

NOTE: CITY LANDS FOR TEMPORARY TURNING CIRCLE AND RESERVE TO BE CONVEYED BACK TO OWNER AND INCORPORATED INTO THE SUBDIVISION LANDS

NOTE: BLOCKS 54, 55 & 56 INCLUDE AN UNOPENED MUNICIPAL ROAD ALLOWANCE. THE APPLICANT HAS APPLIED TO THE CITY OF BELLEVILLE TO CLOSE AND CONVEY THESE LANDS FOR THE SUBDIVISION.

DRAFT PLAN OF SUBDIVISION
SETTLERS RIDGE EAST

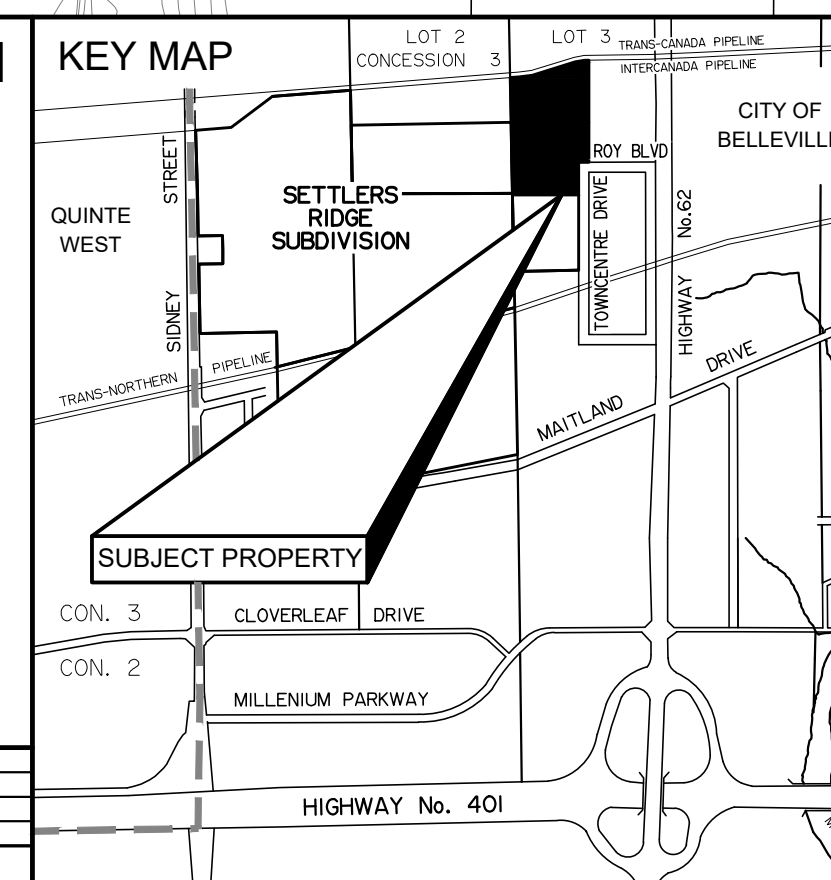
PART 5, REGISTERED PLAN 21R-25429,
 PART OF PART 1, REGISTERED PLAN 21R-26264,
 PART OF PART 9, REGISTERED PLAN 21R-11926,
 PART 1, REGISTERED PLAN 21R-20382
 PARTS 1&2, REGISTERED PLAN 21R-26147
 PART OF LOT 3, CONCESSION 3

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

SCALE 1:500

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.
1	1st SUBMISSION TO THE CITY OF BELLEVILLE	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 & 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 (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	1509.1	2.6
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 SEE DRAFT PLAN.
 (e) AS SHOWN ON DRAFT PLAN.
 (f) AS SHOWN ON DRAFT PLAN.
 (g) MUNICIPAL WATER AND SANITARY SEWER
 (h) SHALLOW LOAM OVER BEDROCK.
 (i) AS SHOWN ON DRAFT PLAN.
 (j) AS SHOWN ON DRAFT PLAN.
 (k) GARBAGE COLLECTION, FIRE PROTECTION, ROAD MAINTENANCE, SCHOOL BUSES, ETC.
 (l) AS SHOWN ON DRAFT PLAN.

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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.

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

691-DP North