



Proposed Residential Development

421 Dundas Street W, Belleville
Site Plan Application

No. Title Version

No.	DATE	ISSUED



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ALL CONSTRUCTION SHALL ACCORD TO BEST CONSTRUCTION PRACTICES AND ACCORD TO THE ONTARIO REGULATORY CODE IN EFFECT AT THE TIME.

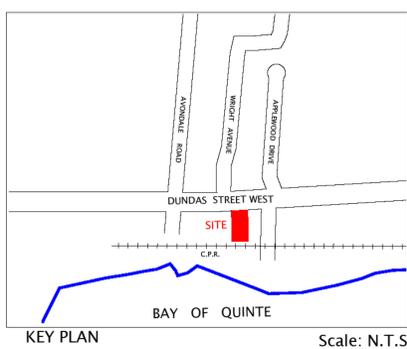
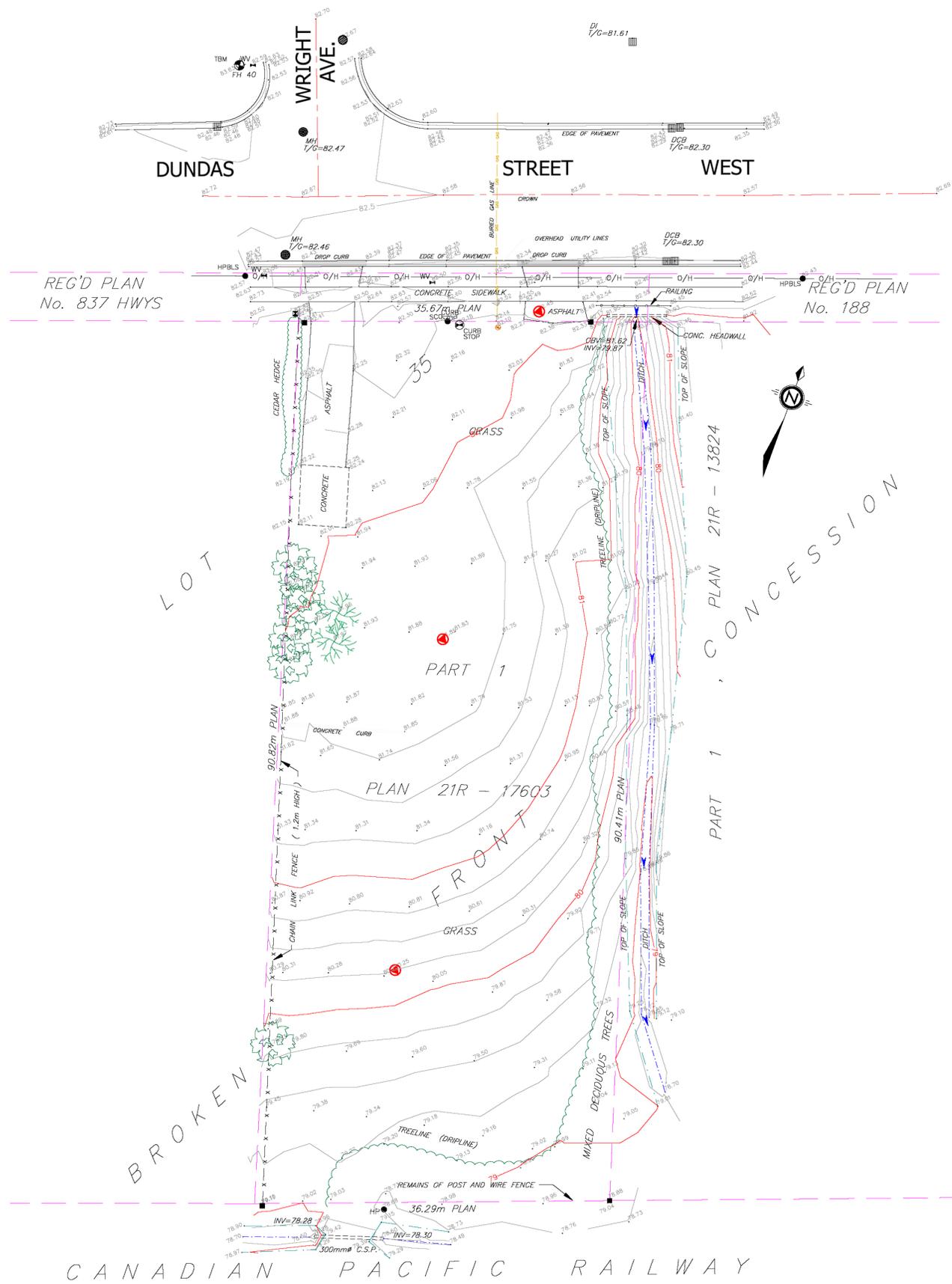
CLIENT
1001208050 Ontario Inc 171
Glen Hawthorne Blvd
Mississauga, ON L5R 2K8

LEGAL DESCRIPTION
Part of Lot 35, Broken Front
Concession

ADDRESS
421 Dundas St W
Belleville, Ontario
K8P 1B6

DRAWING
Cover Sheet

PROJECT NUMBER	DATE
25057	2025-11-21
SCALE	PLOTTED DATE
1/15000	9:14:50 AM



KEY PLAN Scale: N.T.S.

PART OF
LOT 35, BROKEN FRONT CONCESSION
GEOGRAPHIC TOWNSHIP OF SIDNEY
CITY OF BELLEVILLE
IN THE
COUNTY OF HASTINGS

SKETCH

LEGEND:

	EX. BELL		EX. CENTRELINE
	EX. DITCH/SWALE		EX. GAS
	EX. ROAD		EX. UNDERGROUND UTILITY
	EX. OVERHEAD UTILITY		EX. WATERMAIN
	EX. PROPERTY		PROPOSED CENTRELINE
	TREELINE		FENCE
	CULVERT		EX. BELL BOX
	BELL UNDERGROUND CABLE MARKER		CATCHBASIN
	LIGHT STANDARD		GAS METER
	FIRE HYDRANT		GAS VALVE
	STANDARD IRON BAR		HYDRO METER
	WELL		VALVE
	SIGN		CURB STOP WATER VALVE
	DECIDUOUS TREE		HYDRO POLE WITH GUY WIRE
	CONIFEROUS TREE		HYDRO POLE
	BUSH		CABLE CONNECTION PIT
			EXISTING ELEVATION

No.	DESCRIPTION	DATE	BY	APPROV.



BENCHMARK

ELEVATIONS SHOWN HERE ON ARE REFERENCED TO THE CITY OF BELLEVILLE VERTICAL DATUM. TOP OF OPERATION NUT FIRE HYDRANT No. 40. NORTH WEST CORNER OF DUNDAS ST. W AND WRIGHT AVE. ELEVATION=83.830. COORDINATES HAVE BEEN DERIVED FROM GPS OBSERVATIONS ON THE POWER NET GPS REAL TIME NETWORK, UTM ZONE 18, NAD83 (CSRS), EPOCH (2010).

C:\Users\Sandy\Desktop\EVOVUE PROJECTS\EcoVue Consulting logo RGB.jpg

NOTES:

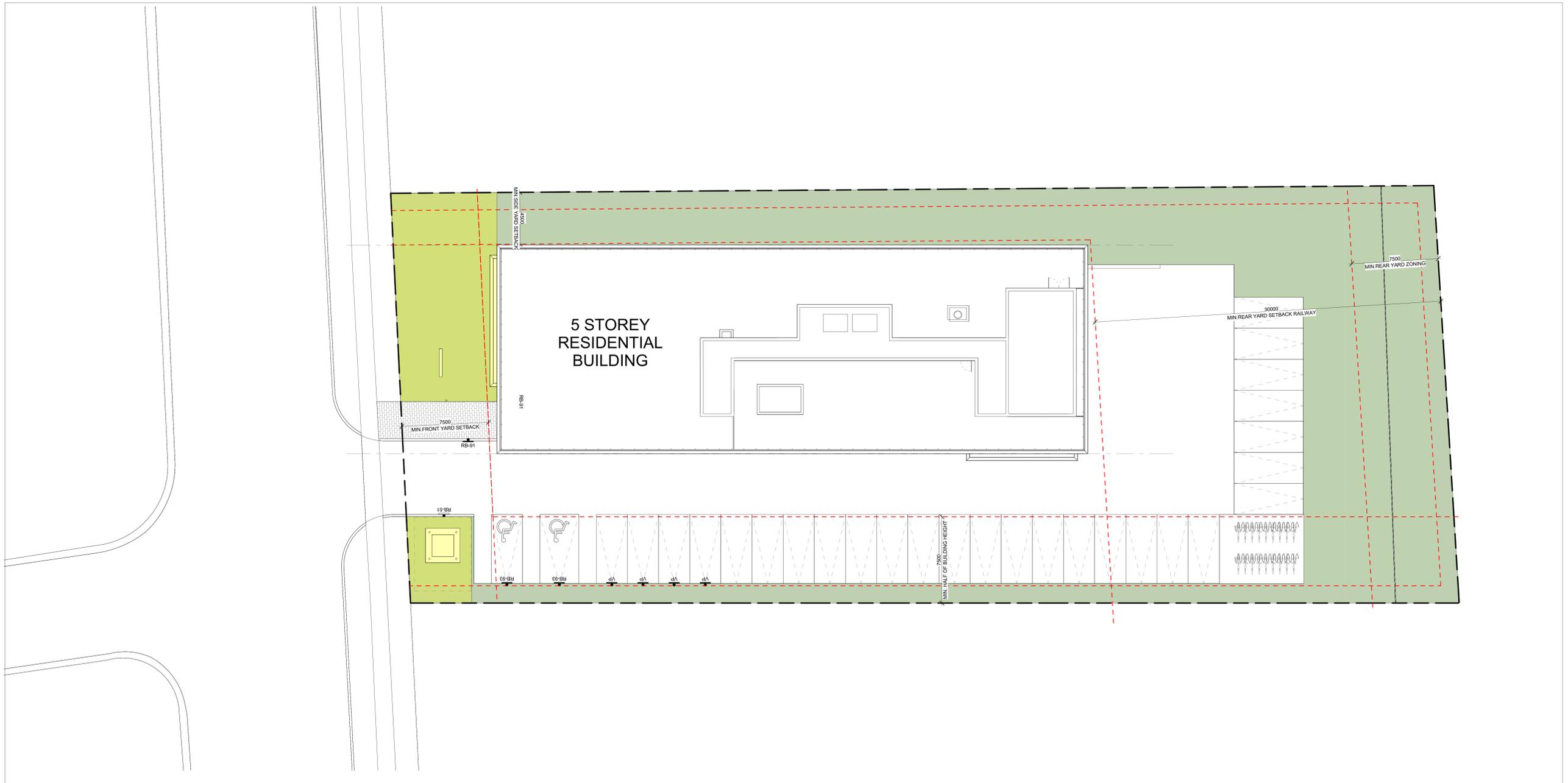
NO INTENT HAS BEEN OR IS EXPRESSED TO ESTABLISH THE BOUNDARIES OF THE SUBJECT LANDS, ADJACENT LANDS OR OTHERWISE DEFINE OWNERSHIP. THIS SKETCH IS TO SHOW THE CURRENT "TOPOGRAPHIC CONDITIONS" AS OF THE DAY OF THE SURVEY. THE SKETCH IS NOT INTENDED FOR ANY OTHER USE AND NO PERSONS OTHER THAN THE CLIENT IS AUTHORIZED TO USE THIS SKETCH.

APPROXIMATE BOUNDARY LIMITS SHOWN HERE ON HAS BEEN DERIVED FROM A PLAN OF SURVEY BEING PLAN 21R-17603. SURVEY MONUMENTS SHOWN ON THIS PLAN HAVE NOT BEEN VARIFIED. TOPOGRAPHIC SURVEY WAS DONE BY ECOVUE CONSULTING SERVICES INC. ON JUNE 23, 2020. CONTOUR INTERVAL = 0.25 metres

CAUTION:
LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE. OTHER BURIED UTILITIES MAY EXIST WHICH ARE NOT SHOWN. CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

Client:	?		
Designed By:	Drawn By: S. Wakeling	Checked By:	S. Wakeling
Project No.:	20-2001	Date:	JUNE 24, YEAR
Drawing Name:	20-2001 TOPO ADJUSTED	Drawing No.:	1

ZONING ENVELOPE LEGEND	
	MINIMUM SETBACK AS PER BY-LAW 2024-100
	1.5 M LANDSCAPE BUFFER
	PROJECT ROAD WIDENINGS - IF APPLICABLE
	MINIMUM FRONT YARD LANDSCAPING 75% BY-LAW 2024-100 TABLE 1(6-2) MINIMUM FRONT YARD SCULPTURING 75% BY-LAW 2024-100 TABLE 1(6-2)
	MINIMUM LANDSCAPING AREA REQUIRED: 1222 M ² (13153.49 SF (37.9%))



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DRAWINGS ARE INTENDED TO CONVEY SCOPE OF WORK AND SECURE MATERIALS AND PRODUCTS. DRAWINGS ARE PROVIDED FOR INFORMATION AND NOT TO BE USED FOR CONSTRUCTION WITHOUT APPROVAL AND SEALS OF ARCHITECTS AND ENGINEERS.
ALL CONSTRUCTION SHALL ACCORD TO THE ZONING BY-LAW AND TO THE ONTARIO REGULATORY CODE IN EFFECT AT THE TIME.

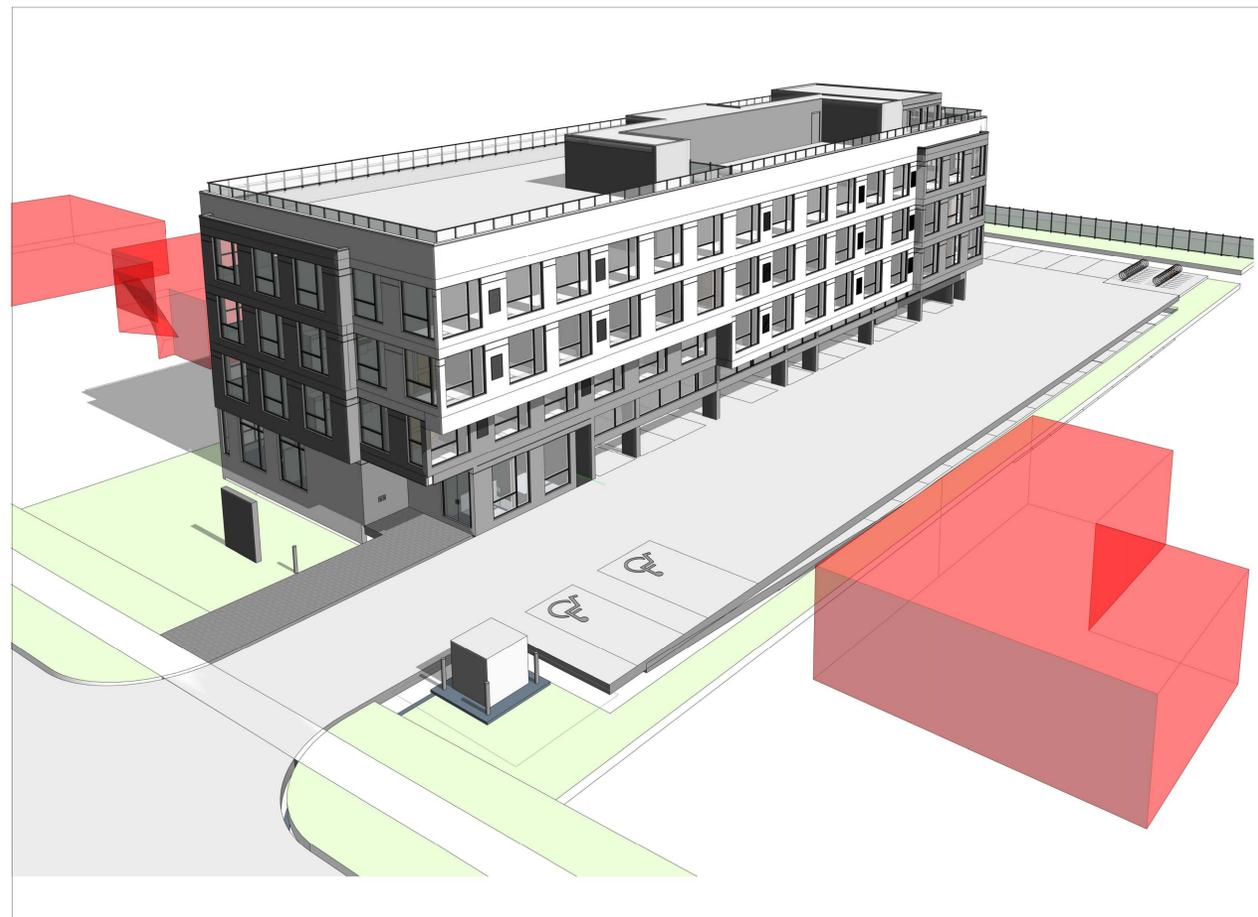
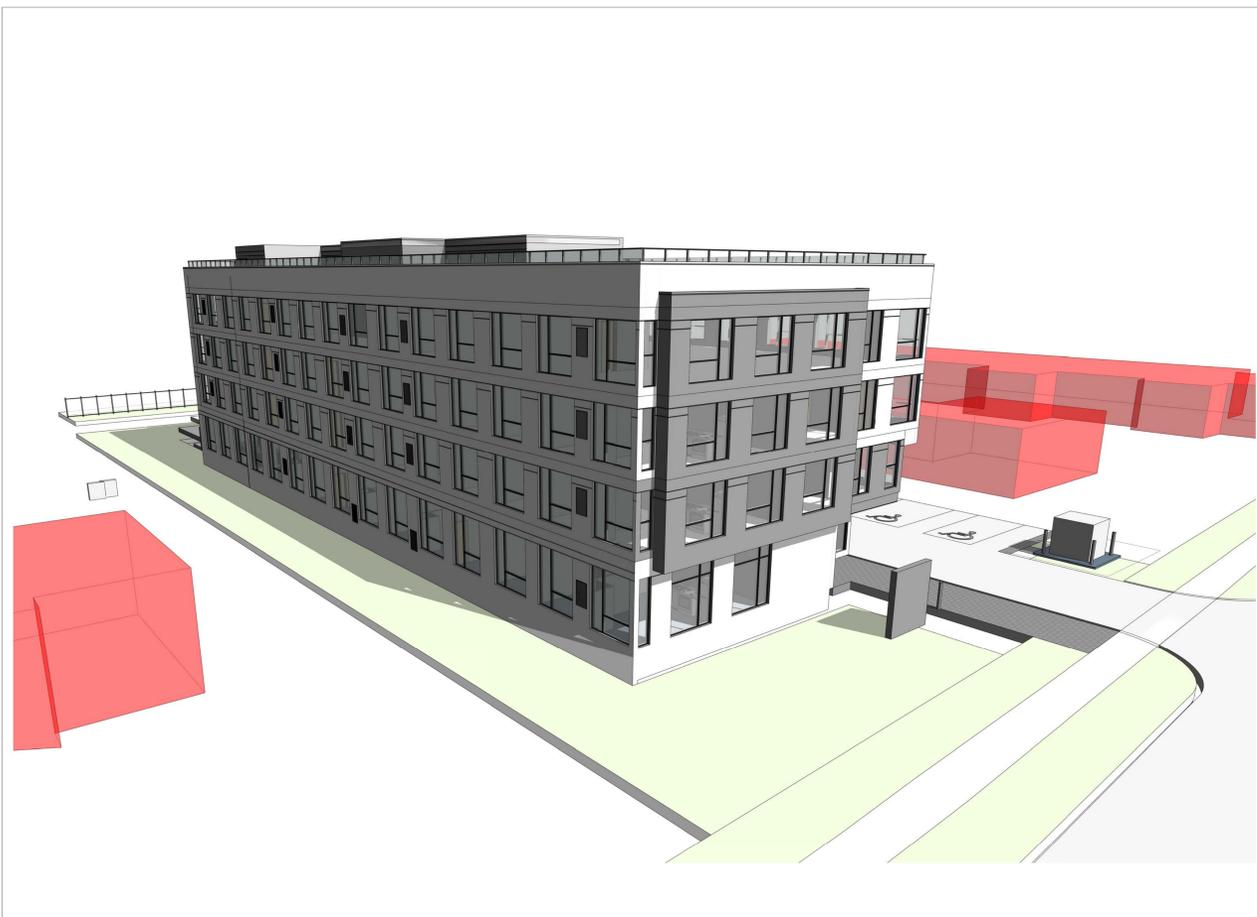
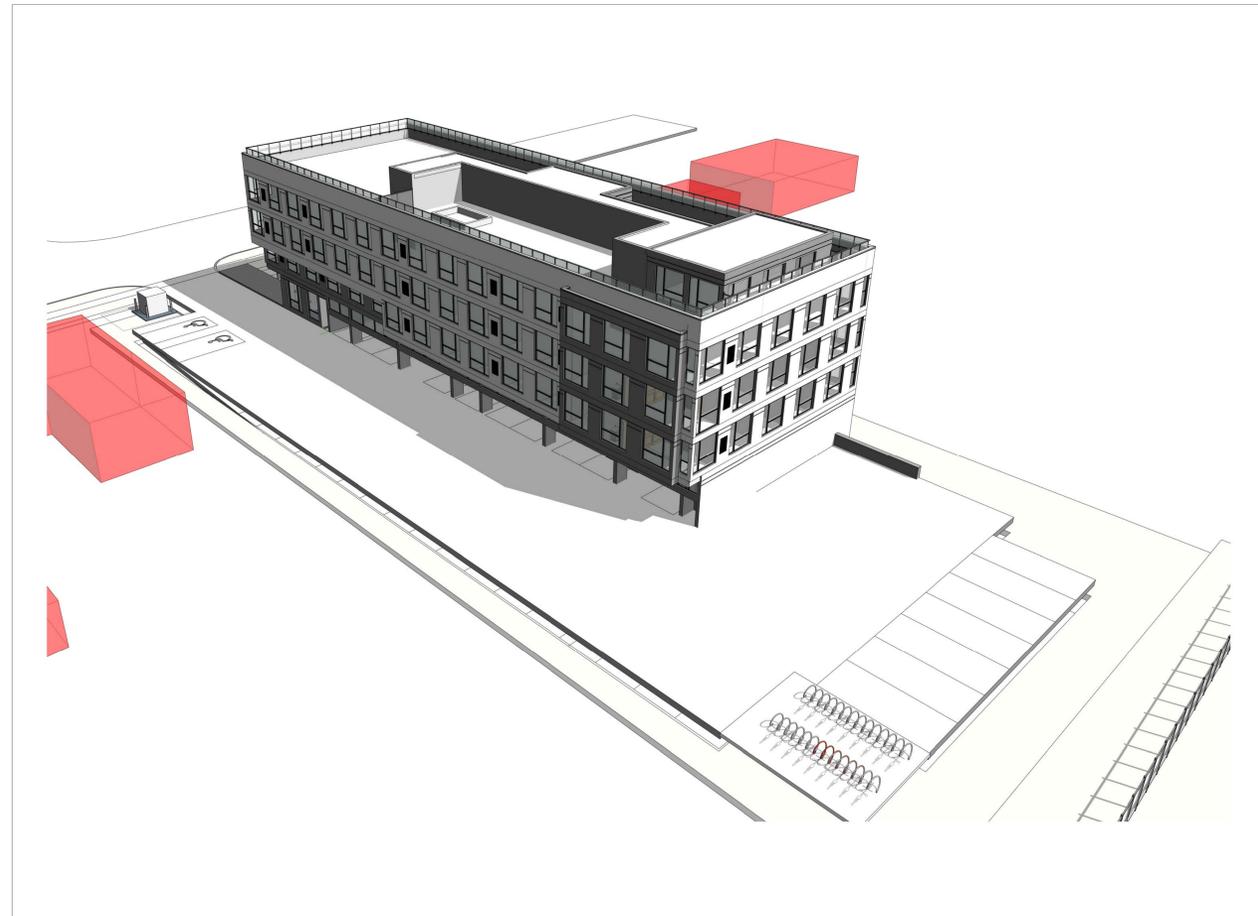
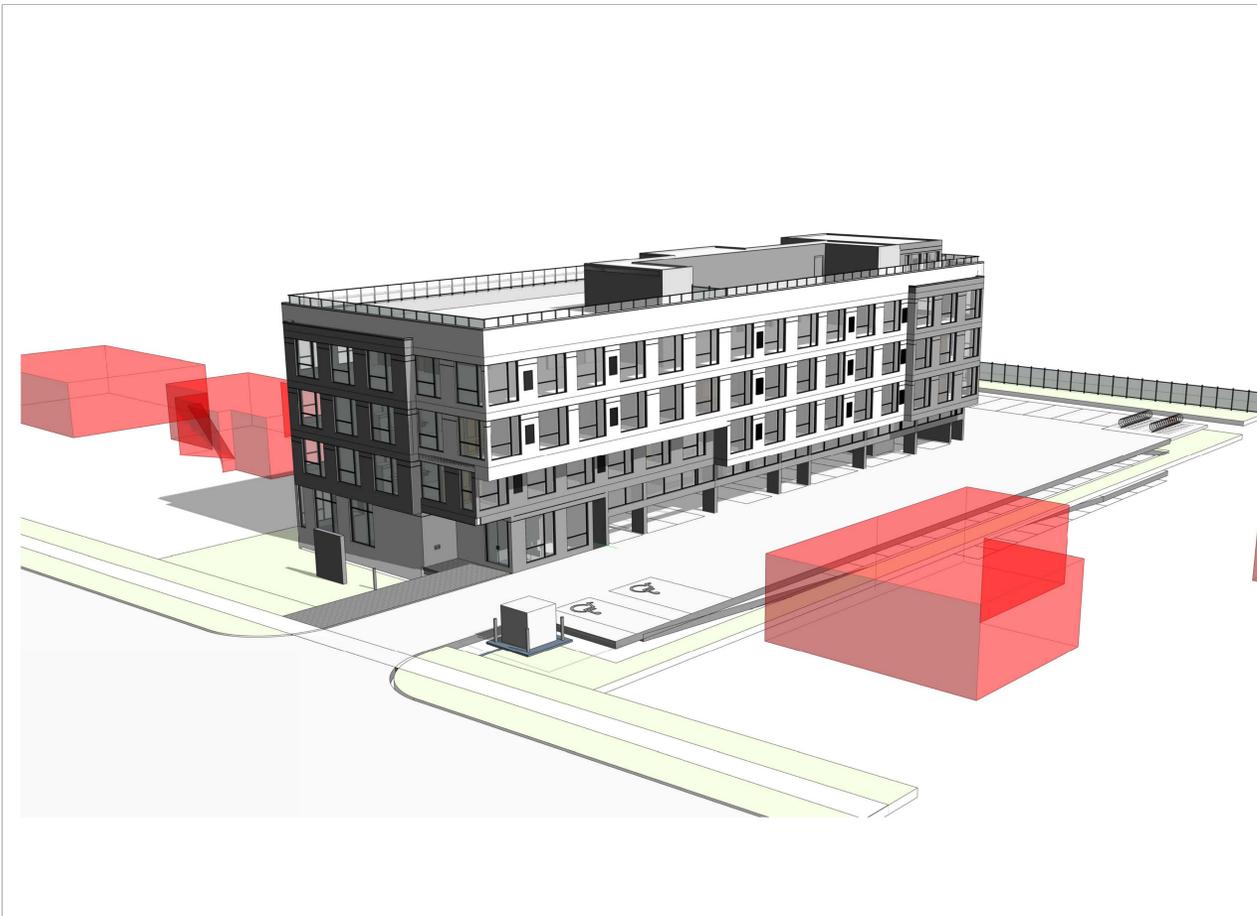
CLIENT
1001208050 Ontario Inc 171
Glen Hawthorne Blvd
Mississauga, ON L5R 2K8

LEGAL DESCRIPTION
Part of Lot 35, Broken Front
Concession

ADDRESS
421 Dundas St W
Belleville, Ontario
K9P 1B6

DRAWING
Zoning Envelope & Setback Plan

PROJECT NUMBER	DATE
25057	2025-11-21
SCALE	PLOTTED DATE
As indicated	1/19/2026 9:15:01 AM



Rev. Title. Version

No.	DATE	ISSUED



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1001208050 Ontario Inc 171
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Mississauga, ON L5R 2K8

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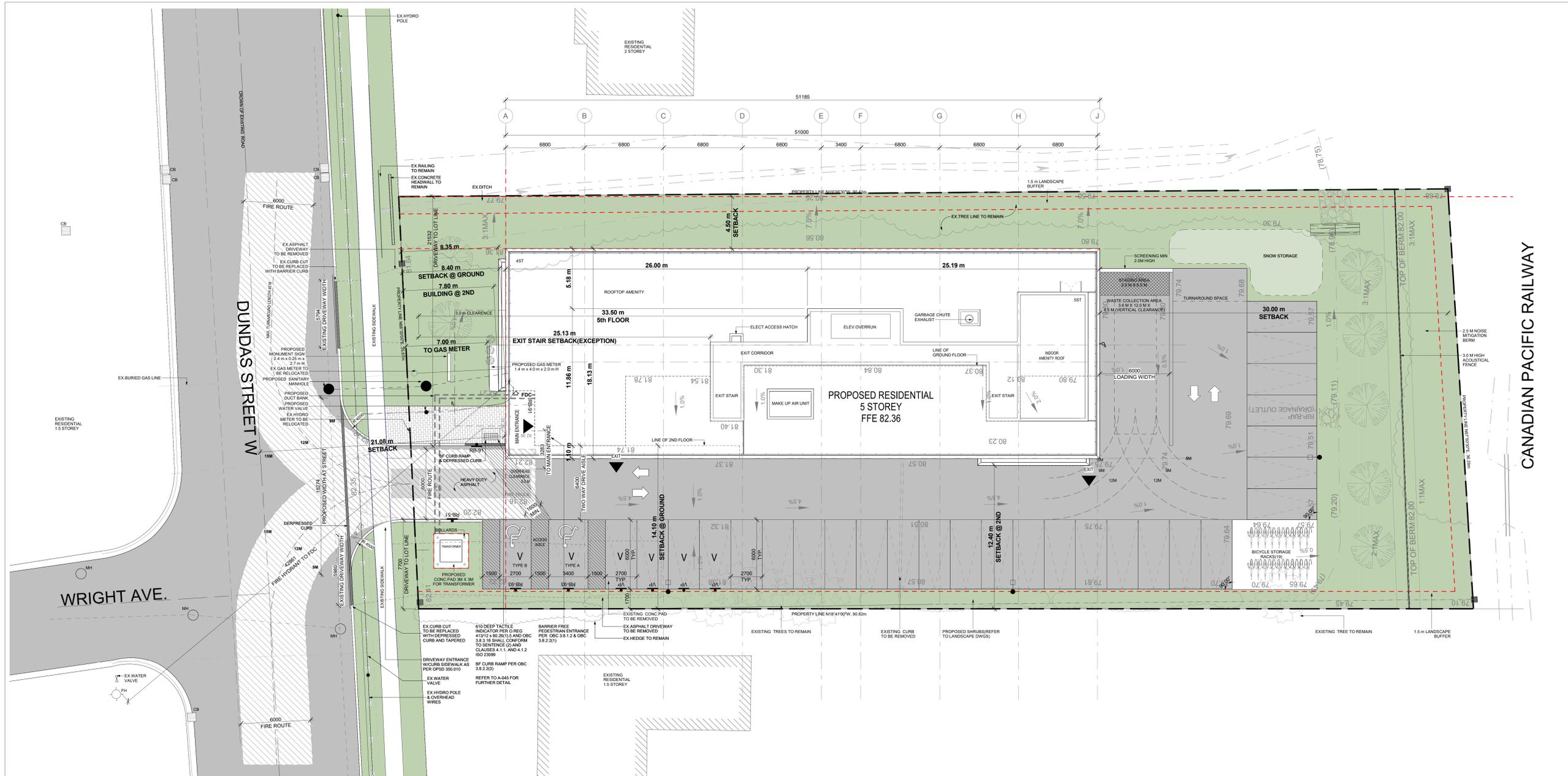
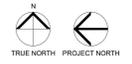
DRAWING
Perspectives

PROJECT NUMBER	DATE
25057	2025-11-21
SCALE	PLOTTED DATE
1/150000	9:15:19 AM

PARKING SIGNAGE LEGEND:	
CONVEX MIRROR LEGEND:	
	COLUMN / WALL MOUNTED CONVEX MIRROR
	CEILING MOUNTED CONVEX MIRROR
SIGNAGE AND MARKINGS LEGEND:	
	POST MOUNTED SIGN - VISITOR PARKING
	POST MOUNTED SIGN - ACCESSIBLE ENTRANCES/RAMP PER OBC 3.8.3 (A/B)
	POST MOUNTED SIGN - ACCESSIBLE PARKING BY PERMIT ONLY
	POST MOUNTED SIGN - NO PARKING - FIRE ROUTE
	POST MOUNTED SIGN - NO PARKING - FIRE ROUTE
	POST MOUNTED SIGN - STOP SIGN
	PAINTED LINES
	SINGLE LIGHT STANDARD
	DOUBLE LIGHT STANDARD
NOTES:	
- INDICES OF ALL SIGNS TO BE LOCATED 200 MM ABOVE TOP OF PAVEMENT OR TOP OF SIDEWALK, AS THE CASE MAY BE. EXCEPTIONS: HAZARD SIGN #4-38.	
- ALL SIGNS AND PAVEMENT MARKINGS ARE PER "ONTARIO TRAFFIC MANUAL".	
- SIGNAGE SCHEDULE DOES NOT INCLUDE THE HANDICAPPED SIGNS.	
GENERAL NOTE:	
- ALL EXTERIOR WALLS FACING SOUTH, EAST & WEST REQUIRE A MINIMUM STC RATING OF 35	
- ALL WINDOWS FACING SOUTH REQUIRE STC 36	
- ALL WINDOWS FACING NORTH REQUIRE STC 33	
- ALL WINDOWS EAST/WEST REQUIRE STC 34	
- REFER TO NOISE AND VIBRATION IMPACT STUDY FOR FURTHER DETAILS	

EXTERIOR LIGHTING

A	WALL MOUNTED LIGHT FIXTURE	MANUFACTURER: REFER TO ELECT DWGS
B	BOLLARD LIGHT FIXTURE	MANUFACTURER: REFER TO ELECT DWGS
C	SOPFIT LIGHT FIXTURE	MANUFACTURER: REFER TO ELECT DWGS
D	SOPFIT LIGHT FIXTURE	MANUFACTURER: REFER TO ELECT DWGS



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DRAWINGS ARE INTENDED TO CONVEY SCOPE OF WORK AND INDICATE MATERIALS AND PRODUCTS.
ALL CONSTRUCTION SHALL ACCORDING TO OBC, OAC, AND ALL APPLICABLE AND CURRENT TO THE DATE OF THIS DRAWING.

CLIENT
1001208050 Ontario Inc 171
Glen Hawthorne Blvd
Mississauga, ON L5R 2K8

LEGAL DESCRIPTION
Part of Lot 35, Broken Front Concession

ADDRESS
421 Dundas St W
Belleville, Ontario
K8P 1B6

DRAWING
Site Plan

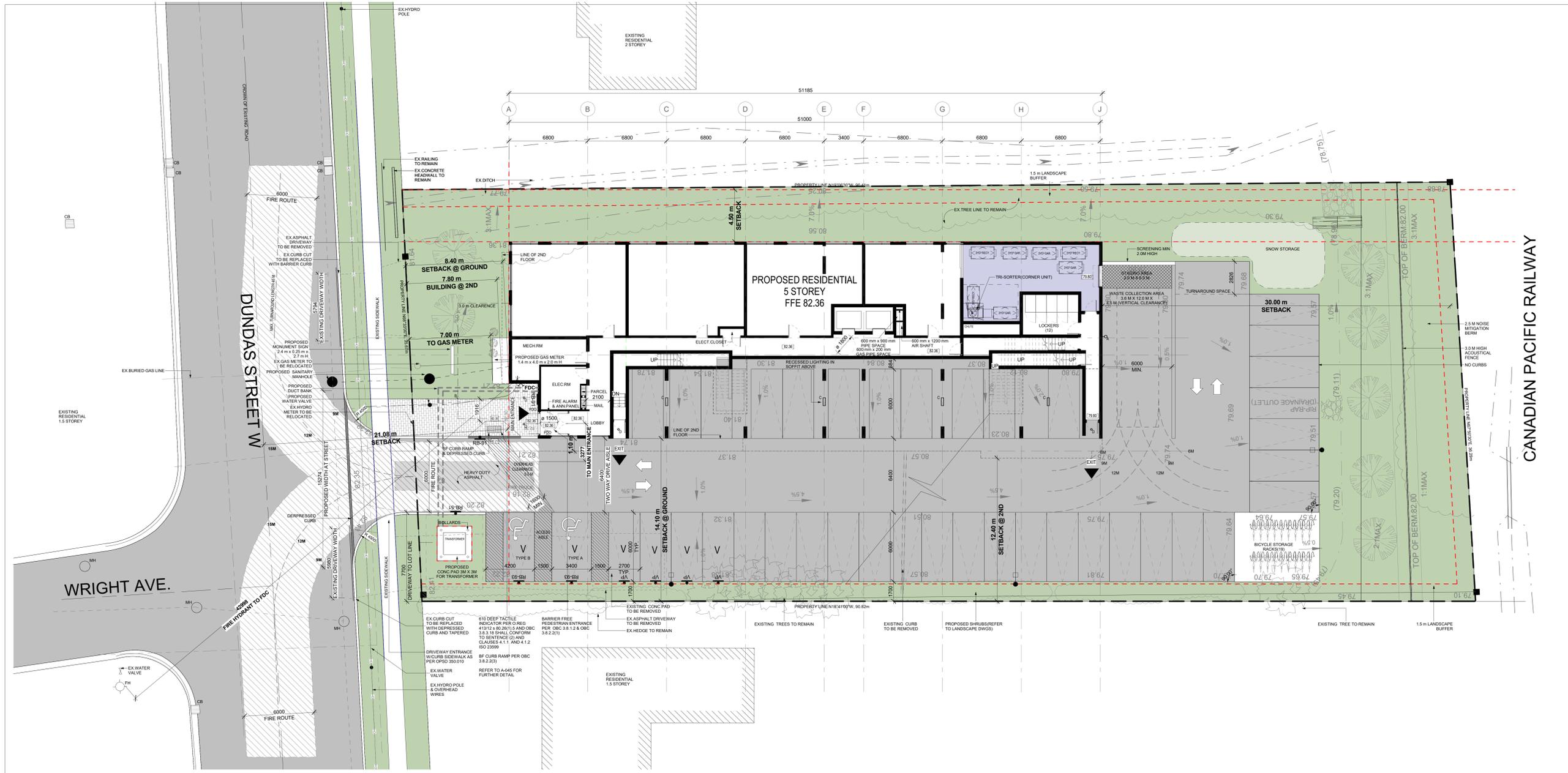
PROJECT NUMBER
25057

DATE
2025-12-11

SCALE
As indicated

PLOTTED DATE
1/19/2026 9:15:29 AM

PARKING SIGNAGE LEGEND:	
CONVEX MIRROR LEGEND:	
	COLUMN / WALL MOUNTED CONVEX MIRROR
	CEILING MOUNTED CONVEX MIRROR
SIGNAGE AND MARKINGS LEGEND:	
	POST MOUNTED SIGN - VECTOR PARKING
	POST MOUNTED SIGN - ACCESSIBLE ENTRANCES/RAMP PER OBC 3.8.3.1(A)(B)
	POST MOUNTED SIGN - ACCESSIBLE PARKING BY PERMIT ONLY
	POST MOUNTED SIGN - NO PARKING - FIRE ROUTE
	POST MOUNTED SIGN - NO PARKING - FIRE ROUTE
	POST MOUNTED SIGN - STOP SIGN
	PAINTED LINES
	SINGLE LIGHT STANDARD
	DOUBLE LIGHT STANDARD
NOTES:	
- INDICATORS OF ALL SIGNS TO BE LOCATED 200 MM ABOVE TOP OF PAVEMENT OR TOP OF SIDEWALK, AS THE CASE MAY BE. EXCEPTIONS: HAZARD SIGN #4-36.	
- ALL SIGNS AND PAVEMENT MARKINGS ARE PER "ONTARIO TRAFFIC MANUAL".	
- SIGNAGE SCHEDULE DOES NOT INCLUDE THE HANDICAPPED SIGNS.	
GENERAL NOTE:	
- ALL EXTERIOR WALLS FACING SOUTH, EAST & WEST REQUIRE A MINIMUM STC RATING OF 35	
- ALL WINDOWS FACING SOUTH REQUIRE STC 36	
- ALL WINDOWS FACING NORTH REQUIRE STC 33	
- ALL WINDOWS EAST/WEST REQUIRE STC 34	
- REFER TO NOISE AND VIBRATION IMPACT STUDY FOR FURTHER DETAILS	



EXTERIOR LIGHTING

A	WALL MOUNTED LIGHT FIXTURE MANUFACTURER: REFER TO ELECT DWGS COLOUR:
B	ISOLAND LIGHT FIXTURE MANUFACTURER: REFER TO ELECT DWGS COLOUR:
C	SOFFIT LIGHT FIXTURE MANUFACTURER: REFER TO ELECT DWGS COLOUR:
D	SOFFIT LIGHT FIXTURE MANUFACTURER: REFER TO ELECT DWGS COLOUR:



NO. DATE ISSUED



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ALL CONTRACTORS MUST ACCORDANCE TO OBC, OAC, OAC 1.1 AND 4.1.2 AND OAC 2.2.1.1 AND 2.2.1.2.

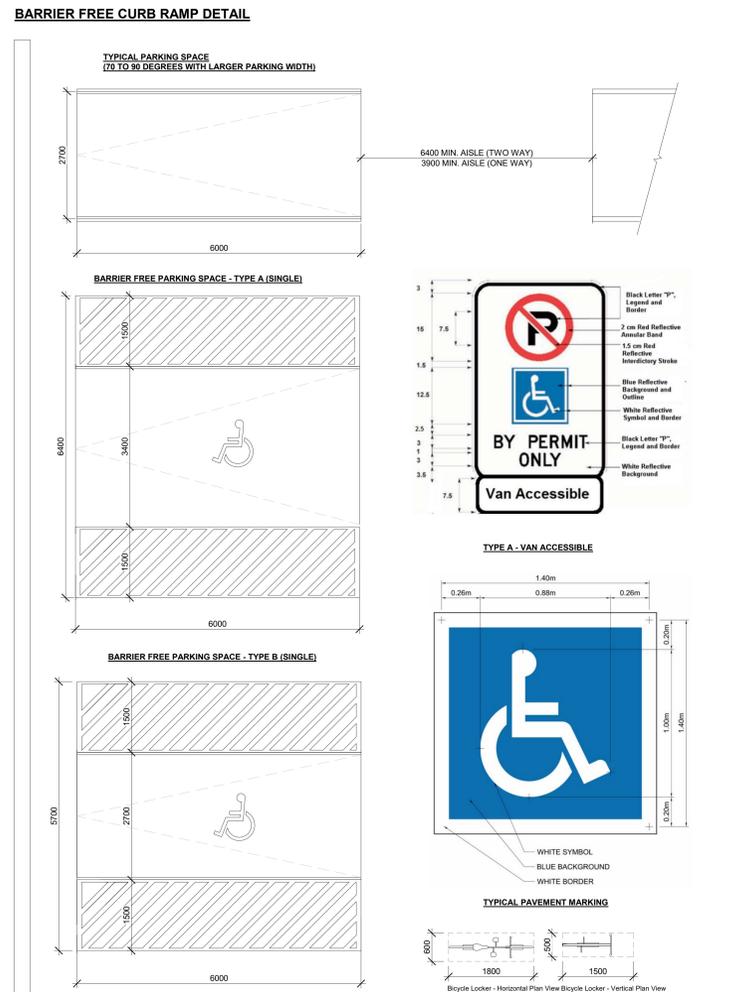
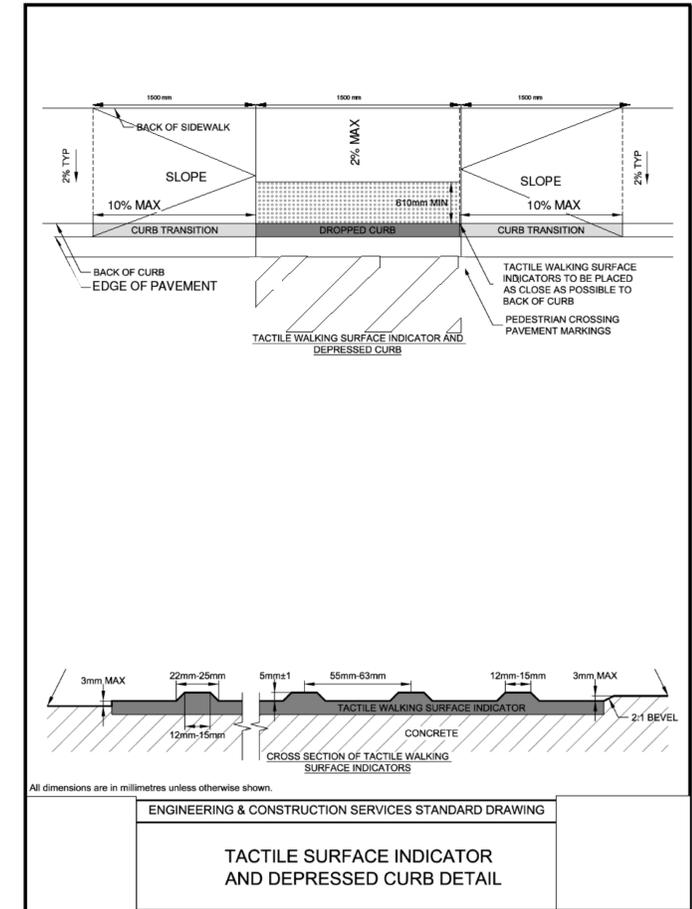
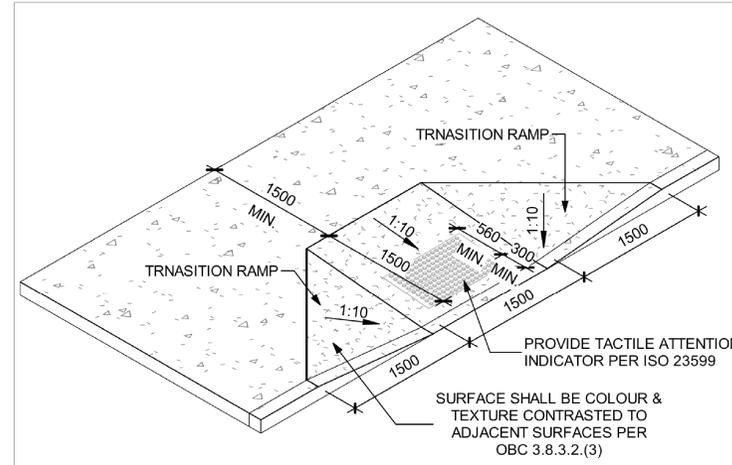
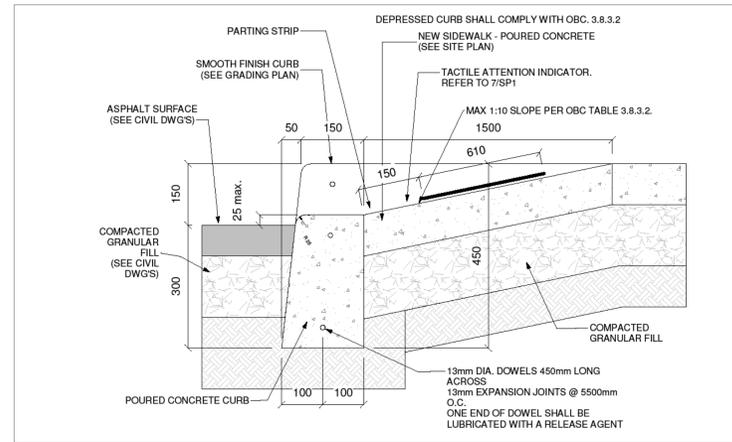
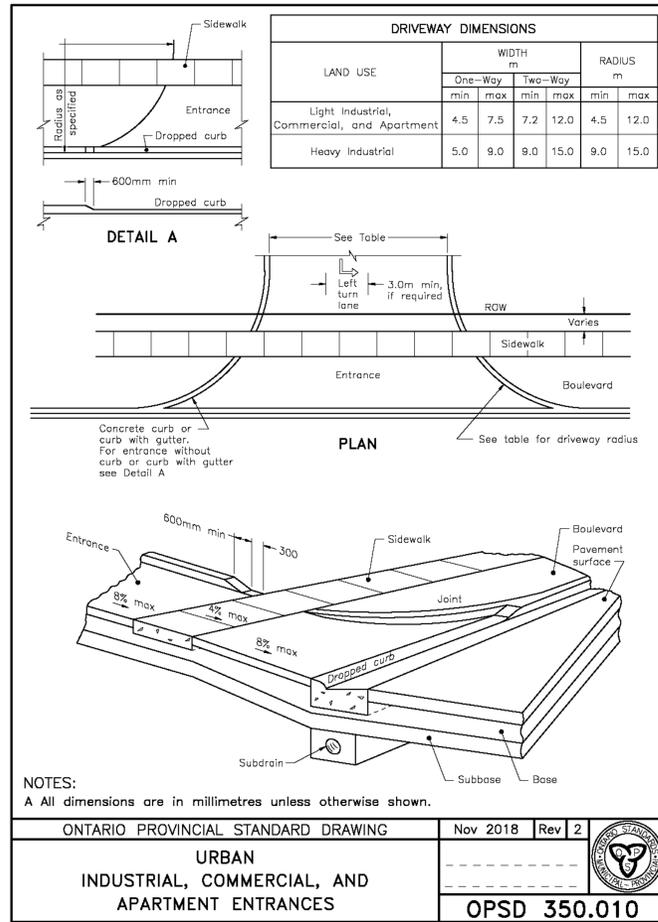
CLIENT:
1001208050 Ontario Inc 171
Glen Hawthorne Blvd
Mississauga, ON L5R 2K8

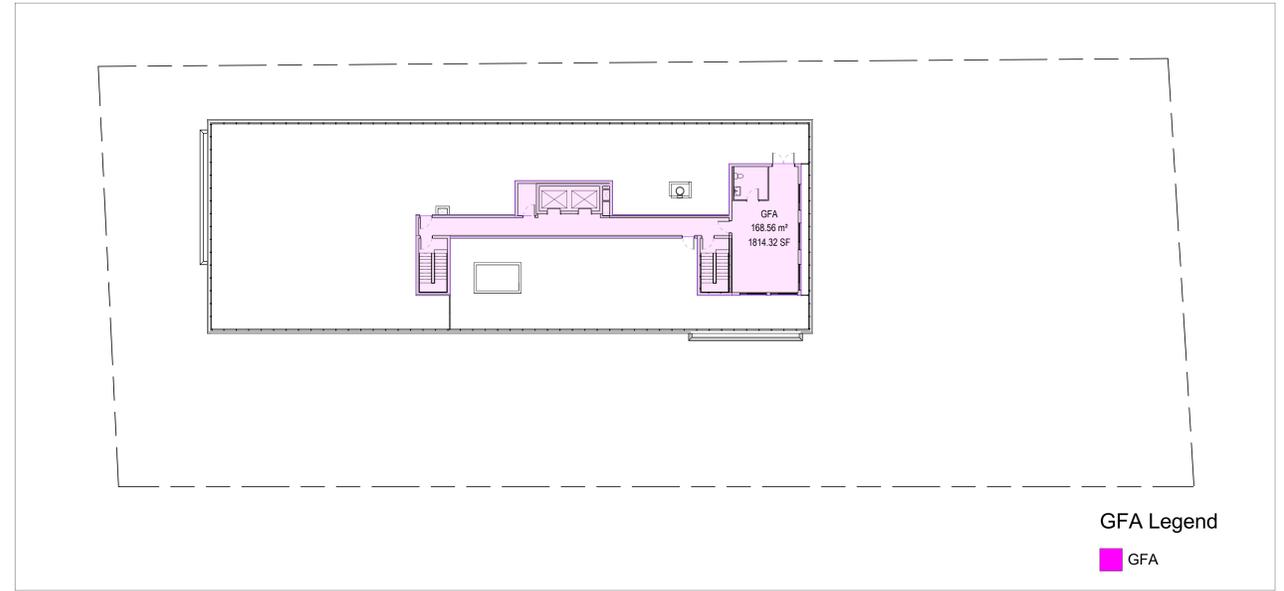
LEGAL DESCRIPTION:
Part of Lot 35, Broken Front
Concession

ADDRESS:
421 Dundas St W
Belleville, Ontario
K8P 1B6

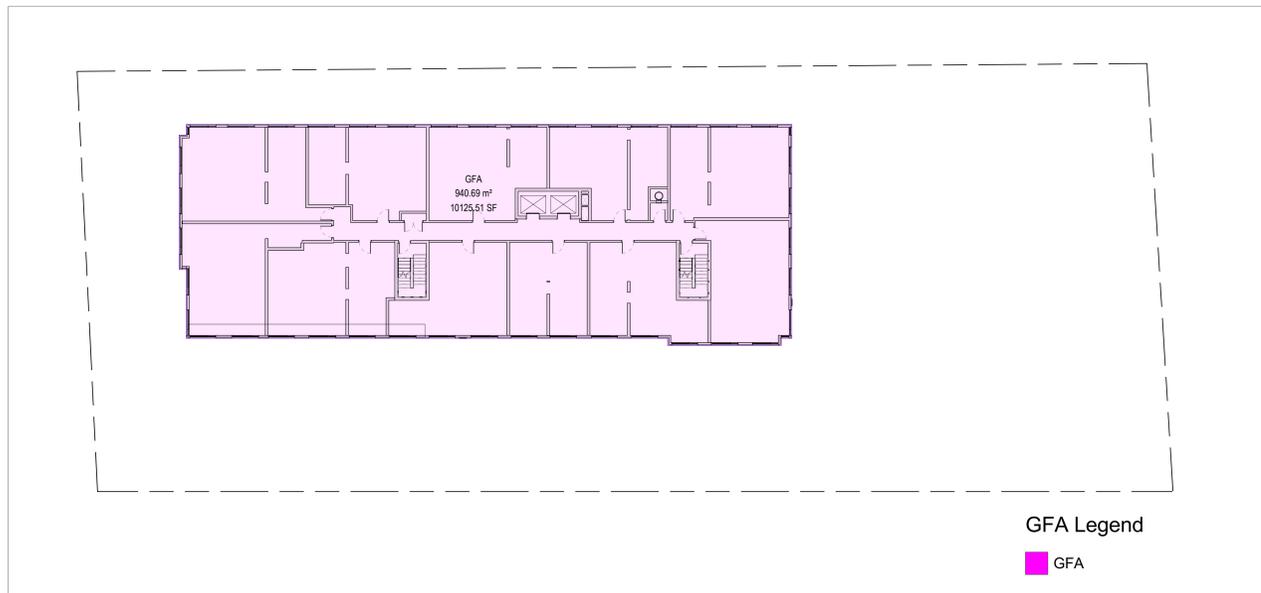
DRAWING:
Site Plan (Ground Floor View)

PROJECT NUMBER: 25057
DATE: 2025-12-11
SCALE: As indicated
PLOTTED DATE: 1/15/2026 9:15:37 AM

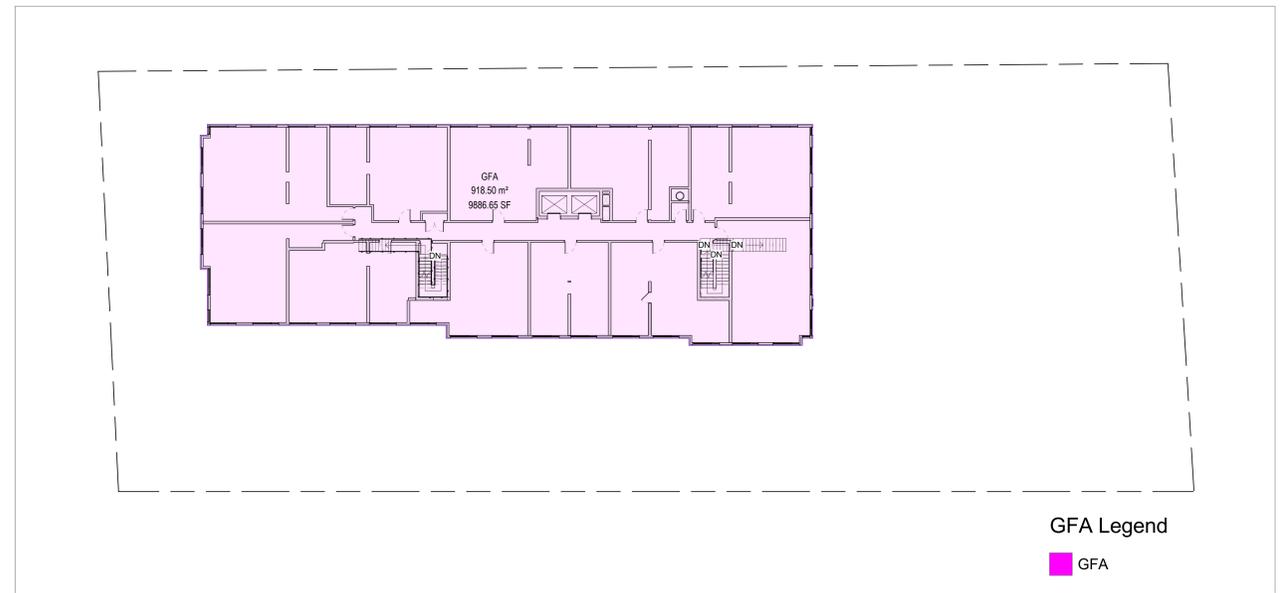




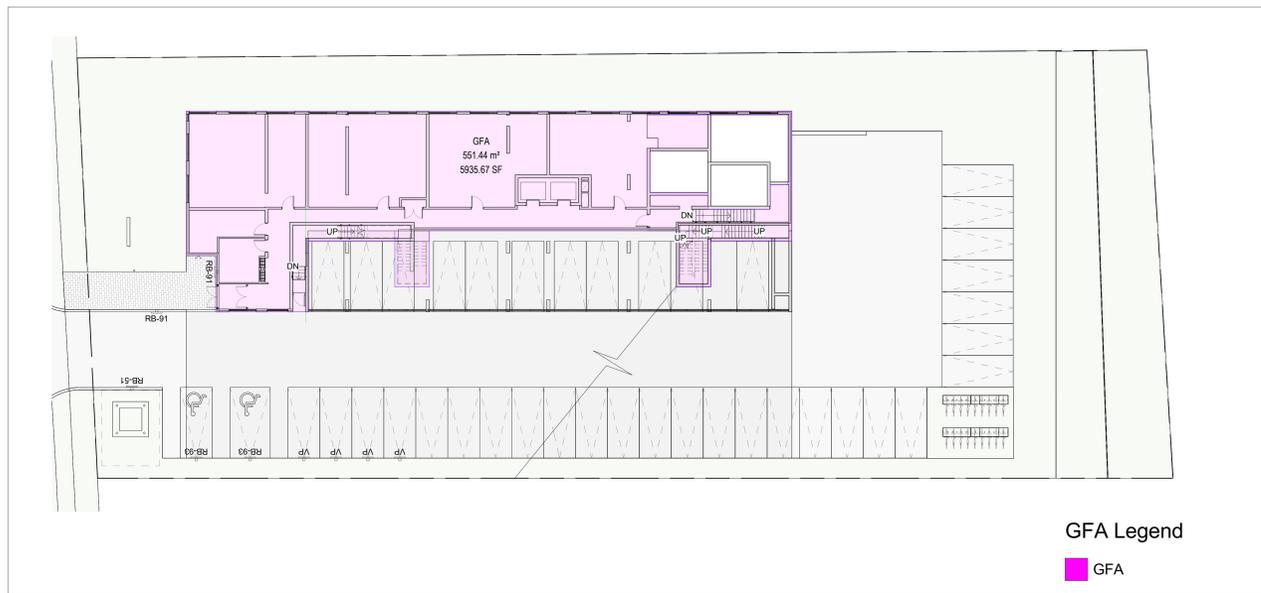
LEVEL 5



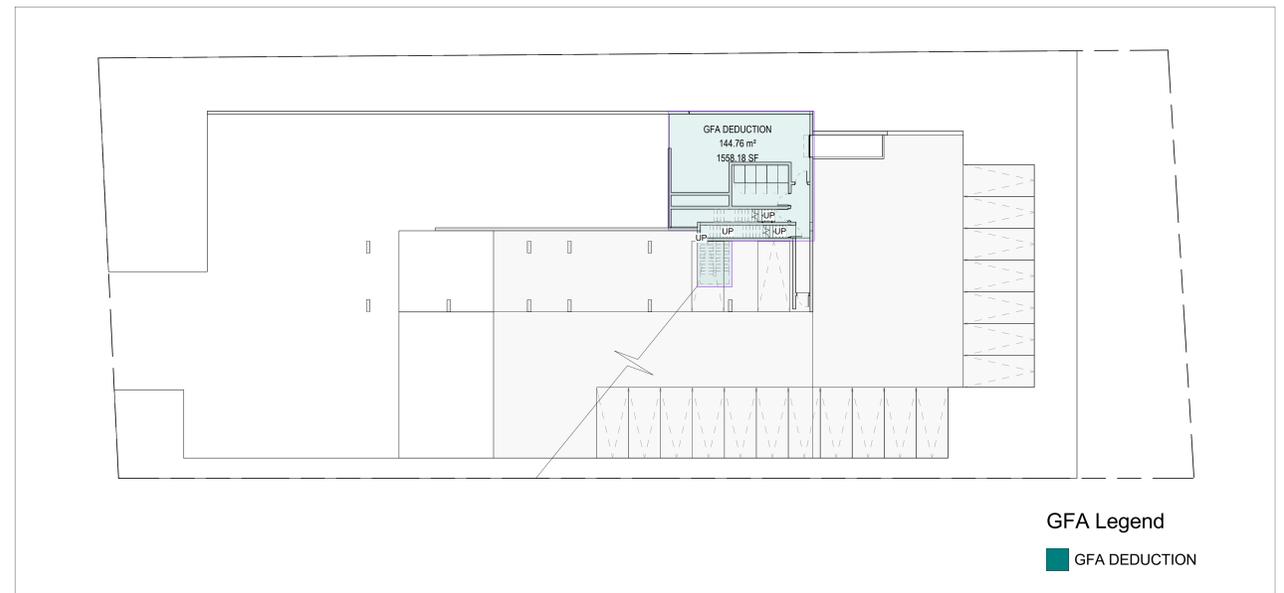
TYP. 3RD & 4TH



LEVEL 2



LEVEL 1



LOWER LEVEL 1



No.	DATE	ISSUED



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Glen Hawthorne Blvd
Mississauga, ON L5R 2K8

LEGAL DESCRIPTION
Part of Lot 35, Broken Front
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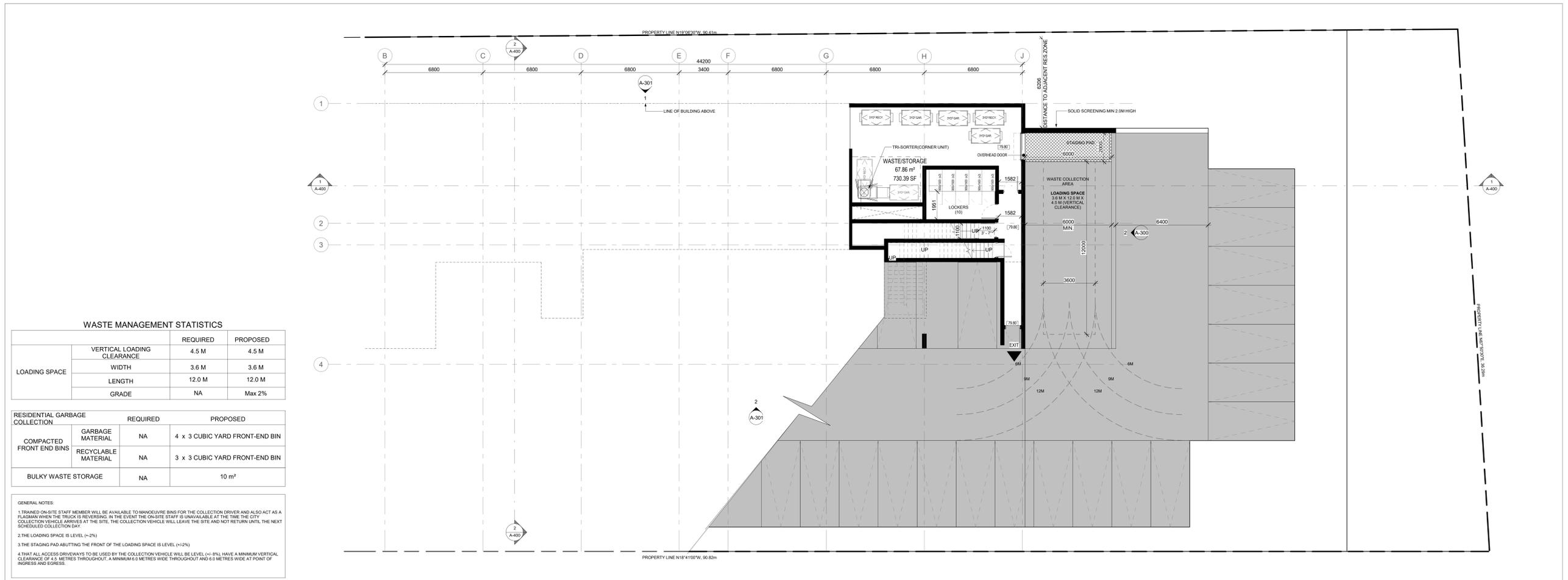
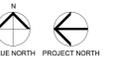
ADDRESS
421 Dundas St W
Belleville, Ontario
K8P 1B6

DRAWING
Area Plans GFA

PROJECT NUMBER	DATE
25057	2025-11-21
SCALE	PLOTTED DATE
As indicated	1/19/2026 9:15:41 AM



1 Level 1
A-100 Scale: 1 : 100



2 Lower Level 1
A-100 Scale: 1 : 100

WASTE MANAGEMENT STATISTICS

LOADING SPACE	REQUIRED		PROPOSED	
	VERTICAL LOADING CLEARANCE	4.5 M	VERTICAL LOADING CLEARANCE	4.5 M
	WIDTH	3.6 M	WIDTH	3.6 M
	LENGTH	12.0 M	LENGTH	12.0 M
	GRADE	NA	GRADE	Max 2%

RESIDENTIAL GARBAGE COLLECTION		REQUIRED	PROPOSED
COMPACTED FRONT END BINS	GARBAGE MATERIAL	NA	4 x 3 CUBIC YARD FRONT-END BIN
	RECYCLABLE MATERIAL	NA	3 x 3 CUBIC YARD FRONT-END BIN
BULKY WASTE STORAGE		NA	10 m ²

GENERAL NOTES:

1. TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE. THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
2. THE LOADING SPACE IS LEVEL (+2%).
3. THE STAGING PAD ABUTTING THE FRONT OF THE LOADING SPACE IS LEVEL (+2%).
4. THAT ALL ACCESS DRIVEWAYS TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (+/- 0%), HAVE A MINIMUM VERTICAL CLEARANCE OF 4.5 METRES THROUGHOUT, A MINIMUM 6.0 METRES WIDE THROUGHOUT AND 6.0 METRES WIDE AT POINT OF INGRESS AND EGRESS.

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1001208050 Ontario Inc 171
Glen Hawthorne Blvd
Mississauga, ON L5R 2K8

LEGAL DESCRIPTION
Part of Lot 35, Broken Front
Concession

ADDRESS
421 Dundas St W
Belleville, Ontario
K8P 1B6

DRAWING
Overall Floor Plans

PROJECT NUMBER	DATE
25057	

SCALE	PLOTTED DATE
As Indicated	1/19/2028 9:15:54 AM



3 Typ. Level 3&4
A-101 Scale: 1 : 100



2 Level 2
A-101 Scale: 1 : 100



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1001208050 Ontario Inc 171
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421 Dundas St W
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K8P 1B6

DRAWING
Overall Floor Plans

PROJECT NUMBER	DATE
25057	2025-11-21
SCALE	PLOTTED DATE
As Indicated	1/19/2026 9:15:58 AM



2 South Elevation
A-300 Scale: 1 : 100



1 North Elevation
A-300 Scale: 1 : 100

EXTERIOR FINISH LEGEND

No.	Type	Notes
1	GLAZING SYSTEM	VINYL FRAME MULLION COLOUR: TO MATCH #2 & #3
2	EFS SYSTEM	MANUFACTURER: TBD COLOUR: GREY FINISH: SMOOTH
3	EFS SYSTEM	MANUFACTURER: TBD COLOUR: WHITE FINISH: SMOOTH
4	FLASHING	MANUFACTURER: COLOUR: TO MATCH #2
5	FLASHING	MANUFACTURER: COLOUR: TO MATCH #3
6	MECHANICAL LOUVER	MANUFACTURER: REFER TO MECH COLOUR: VARIES- TO MATCH SIDING

EXTERIOR LIGHTING

Letter	Description
A	WALL MOUNTED LIGHT FIXTURE MANUFACTURER: REFER TO ELECT.DWG COLOUR:
B	BOLLARD LIGHT FIXTURE MANUFACTURER: REFER TO ELECT.DWG COLOUR:
C	SOFFIT LIGHT FIXTURE MANUFACTURER: REFER TO ELECT.DWG COLOUR:
D	SOFFIT LIGHT FIXTURE MANUFACTURER: REFER TO ELECT.DWG COLOUR:

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421 Dundas St W
Belleville, Ontario
K8P 1B6

DRAWING
Building Elevations

PROJECT NUMBER DATE
25057 2025-11-21

SCALE PLOTTED DATE
As indicated 1/19/2025 9:16:08 AM



2 West Elevation
A-301 Scale: 1 : 100



1 East Elevation
A-301 Scale: 1 : 100

EXTERIOR FINISH LEGEND

1	CLADDING SYSTEM: VINYL FRAME MULLION COLOUR: TO MATCH #2 & #3
2	EFS SYSTEM MANUFACTURER: TBD COLOUR: GREY FINISH: SMOOTH
3	EFS SYSTEM MANUFACTURER: TBD COLOUR: WHITE FINISH: SMOOTH
4	FLASHING MANUFACTURER: COLOUR: TO MATCH #2
5	FLASHING MANUFACTURER: COLOUR: TO MATCH #3
6	MECHANICAL LOUVER MANUFACTURER: REFER TO MECH COLOUR: VARIES TO MATCH BRING

EXTERIOR LIGHTING

A	WALL MOUNTED LIGHT FIXTURE MANUFACTURER: REFER TO ELECT DWGS COLOUR:
B	SOULARD LIGHT FIXTURE MANUFACTURER: REFER TO ELECT DWGS COLOUR:
C	SEIFFIT LIGHT FIXTURE MANUFACTURER: REFER TO ELECT DWGS COLOUR:
D	SEIFFIT LIGHT FIXTURE MANUFACTURER: REFER TO ELECT DWGS COLOUR:

NO.	DATE	ISSUED
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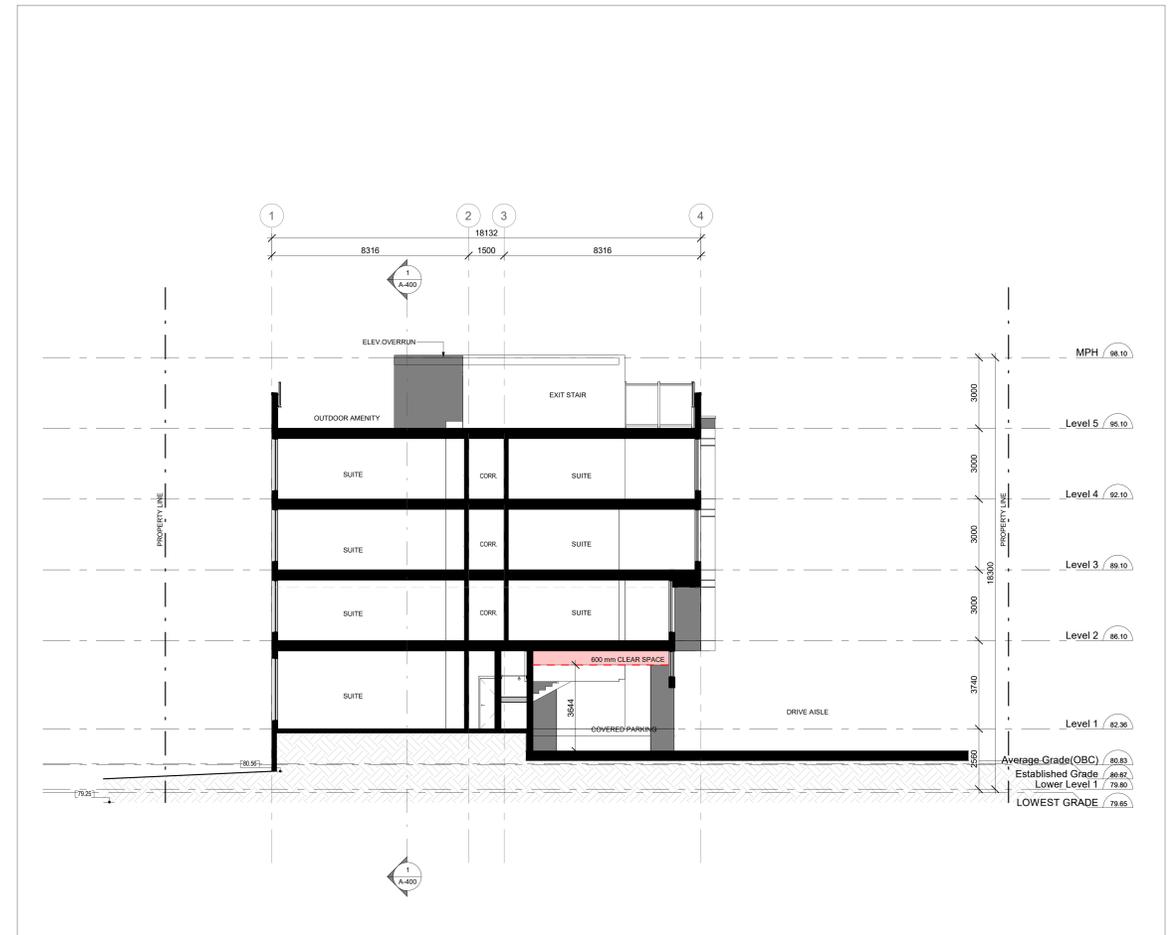
CLIENT
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Glen Hawthorne Blvd
Mississauga, ON L5R 2K8

LEGAL DESCRIPTION
Part of Lot 35, Broken Front
Concession

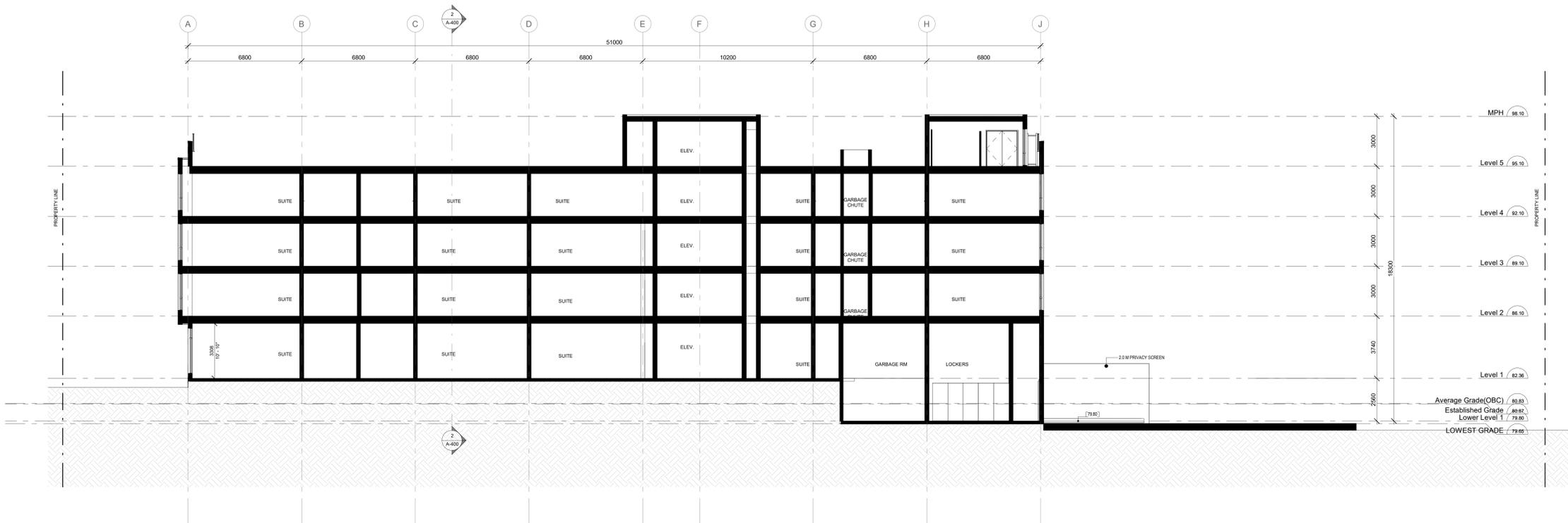
ADDRESS
421 Dundas St W
Belleville, Ontario
K8P 1B6

DRAWING
Building Elevations

PROJECT NUMBER	DATE
25057	2025-11-21
SCALE	PLOTTED DATE
As indicated	1/15/2026 9:16:20 AM



2 Building Section E/W
A-400 Scale: 1 : 100



1 Building Section N/S
A-400 Scale: 1 : 100

No. Title Revision

NO. DATE ISSUED



ALL DRAWINGS ARE THE PROPERTY OF ONESPACE AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM ONESPACE.
DRAWINGS ARE INTENDED TO CONVEY SCOPE OF WORK AND SPECIFY MATERIALS AND PRODUCTS. CONTRACTOR SHALL VERIFY CONDITIONS, DIMENSIONS AND SIZES OF MATERIALS AND PRODUCTS.
ALL CONTRACTORS SHALL ACCURATELY READ AND UNDERSTAND ALL NOTES AND CONDITIONS TO THE DRAWINGS AND SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS AT THE TIME.

CLIENT
1001208050 Ontario Inc 171
Glen Hawthorne Blvd
Mississauga, ON L5R 2K8

LEGAL DESCRIPTION
Part of Lot 35, Broken Front
Concession

ADDRESS
421 Dundas St W
Belleville, Ontario
K8P 1B6

DRAWING
Building Sections

PROJECT NUMBER DATE
25057 2025-11-21
SCALE PLOTTED DATE
1 : 100 1/19/2025 9:16:22 AM