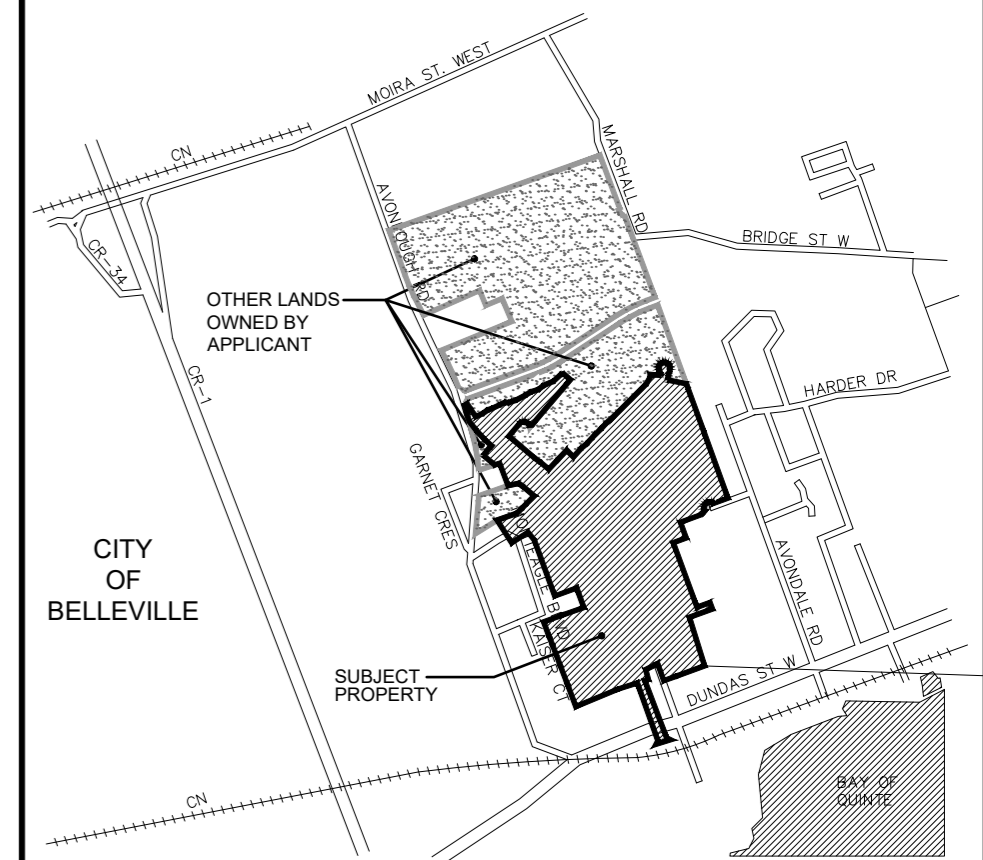


DRAFT PLAN OF SUBDIVISION 12T-06501

PART OF LOTS 32, 33 AND 34
CONCESSION 1
TOWNSHIP OF SIDNEY NOW IN THE
CITY OF BELLEVILLE
COUNTY OF HASTINGS
DATE: JUNE 30, 2020

KEY PLAN
NTS



ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O., 1990

- (a) AS SHOWN ON DRAFT PLAN
- (b) AS SHOWN ON KEY PLAN
- (c) AS SHOWN ON DRAFT AND KEY PLANS
- (d) THE LAND IS TO BE USED ACCORDING TO THE SCHEDULE OF LAND USE
- (e) AS SHOWN ON DRAFT AND KEY PLANS
- (f) AS SHOWN ON DRAFT PLAN
- (g) AS SHOWN ON DRAFT AND KEY PLANS
- (h) MUNICIPAL WATER AND SEWERS TO BE MADE AVAILABLE
- (i) THE SOIL IS CLAYEY SILT AND SANDY SILT TILL
- (j) AS SHOWN ON DRAFT PLAN
- (k) PAVED ROADS, SANITARY SEWERS, STORM DRAINAGE, STREET LIGHTING, AND HYDRO-ELECTRIC POWER SERVICES TO BE MADE AVAILABLE
- (l) EASEMENTS IN FAVOUR OF HYDRO, BELL CANADA, AND 2 RESIDENCES ON HOLMES ROAD, AS SHOWN ON DRAFT PLAN

SCHEDULE OF LAND USE

| LAND USE | BLOCKS | AREA (ac) | AREA (ha) | UNITS |
|--|--|---------------|--------------|------------|
| SINGLE DETACHED (MINIMUM 12.19m) | 15-31,174-230,298-334, 365-372,379-396,423-430 | 16.02 | 6.48 | 145 |
| SINGLE DETACHED (MINIMUM 13.71m) | 280-294 | 1.89 | 0.77 | 15 |
| SINGLE DETACHED (MINIMUM 15.24m) | 5-14,32-100,104-111,115-173, 231-279,296-297,335-344, 359-364,375-378,397-409, 421-422,431-443 | 34.13 | 13.82 | 245 |
| SINGLE DETACHED (MINIMUM 18.28m) | 1-4,101-103,112-114,295, 345-358,373-374,410-420 | 7.92 | 3.41 | 38 |
| TOWNHOUSES | 444-460 | 6.21 | 2.51 | 104 |
| MEDIUM DENSITY RESIDENTIAL (LOW-RISE APARTMENTS) | 461 | 1.78 | 0.72 | 71 |
| HIGH DENSITY RESIDENTIAL | 462 | 2.87 | 1.16 | 172 |
| PARKS | 463 | 4.25 | 1.72 | - |
| OPEN SPACE | 464-465 | 0.71 | 0.28 | - |
| STORMWATER MANAGEMENT | 466-467 | 5.43 | 2.19 | - |
| FUTURE DEVELOPMENT | 468-473 | 0.84 | 0.34 | - |
| ROAD RESERVES | 474-485 | nil | nil | - |
| ROADS (LINEAR: 6090.3m) | STREETS 'A' - 'P' | 35.20 | 14.24 | - |
| TOTAL | | 117.39 | 47.50 | 790 |

OWNER'S AUTHORIZATION

WE AUTHORIZE MARSHALL MACKLIN MONAGHAN LIMITED TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BELLEVILLE FOR APPROVAL.

DEWAL HOLDINGS LIMITED

SEE ORIGINAL FOR SIGNATURE

HOTZE DEWAL

DATE

SURVEYOR'S CERTIFICATE

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

J.D. BARNES LIMITED

SEE ORIGINAL FOR SIGNATURE

SCOTT COONS, O.L.S.

DATE

PLANNER'S CERTIFICATE

PLAN PREPARED BY
MARSHALL MACKLIN MONAGHAN LIMITED

SEE ORIGINAL FOR SIGNATURE

JAMIE BENNETT, M.C.I.P., R.P.P.

DATE

Drawn P.M. Checked J.B. Scale N.T.S. Date 06-09-06



| No. | Revision | Date | By | App'r |
|-----|--------------|------------|----|-------|
| 3. | RESUBMISSION | JUNE 27/08 | CM | JB |
| 2. | RESUBMISSION | NOV 23/07 | CM | JB |
| 1. | RESUBMISSION | SEPT 18/07 | PM | JB |
| 0. | RESUBMISSION | MAR 26/07 | PM | JB |
| 1. | RESUBMISSION | JAN/07 | PM | JB |

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