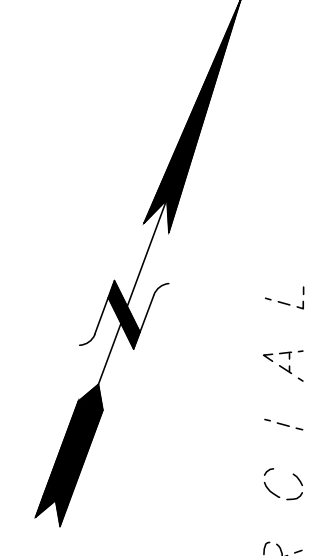


| PARKING/DRIVEWAY PROVISIONS | | | | | |
|--|------------------------|-----------|------------|------------------|------------|
| DWELLING TYPE | ZONING BY-LAW 2024-100 | REQUIRED | | PROPOSED ON PLAN | |
| | | R2-5 ZONE | R2-20 ZONE | R2-5 ZONE | R2-20 ZONE |
| PARKING SPACES REQUIRED (MINIMUM) | | 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 |



PLAN COPYRIGHT
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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

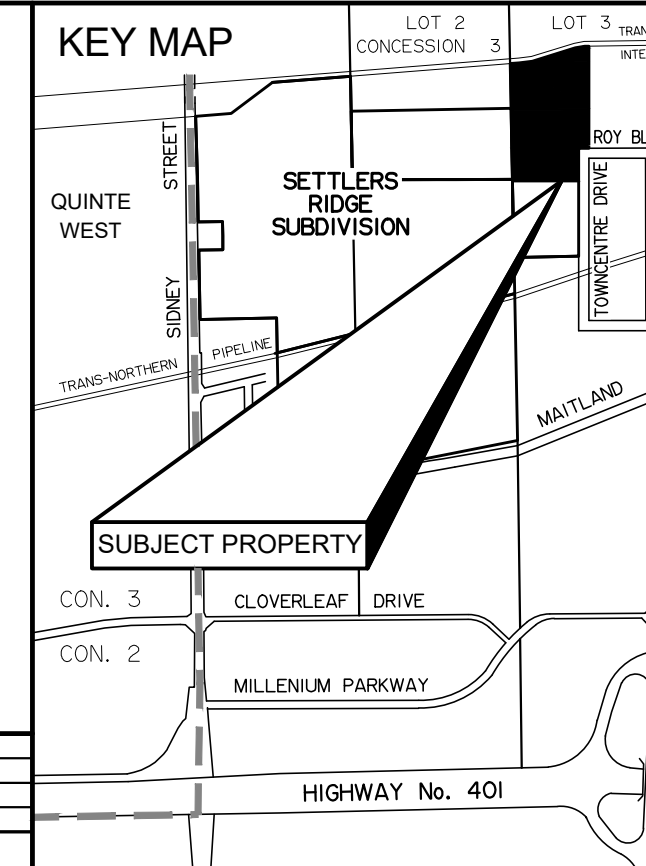
PART 5, REGISTERED PLAN 21R-25429,
 PART OF PART 1, REGISTERED PLAN 21R-26264,
 PART OF PART 9, REGISTERED PLAN 21R-11926,
 PART 1, REGISTERED PLAN 21R-20382
 PARTS 1&2, REGISTERED PLAN 21R-26147
 PART OF LOT 3, CONCESSION 3

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

SCALE 1:500

2 2nd SUBMISSION - REVISIONS TO LOTS 43-49 AND BLOCK 63 JUNE 27 2024 R.F.A.
 1 1st SUBMISSION TO THE CITY OF BELLEVILLE APRIL 2024 R.F.A.
 0 REVISION DATE IAWP/19

DRAWN BY: LB CHECKED BY: R.F.A. DATE: 04/09/24



LAND USE SCHEDULE

| LAND USE | AREA(m ²) | AREA% | UNITS |
|---|-----------------------------|---------------|------------|
| LOTS 1, 2, 5, 6, 9, 10, 13-15, 31-34 & 46-48 -13.7m (476.8m ²) MIN. - SINGLE-DETACHED LOTS | 9406.2 | 16.2 | 18 |
| LOTS 3, 4, 7, 8, 11, 12, 16-30, 35-45, 49 & 50 -12.2m (424.6m ²) MIN. - SINGLE-DETACHED LOTS | 15173.5 | 26.1 | 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 | 1509.1 | 2.6 | |
| 20.0m MUNICIPAL ROAD ALLOWANCE & RESERVES | 15291.2 | 26.3 | |
| SITE TOTAL | 58163.6m² | 100.0% | 109 |

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)
- PORCH
- GARAGE
- DECK
- 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

ZONING SUMMARY

| DWELLING TYPE ZONING BY-LAW 2024-100 | ONE-UNIT DETACHED DWELLING | | ONE-UNIT BUNGALOW TOWNHOUSE DWELLING | | ONE-UNIT 2 STOREY TOWNHOUSE DWELLING | |
|---|----------------------------|---------------------|--------------------------------------|---------------------|--------------------------------------|---------------------|
| | R2-5 ZONE | ON PLAN | R2-5 ZONE | ON PLAN | R2-20 ZONE | ON PLAN |
| ZONE PROVISION | | | | | | |
| LOT AREA (MINIMUM) | 390.0m ² | 424.6m ² | 250.0m ² | 254.6m ² | 157.0m ² | 209.4m ² |
| LOT FRONTAGE (MINIMUM) | 12.2m | 12.2m | 7.3m | 7.3m | 5.2m | 5.2m |
| BUILDING HEIGHT (MAXIMUM) | 11.0m | 11.0m | 12.0m | 12.0m | 12.0m | 12.0m |
| LOT COVERAGE (MAXIMUM) | 45.0% | 45.0% | 55.0% | 47.0% | 60.0% | 44.0% |
| LANDSCAPED AREA (MINIMUM) | 40.0% | 47.0% | 25.0% | 44.0% | 30.0% | 43.0% |
| FRONT YARD DEPTH TO MAIN BUILDING (MIN) | 6.0m | 6.0m | 6.0m | 6.0m | 6.0m | 9.0m |
| INTERIOR SIDE YARD (MINIMUM) | 1.2m | 1.2m | 1.2m | 1.2m | 1.2m | 1.6m |
| SIDE YARD IS ADJACENT TO A COMMON WALL | N/A | N/A | 0.0m | 0.0m | 0.0m | 0.0m |
| EXTERIOR SIDE YARD (MINIMUM) | 3.6m | 4.7m | 3.6m | 3.6m | 2.8m | 3.9m |
| REAR YARD (MINIMUM) | 7.0m | 7.5m | 7.0m | 10.3m | 7.5m | 13.0m |

7777
 REGISTERED PROFESSIONAL PLANNER
 R.P.P.
 24/04/2024

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