

CONCESSION 1
LOT 33 LOT 34

LAND OWNED
BY OTHERS

OTHER LANDS
OWNED BY
APPLICANT

OTHER LANDS
OWNED BY
APPLICANT

OTHER LANDS
OWNED BY
APPLICANT

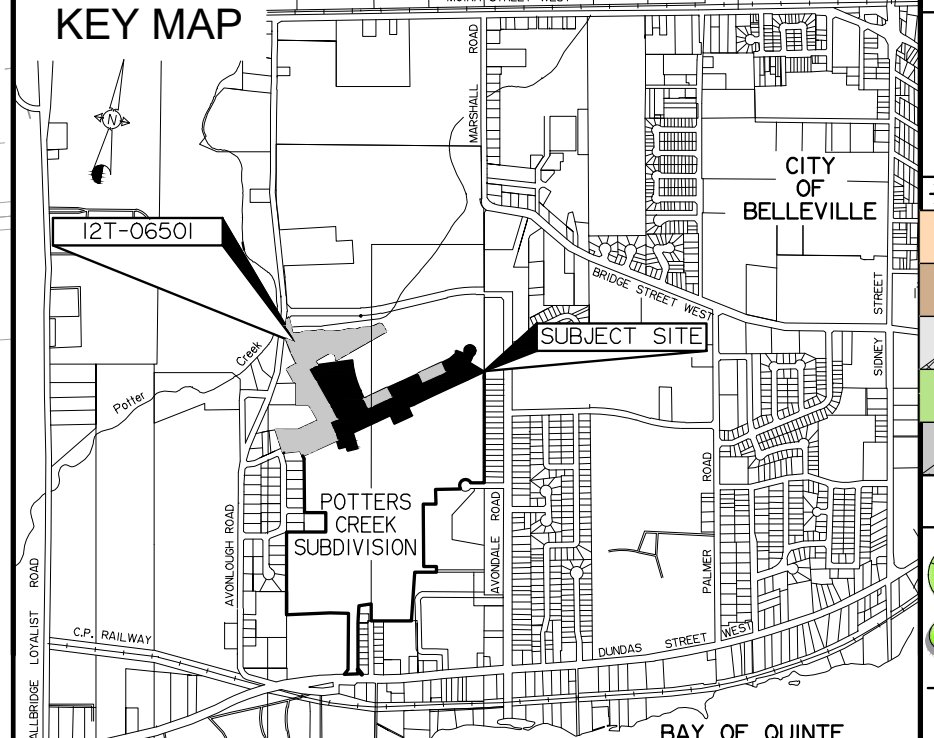
ZONING SUMMARY - BY-LAW No. 10245			PROPOSED SPECIAL PROVISIONS		
DWELLING TYPE	FREEHOLD TOWNHOUSE UNITS	PROPOSED	DWELLING TYPE	APARTMENT BLOCK	PROPOSED
ZONE PROVISION - R5-43	R5-43 ZONE	PROPOSED	ZONE PROVISION - R4-4B	R4-4B ZONE	PROPOSED
MINIMUM LOT AREA - PER UNIT	212.0m ²	245.3m ²	MINIMUM LOT AREA	371.5m ²	419.0m ²
MINIMUM LOT FRONTAGE - PER UNIT	6.0m	7.3m	MINIMUM LOT FRONTAGE	12.0m	12.0m
MINIMUM FRONT YARD (TO ATTACHED GARAGE)	6.0m	6.0m	MINIMUM FRONT LOT LINE	10.6m	10.6m
MINIMUM EXTERIOR SIDE YARD	3.0m	3.0m	MINIMUM FRONT YARD (TO ATTACHED GARAGE)	6.0m	6.0m
MINIMUM INTERIOR SIDE YARD	1.2m	1.2m	MINIMUM FRONT YARD (TO DWELLING)	3.6m	3.6m
MINIMUM REAR YARD	6.0m	6.0m	MINIMUM EXTERIOR SIDE YARD	3.6m	3.6m
MINIMUM GROSS FLOOR AREA	74.0m ²	93.0m ²	MINIMUM INTERIOR SIDE YARD	1.2m	1.2m
MAXIMUM LOT COVERAGE	62.0%	52.0%	MINIMUM REAR YARD	7.5m	7.5m
MINIMUM LANDSCAPED OPEN SPACE	18.0%	37.0%	MAXIMUM LOT COVERAGE (SINGLE STOREY)	40.0%	40.0%
MAXIMUM HEIGHT OF BUILDINGS	1 STOREY	1 STOREY	MAXIMUM HEIGHT OF BUILDINGS	10.6m	10.6m
DWELLING TYPE	FREEHOLD TOWNHOUSE UNITS	PROPOSED	DWELLING TYPE	APARTMENT BLOCK	PROPOSED
ZONE PROVISION - R5-40	R5-40 ZONE	PROPOSED	ZONE PROVISION - R6	R6 ZONE	PROPOSED
MINIMUM LOT AREA - PER UNIT	165.0m ²	174.2m ²	MINIMUM LOT AREA - PER UNIT	161.5m ²	151.5m ²
MINIMUM LOT FRONTAGE - PER UNIT	5.2m	5.2m	MINIMUM LOT FRONTAGE	24.0m	105.5m
MINIMUM FRONT YARD (TO ATTACHED GARAGE)	7.5m	9.0m	MINIMUM FRONT YARD	7.5m	10.0m
MINIMUM EXTERIOR SIDE YARD	3.0m	N/A	MINIMUM INTERIOR SIDE YARD	8.0m	20.6m
MINIMUM INTERIOR SIDE YARD	1.2m	1.2m	MINIMUM REAR YARD	7.5m	21.4m
MINIMUM REAR YARD	7.5m	6.0m	MINIMUM GROSS FLOOR AREA/UNIT	55.5m ²	68.1m ²
MINIMUM GROSS FLOOR AREA	74.0m ²	118.0m ²	MINIMUM LANDSCAPED AREA	40.0%	40.0%
MAXIMUM LOT COVERAGE	40.0%	55.0%	MINIMUM DISTANCE BETWEEN BUILDINGS	15.0m	30.0m
MINIMUM LANDSCAPED OPEN SPACE	40.0%	29.0%	MINIMUM DISTANCE BETWEEN BUILDING AND DRIVEWAY/PARKING AREA	7.5m	5.0m
MAXIMUM HEIGHT OF BUILDINGS	2.5 STOREY	2 STOREY	MAXIMUM HEIGHT OF BUILDINGS	10.6m	16.0m
			PARKING REQUIREMENT (MINIMUM)	1.25/UNIT (207 SPACES)	1.74/UNIT (283 SPACES)
			REAR YARD COVERAGE OF DRIVEWAY AND PARKING (MAXIMUM)	50.0%	41.5%
			- PART "C", SECTION 15, SUB-SECTION 5		

DEVELOPMENT SITE PLAN - PHASE 9A

AMENDED DRAFT APPROVED PLAN OF SUBDIVISION 12T-06501
PART OF BLOCK 65, BLOCK 66, PLAN 21M-288,
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF SIDNEY,
NOW IN THE
CITY OF BELLEVILLE,
COUNTY OF HASTINGS
SCALE 1:750

LAND USE	AREA(m ²)	AREA(%)	UNITS
LOTS 1-3 & 26-30 -15.0m (536.8m ²) MIN. - SINGLE-DETACHED LOTS	5467.0	7.8	8
LOTS 4-25 & 31 -13.7m (454.9m ²) MIN. - SINGLE-DETACHED LOTS	10957.2	15.6	23
LOTS 32-36 -12.2m (419.1m ²) MIN. - SINGLE-DETACHED LOTS	2285.8	3.26	5
BLOCKS 37-42 - 5.2m (174.2m ²) MIN. - FREEHOLD 1 & 2 STOREY TOWNHOUSE UNITS	8313.9	11.9	34
BLOCK 43 - APARTMENTS	25088.9	35.8	165
BLOCK 44 - 0.3m RESERVE	36.0	0.0	
BLOCK 45 0.3m ROAD WIDENING	9.2	0.0	
MUNICIPAL ROAD ALLOWANCE	17856.6	25.5	
SIENNA AVENUE - 26.0m (LENGTH = 100.0m)			
SANDHU CRESCENT & HASTINGS PARK DRIVE - 24.0m (LENGTH = 626.1m)			
ALDERSGATE DRIVE - 20.0m (LENGTH 44.4m)			
SITE TOTAL	70014.6m²	100.0%	235

DRAWN BY: LB CHECKED BY: R.F.A. DATE: 06/04/20



LAND USE SUMMARY	APARTMENT BLOCK 42	AREA(m ²)	AREA(%)	UNITS
3-4 STOREY APARTMENT BUILDINGS AND AMENITY BUILDING		4702.2	18.7	165
GROUND FLOOR OUTDOOR LIVING SPACE		214.1	0.9	
2.0m SIDEWALK, AMENITY PATIO, FRONT ENTRANCES AND FUTURE SIDEWALK		1621.6	6.5	
GRASS, LANDSCAPE AND AMENITY AREA		8210.3	32.7	
ASPHALT DRIVEWAYS, AISLES, PARKING AND FUTURE ENTRANCE		10340.7	41.2	
SITE TOTAL		25088.9m²	100.0%	165

LEGEND

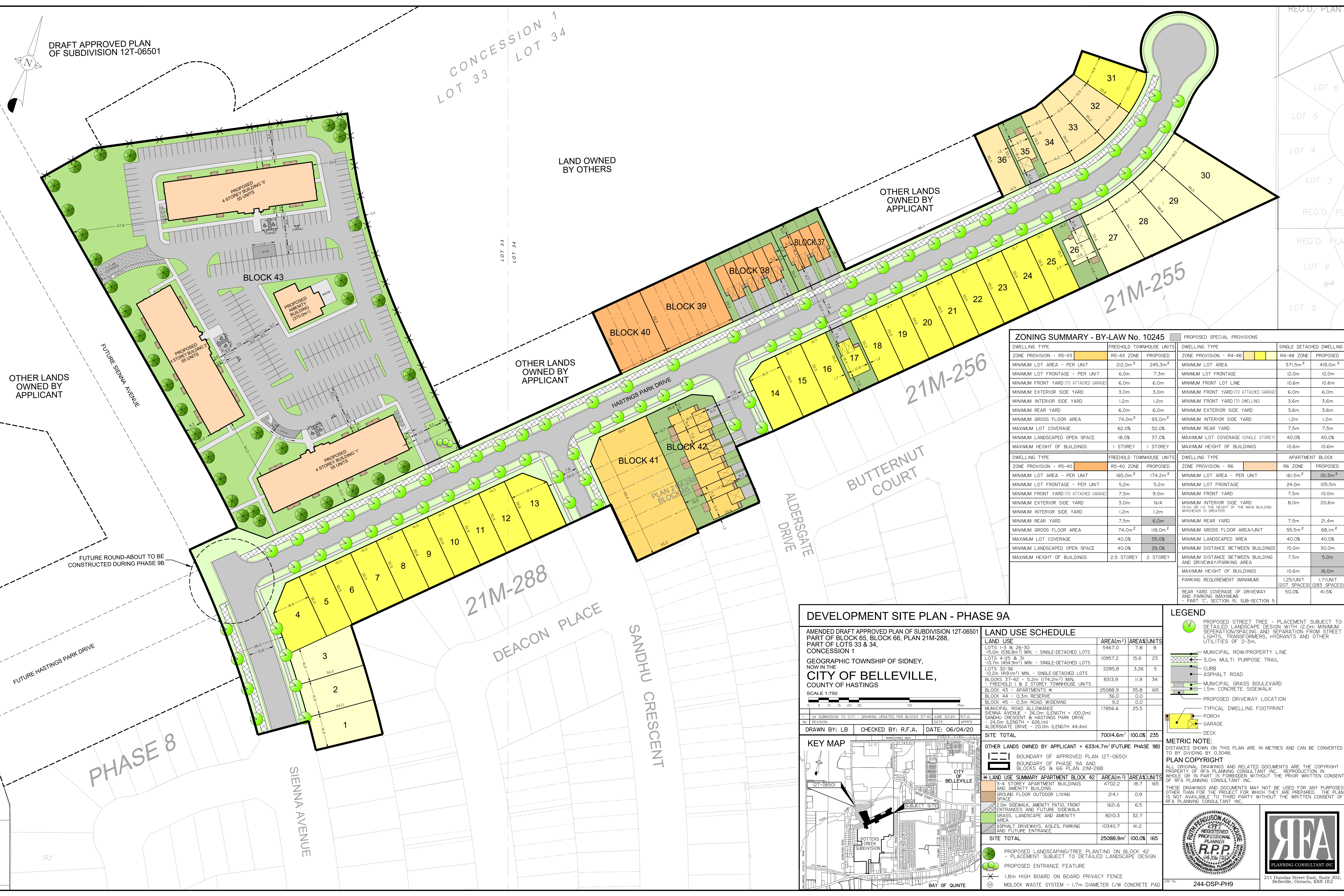
- PROPOSED STREET TREE - PLACEMENT SUBJECT TO DETAILED LANDSCAPE DESIGN WITH 12.0m MINIMUM SEPARATION/SPACING AND SEPARATION FROM STREET LIGHTS, TRANSFORMERS, HYDRANTS AND OTHER UTILITIES OF 2-3m.
- MUNICIPAL ROW/PROPERTY LINE
- 3.0m MULTI PURPOSE TRAIL
- CURB
- ASPHALT ROAD
- MUNICIPAL GRASS BOULEVARD
- 1.5m CONCRETE SIDEWALK
- PROPOSED DRIVEWAY LOCATION
- TYPICAL DWELLING FOOTPRINT
- PORCH
- GARAGE
- DECK

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

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244-DSP-PH9



REG'D. PLAN
LOT 6
LOT 5
LOT 4
LOT 3
REG'D. PL
REG'D. PL
LOT 6
94
LOT 5

21M-255

21M-256

21M-288

PHASE 8

SIENNA AVENUE

SANDHU CRESCENT

BUTTERNUT COURT

ALDERSGATE DRIVE

FUTURE SIENNA AVENUE

FUTURE ROUND-ABOUT TO BE CONSTRUCTED DURING PHASE 9B

FUTURE HASTINGS PARK DRIVE