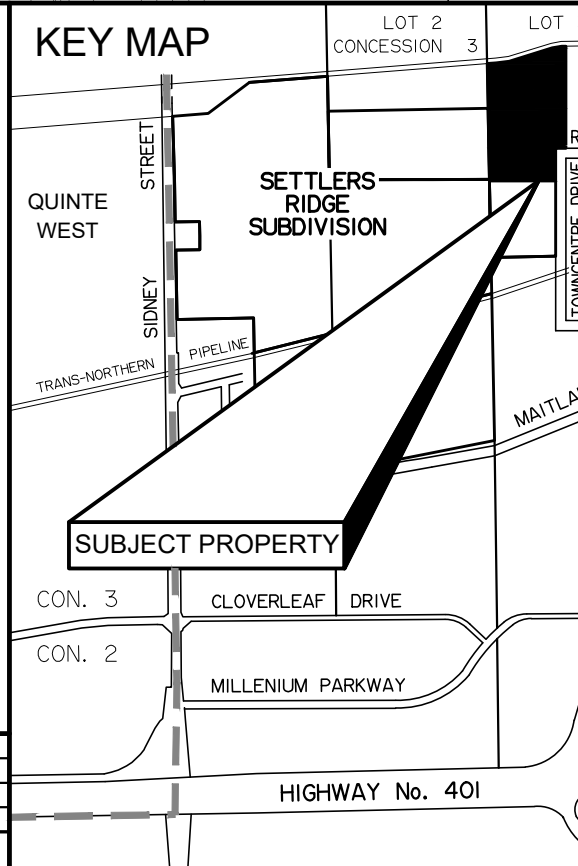


DRAFT PLAN OF SUBDIVISION
SETTLERS RIDGE EAST
 PART 5, REGISTERED PLAN 21R-25429,
 PART OF PART 1, REGISTERED PLAN 21R-26264,
 PART OF PART 9, REGISTERED PLAN 21R-11926,
 PART 1, REGISTERED PLAN 21R-20382
 PARTS 1&2, REGISTERED PLAN 21R-26147
 PART OF LOT 3, CONCESSION 3

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

SCALE 1:500

1st SUBMISSION TO THE CITY OF BELLEVILLE APRIL 2024 R.F.A.
 DATE DATE
 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, 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 (209.4m ²) MIN. - FREEHOLD 2 STOREY TOWNHOUSE UNITS	9010.1	15.4 36
BLOCKS 57-62 - 7.3m (254.6m ²) MIN. - FREEHOLD BUNGALOW TOWNHOUSE UNITS	7773.5	13.4 23
BLOCK 63 - PARKLAND	751.9	1.3
BLOCKS 64-68 - 0.3m RESERVES	0.0	0.0
20.0m MUNICIPAL ROAD ALLOWANCE - STREETS 'A' AND RAYCROFT DRIVE EXTENSION (LENGTH = 366.6m)	15291.2	26.3
SITE TOTAL	58163.6m²	100.0% 109

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 OTHERS. CONTOURS DRAWN AT INTERVALS OF 0.5m.

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

(a) SEE SURVEYOR'S CERTIFICATE.
 (b) AS SHOWN ON DRAFT PLAN.
 (c) AS SHOWN ON DRAFT PLAN.
 (d) SEE LAND USE SUMMARY.
 (e) SEE DRAFT PLAN.
 (f) AS SHOWN ON DRAFT PLAN.
 (g) AS SHOWN ON DRAFT PLAN.
 (h) MUNICIPAL WATER AND SANITARY SEWER.
 (i) SHALLOW LOAM OVER BEDROCK.
 (j) AS SHOWN ON DRAFT PLAN.
 (k) GARBAGE COLLECTION, FIRE PROTECTION, ROAD MAINTENANCE, SCHOOL BUSES, ETC.
 (l) AS SHOWN ON DRAFT PLAN.

PLAN COPYRIGHT
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SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

Keith Watson MARCH 8, 2024
 KEITH WATSON, ONTARIO LAND SURVEYOR. DATE

WATSON LAND SURVEYORS LTD.
 215 CHURCH STREET, BELLEVILLE, ONTARIO
 (613) 962-9521

RFA PLANNING CONSULTANT INC.

691-DP North