



LEGAL DESCRIPTION

PART LOT 3, CONCESSION 3
 LOTS 1, 2 and PART OF LOT 3, WEST OF VICTORIA STREET
 LOTS 2, 3 and PART OF LOTS 4, 5 & 6, EAST OF VICTORIA STREET
 PART OF LOTS 1, 2, 3 & 4, SOUTH OF THE ROAD LEADING TO THE THIRD CONCESSION OF THURLOW AND
 PART OF VICTORIA STREET
 REGISTERED PLAN No. 3 STEVENS
 TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE
 COUNTY OF HASTINGS
 BEING PARTS 1 THROUGH 4, PLAN 21R-22266

BENCH MARKS

ELEV. 108.492
 TOP NUT OF FIRE HYDRANT
 NORTH SIDE MATLAND DRIVE
 APPROX. 54m EAST OF HIGHWAY 62

ELEV. 105.812
 TOP NUT OF FIRE HYDRANT
 WEST SIDE MINERAL ROAD
 APPROX. 126m SOUTH TO MATLAND DRIVE

SITE DATA

	AREA	COVERAGE
BUILDING AREA (1550sq.m. GROSS FLOOR AREA)	1245.0 sq.m.	8%
ASPHALT/CONC./SIDEWALK AREA	6354.0 sq.m.	41%
LANDSCAPE AREA	3044.0 sq.m.	20%
UNDEVELOPED AREA	4931.5 sq.m.	31%
LOT AREA	15,574.5 sq.m.	100%

REGIONAL COMMERCIAL ZONE (C3)

PERMITTED USES TABLE 4-1

PERMITTED USES	PERMITTED USES
ARTISAN WORKSHOP	OFFICE
BAR	PLACE OF ENTERTAINMENT
COMMUNITY CENTRE	EXCLUDING TENNIS COURTS, THEATRE, CINEMA
CONVENIENCE STORE	AMUSEMENT PARK, STADIUM or OTHER LARGE SCALE USES
DAY CARE CENTRE	PLACE OF WORSHIP
DRY CLEANING ESTABLISHMENT	PRINTING or PUBLISHING ESTABLISHMENT
EVENT SPACE	PRIVATE CLUB
FINANCIAL INSTITUTION	RECREATION FACILITY, INDOOR
FUNERAL HOME	RENTAL OUTLET
GARDEN CLUB	RESTAURANT
HEALTH CLUB	RETAIL STORE (NO SIZE LIMIT)
HOTEL	SELF-SERVICE LAUNDRY
INSTRUCTIONAL FACILITY	SELF-STORAGE FACILITY
KENNEL	SERVICE SHOP
MICRO-BREWERY	SERVICE SHOP, PERSONAL
MOTOR VEHICLE	SHOPPING CENTRE
BOY SHOP	THEATRE (ALTHOUGH CONTRADICTS ABOVE)
DEALERSHIP	WHOLESALE BUSINESS
FUELLING STATION	
RENTAL AGENCY	
REPAIR GARAGE	
WASHING ESTABLISHMENT	

REQUIREMENTS FOR MAIN USE TABLE 4-4 PROVIDED:

MINIMUM LOT FRONTAGE 30m	77.4m
MAXIMUM HEIGHT 13.5m	7.7m
MAXIMUM LOT COVERAGE 50%	8%
MINIMUM FRONT YARD DEPTH 7.5m	30.8m
MINIMUM INTERIOR SIDE YARD DEPTH 4.5m	36.1m
MINIMUM REAR SIDE YARD DEPTH 7.5m	68.6m

OFF-STREET PARKING AND LOADING GENERAL REQUIREMENTS

NON-RESIDENTIAL 17-2 (MOTOR VEHICLE DEALERSHIP)	REQUIRED	PROVIDED
SALES/SHOWROOM 2 SPACES/100sq.m. GROSS FLOOR AREA	6	9
OTHER USES 1 SPACE/100sq.m. GROSS FLOOR AREA	6	6
SERVICE BAYS 2 SPACES/BAY	20	20
10 BAYS	32	35
ACCESSIBLE PARKING 17.4(1)a		
BETWEEN 13 & 100 SPACES 5% REQ'D	2	2
DISPLAY CARS		135
OFF-STREET LOADING 17.5		
BETWEEN 415 & 2300sq.m. GROSS FLOOR AREA	1	1
BICYCLE PARKING 17.7		
1 SPACE per 1500sq.m. GROSS FLOOR AREA	1	1

LEGEND

DESCRIPTION	EXISTING	PROPOSED	AS-BUILT
EXISTING GROUND ELEVATION	• ELEV		
FINISHED GROUND ELEVATION	(ELEV)	(ELEV) OR	(ELEV)
SWALE ELEVATION	(ELEV)		
MAINTENANCE HOLE	SA/ST	SA/ST	SA/ST
CATCH BASIN	CB	CB	CB
DITCH INLET	DI	DI	DI
SANITARY SEWER	SS	SS	SS
SAN. LATERAL c/w CLEAN-OUT	SL	SL	SL
STORM SEWER	SS	SS	SS
STORM RESIDENTIAL LATERAL	SL	SL	SL
WATERMAIN	WM	WM	WM
WATER LATERAL c/w CURB STOP	WL	WL	WL
GATE VALVE	GV	GV	GV
BLOW OFF	BO	BO	BO
FIRE HYDRANT	FH	FH	FH
UTILITY POLE	U	U	U
UTILITY POLE/LIGHT STANDARD	UL	UL	UL
WALL MOUNTED LIGHT STANDARD	WML	WML	WML
POLE MOUNT TRANSFORMER	PT	PT	PT
PAD MOUNT TRANSFORMER	PM	PM	PM
STREETLIGHT PEDESTAL	SLP	SLP	SLP
SWITCHING KIOSK	SK	SK	SK
BELL PEDESTAL	BP	BP	BP
BELL GRADE LEVEL BOX	BLG	BLG	BLG
CABLE PEDESTAL	CP	CP	CP
ELECTRICAL SERVICE	ES	ES	ES
COMMUNITY MAIL BOX	CM	CM	CM

ONLY WHEN NOT INSTALLED AS PROPOSED

SITE DEVELOPMENT PLAN
DRAWING VW/62-00

SCALE: 1:400
 DESIGNED: A.V.
 DRAWN: S.S.
 DATE: DEC. 2025
 COMPUTER: AutoCAD

VAN MEEB LIMITED
 LAND DEVELOPMENT - PROJECT MANAGEMENT - ENGINEERING
 82 Newburg Street, Belleville, Ontario
 Tel: 613-969-9971 Fax: 613-969-1761

BELLEVILLE VOLKSWAGEN
6612 HIGHWAY 62
MILLENNIUM PARKWAY HOLDINGS INC. - OWNER

FILE NAME: 6612-Hwy62-26-03-17.dwg