

TOPOGRAPHIC FEATURES ARE BASED ON FIELD SURVEYS CARRIED OUT ON JANUARY 20, 2026 AND MARCH 30, 2026 BY MONUMENT GEOMATICS. ELEVATIONS ARE BASED ON GEODETIC DATUM (CGVD28.78)

HORIZONTAL DATUM IS BASED ON NAD83 UTM ZONE 18

ALL INFORMATION IS TO BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL DIMENSIONS SHOWN ARE IN METERS OR MILLIMETERS, UNLESS OTHERWISE NOTED.

PROPERTY BOUNDARIES ARE APPROXIMATE AND DERIVED FROM REGISTERED PLANS: 21R-24336

ZONING REQUIREMENTS:
THE SUBJECT PROPERTY IS ZONED C3 AND SHALL FOLLOW CITY OF BELLEVILLE ZONING BY-LAW 2024-100.

ZONING SUMMARY	PERMITTED (C3)	PROPOSED
MIN. LOT AREA:	N/A	715m ²
MIN. LOT FRONTAGE:	30.0m	21.0m
MIN. FRONT YARD SETBACK:	7.5m	10.3m
MIN. INTERIOR SIDE YARD SETBACK:	4.5m	2.8m
MIN. EXTERIOR SIDE YARD SETBACK:	N/A	N/A
MIN. REAR YARD SETBACK:	7.5m	14m
MAX. BUILDING HEIGHT:	13.5m	5.5m
MAX. LOT COVERAGE:	50%	14%

PARKING REQUIREMENTS:
THE SUBJECT PROPERTY PARKING REQUIREMENTS SHALL FOLLOW THE CITY OF BELLEVILLE BY-LAW NO. 2024-100.

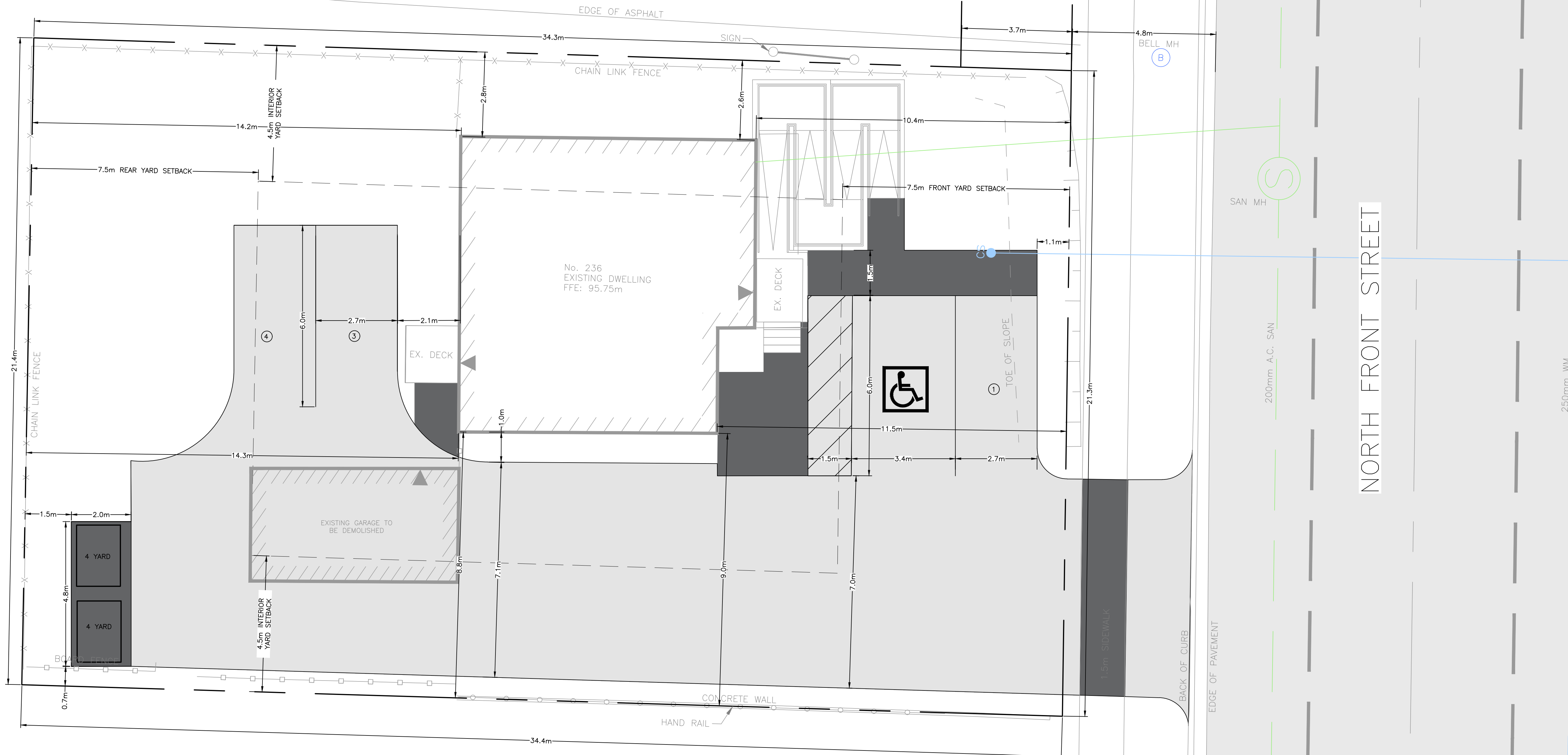
MIN. PARKING:

TABLE 17-2: RETAIL STORE:	PERMITTED	PROPOSED
3.4 PER 100m ² OF RETAIL		4

ACCESSIBLE PARKING SPACES: 1 TYPE A

C3 – COMMERCIAL

R1 – RESIDENTIAL



C3 – COMMERCIAL



LEGEND

EXISTING	
	SIB/IB
	EX. SURVEY BARS
	EX. PROPERTY LINE
	EX. ROAD & SIDEWALK
	EX. ROAD SIGN
	EX. SHOULDER
	EX. TOP OF SLOPE
	EX. TOE OF SLOPE
	EX. DITCH or SWALE
	EX. FENCE
	EX. OVERHEAD LINES
	EX. UNDERGROUND LINES
	EX. POWER POLE & ANCHOR

PROPOSED	
	PR. ROAD
	PR. CURB & SIDEWALK
	PR. TOP OF SLOPE
	PR. TOE OF SLOPE

No.	DATE (Y/M/D)	REVISION	BY
1	26/04/29	ISSUED FOR MINOR VARIANCE	J.V.

NOT FOR CONSTRUCTION

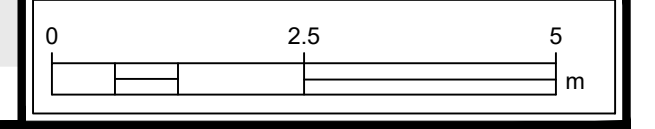


MONUMENT PROJECT No.: 25-0120	
DRAWN:	J.V.
DESIGNED:	J.V.
CHECKED:	J.H./T.M.
ENGINEER:	J.H.
DATE:	2026/04/29
H SCALE:	1:75
V SCALE:	N/A

SAM'S DONUT SHOP
236 N. FRONT STREET
BELLEVILLE, ON

PROPOSED SITE PLAN

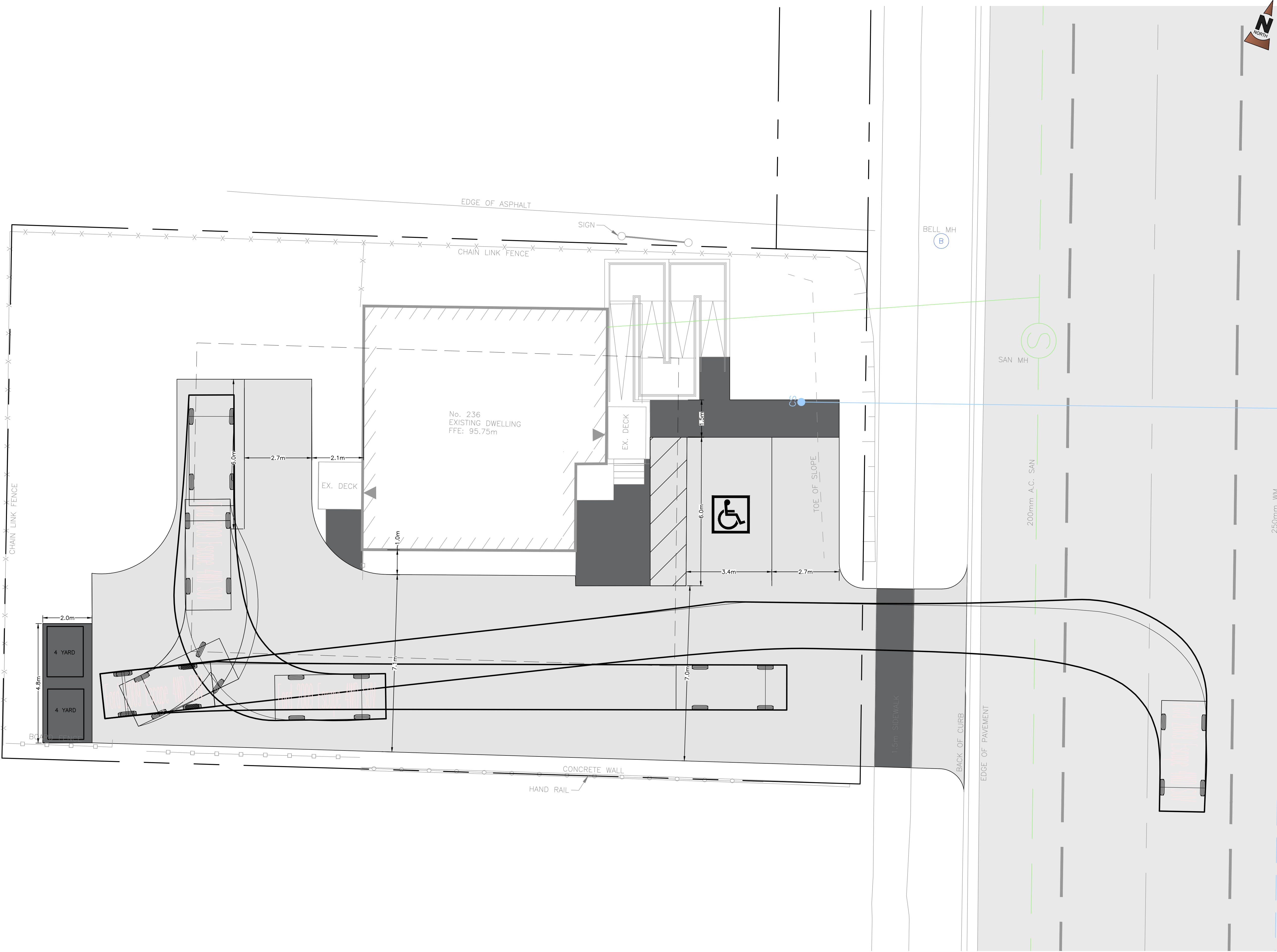
DRAWING No.
C001



Z:\Sharma\011_ENGINEERING\25-0124-Copy_Geom-236_N_Front_St_Belleville\25-0124-001_Model\2026-04-09_25-0124_236_Front_Street_North_Site_Plan.dwg

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Z:\Sharda\01_ENGINEERING\25-0124-001_Genr-236_N_Front_St_Rec\05_Design\1_CSD\1_Model\2026-04-09_25-0124-038_Front Street_North_Site_Plan_C002.dwg



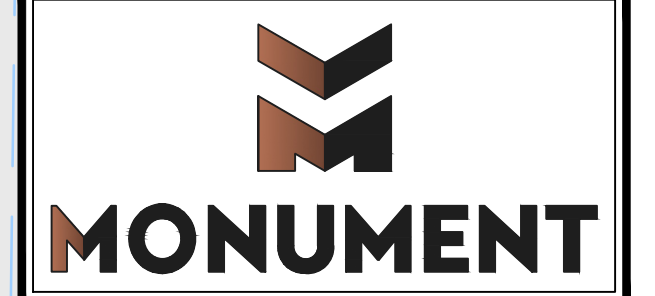
LEGEND

EXISTING	
	EX. SURVEY BARS
	EX. PROPERTY LINE
	EX. ROAD & SIDEWALK
	EX. ROAD SIGN
	EX. SHOULDER
	EX. TOP OF SLOPE
	EX. TOE OF SLOPE
	EX. DITCH or SWALE
	EX. FENCE
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NOT FOR CONSTRUCTION

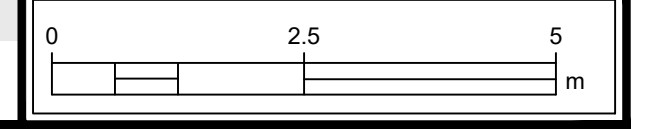


MONUMENT PROJECT No.: 25-0120

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DESIGNED:	J.V.
CHECKED:	J.H./T.M.
ENGINEER:	J.H.
DATE:	2026/04/29
H SCALE:	1:75
V SCALE:	N/A

SAM'S DONUT SHOP
236 N. FRONT STREET
BELLEVILLE, ON
Vehicle Turning

DRAWING No.
C002



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