEVARD
 PROPOSED DRIVEWAY LOCATION

TYPICAL DWELLING FOOTPRINT EXAMPLE BASED ON PRELIMINARY BUILDERS PLANS (SUBJECT TO CHANGE)

PROPOSED STREET TREE - PLACEMENT SUBJECT TO DETAILED LANDSCAPE DESIGN WITH 12.0m MINIMUM SEPARATION/SPACING AND SEPARATION FROM STREET LIGHTS, TRANSFORMERS, HYDRANTS AND OTHER UTILITIES OF 2-3m.

SURFACE TREATMENT TO BE DETERMINED AT THE TIME OF DETAILED DESIGN/BUILDING PERMIT

RFA
 PLANNING CONSULTANT INC.

211 Dundas Street East, Suite 202, Belleville, Ontario, K8N 1Z2