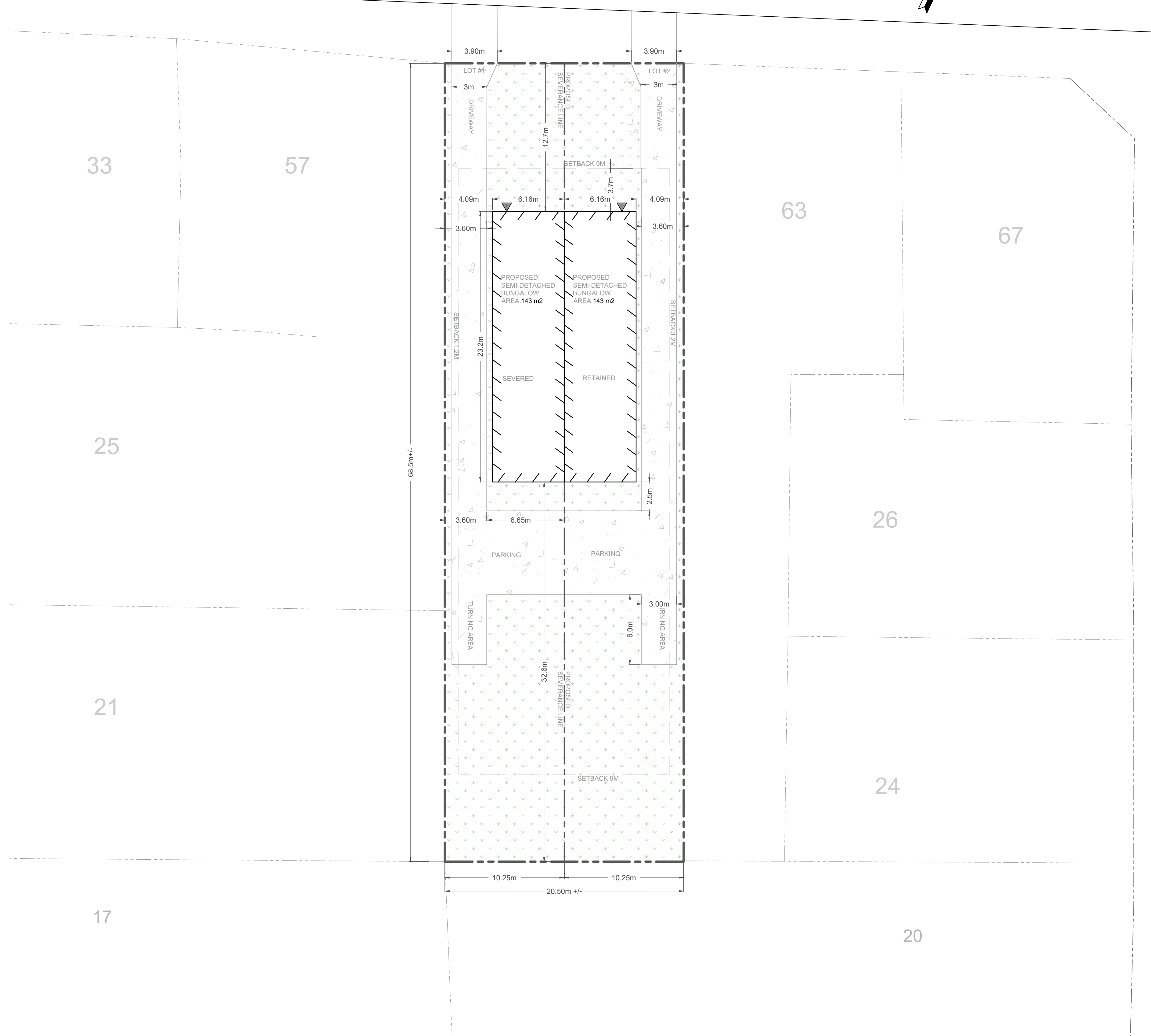
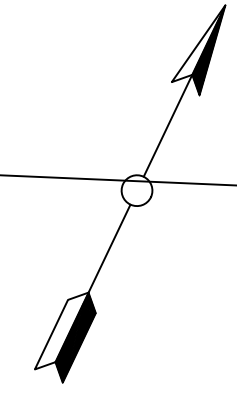


BYRON ST.



**PROJECT INFORMATION**

For 59 BYRON STREET, BELLEVILLE, ON

PART #, LOT #, REGISTERED PLAN #, TOWNSHIP OF THE CITY OF BELLEVILLE, COUNTY OF HASTINGS.

ZONING: R1 Residential  
(Zoning By-Law 2024-100)

SITE AREA: 702 Sq.m

Performance Standards	Required	Provided
Lot Area (Min.)	300 m <sup>2</sup>	702 m <sup>2</sup>
Lot Frontage (Min)	9.0m	10.25m
Front line (Min)	10.6m	10.25m
Front Yard (Min)	6m	12m
Rear Yard (Min)	7.5m	32.6m
Interior Side Yard (Min)	1.2m	4.09m
Lot Coverage (Max)	45.0%	20.3%(143 m <sup>2</sup> )
Building Height (Max)	11m	<10.6m
Landscaped (Front Yard)	40%	65% (457 m <sup>2</sup> )

**LEGEND:**

+ 000.00	EXISTING ELEVATION	⊕	SANITARY CLEANOUT
+ (000.00)	EXISTING DITCH CL	⊗	TEST PIT
	PROPOSED ELEVATION	⊙	DOWNSPOUT
	PROPOSED DITCH ELEVATION	▶	BUILDING ENTRANCE
● HP	EX. HYDRO POLE	⊗	FIRE HYDRANT
⊕	EX. MANHOLE	➔	RUNOFF DIRECTION
⊞	EX. CATCHBASINS	⊞	WATER VALVE

**METRIC:**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- NOTES:**
- SITE TOPO PROVIDED BY THREE HILLS ENGINEERING LTD.
  - BENCHMARK = 96.07m, TOP OF NUT OF HYDRANT LOCATED AT 100 DONALD STREET (SHOWN ON KEYMAP).
  - ALL GRADING WILL MATCH EXISTING ELEVATIONS AT ALL PROPERTY LINES.
  - SILT CONTROLS PER OPSD 219.110 ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS AND BE MAINTAINED FOR THE DURATION OF CONSTRUCTION.
  - SILT FENCE PER OPSD 219.110 TO BE WRAPPED AROUND PROPERTY.
  - PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT, CITY OF BELLEVILLE.
  - MECHANICAL ROOM TO BE EQUIPPED WITH SUMP PUMP.
  - REFER TO BUILDING DRAWINGS FOR ELEVATION, RISERS, FOOTING DETAILS.
  - ALL ROAD RESTORATION TO BE SAW CUT AND EQUAL TO EXISTING CONDITION OR BETTER AND IS TO BE COMPLETED TO THE SATISFACTION OF CITY OF BELLEVILLE.
  - PROPOSED GRADING MAINTAINS PREDEVELOPMENT OR BELOW FLOWRATES. IMPERVIOUS AREAS ARE ALLOWED TO FLOW TO FRONT YARD ONTO STREET.
  - RUNOFF FROM ROOF IS DRAINED TO FRONT YARD THROUGH ROOF LEADERS.

NO.	DATE	ISSUED / REVISION	APPR.
1	07/13/2022	ISSUED FOR REVIEW	C.D.V.

PROJECT: 59 Byron St.

TRADE: CIVIL

DWG TITLE: PROPOSED SEVERANCE PLAN

PROJECT # 0122601199

DESIGNED		
G.A.D.		PROJ. MGR.
DRAWN		C.D.V.
G.A.D.		

CHECKED: C.VREUGDENHIL, CREATED ON: 01/29/2026

DWG. NO. C-101

PLOTTED ON February 5, 2026 11:34:36 AM