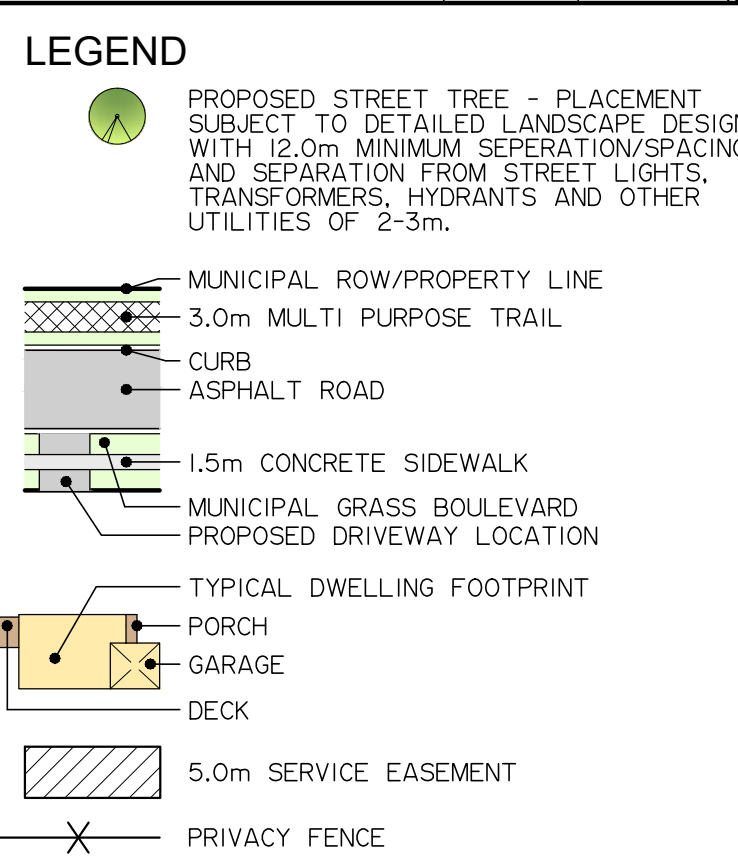




DWELLING TYPE ZONING BY-LAW No. 10245	SINGLE DETACHED DWELLING		SEMI-DETACHED DWELLING		TOWNHOUSE DWELLING MULTI-STORY		TOWNHOUSE DWELLING SINGLE-STORY	
	R3-X ZONE	ON PLAN	R3-X ZONE	ON PLAN	R3-X ZONE	ON PLAN	R3-X ZONE	ON PLAN
MINIMUM LOT FRONTAGE: - INTERIOR LOT	12.2m	12.2m	8.7m	8.7m	6.0m	6.1m	7.3m	7.3m
- CORNER LOT	14.6m	14.6m	11.1m	11.9m	9.7m	9.7m	11.1m	13.0m
LOT AREA (MINIMUM)	390.0m ²	420.8m ²	290.0m ²	290.3m ²	200.0m ²	200.0m ²	250.0m ²	253.3m ²
FRONT YARD DEPTH (MINIMUM)	6.0m	6.0m	6.0m	6.0m	6.0m	6.0m	6.0m	6.0m
INTERIOR SIDE YARD (MINIMUM)	1.2m	1.2m	1.2m	1.2m	1.2m	1.2m	1.2m	1.2m
- SEE YARD IS ADJACENT TO A COMMON WALL	N/A	N/A	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
EXTERIOR SIDE YARD (MINIMUM)	3.6m	3.6m	3.6m	3.6m	3.6m	3.6m	3.6m	4.5m
REAR YARD (MINIMUM)	7.0m	7.5m	7.0m	7.0m	7.0m	7.0m	7.0m	10.2m
LOT COVERAGE (MAXIMUM)	45.0%	42.0%	45.0%	45.0%	55.0%	55.0%	55.0%	51.0%
BUILDING HEIGHT (MAXIMUM) MAIN BUILDING	11.0m	11.0m	11.0m	11.0m	11.0m	11.0m	11.0m	11.0m

LAND USE	AREA(m ²)	AREA%	UNITS
LOTS 1-4, 16-20 & 29-32 -15.0m (510.0m ²) MIN. - SINGLE-DETACHED LOTS	9659.7	30.3	13
LOTS 5-8, 15 & 33-35 -13.7m (466.3m ²) MIN. - SINGLE-DETACHED LOTS	4010.2	12.6	8
LOTS 9-14 & 21-28 -12.2m (420.8m ²) MIN. - SINGLE-DETACHED LOTS	7043.8	22.1	14
BLOCKS 36 & 37 - 7.3m (253.3m ²) MIN. - FREEHOLD BUNGALOW TOWNHOUSE UNITS	2969.9	9.3	9
20.0m MUNICIPAL ROAD ALLOWANCE & RESERVES - STREETS 'A' AND HASTINGS PARK DRIVE EXTENSION (LENGTH = 366.6m)	8168.6	25.7	
SITE TOTAL	31852.2m²	100.0%	44



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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.

DEVELOPMENT SITE PLAN
AMENDED DRAFT APPROVED
PLAN OF SUBDIVISION 12T-06501

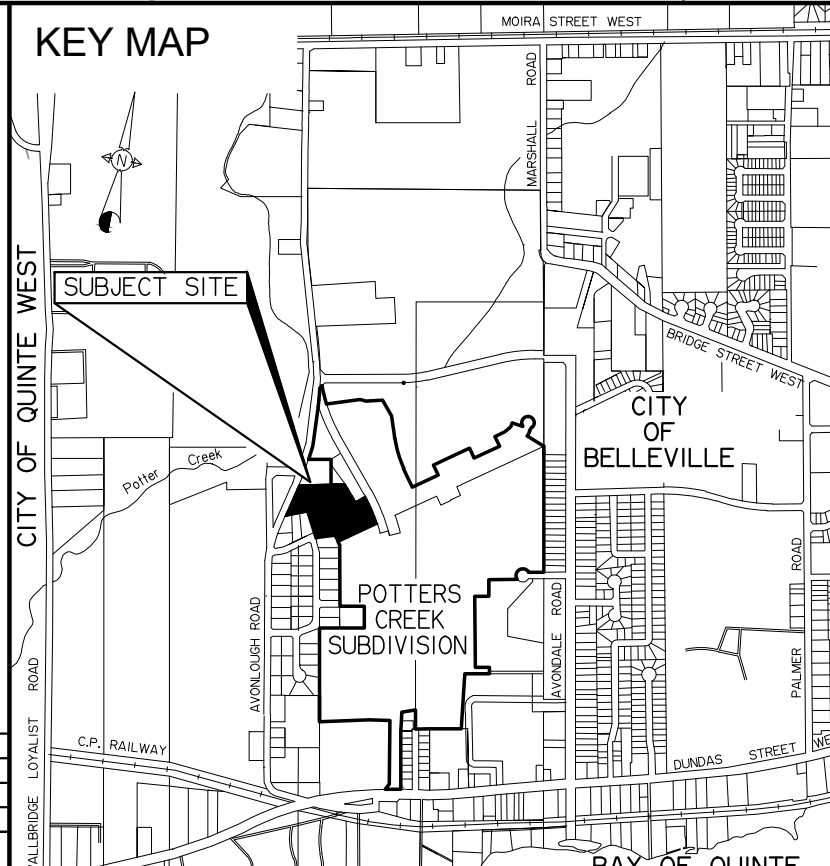
POTTERS CREEK - PHASE 9B
PART OF PARTS 1, 3 & 4, PLAN 21R-23362
PART 1, 21R-26038
PART OF LOTS 32 & 33
CONCESSION 1

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

SCALE 1:500

1 ORIGINAL DRAFT PLAN SUBMISSION TO CITY OF BELLEVILLE APRIL 06/12 R.F.A.
2 REVISIONS DATE 09/10

DRAWN BY: LB CHECKED BY: R.F.A. DATE: 11/15/22



244-DSP 9B

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