APPROVAL STAMP:

Schedule of Land Use

Description	Lot / Block No.	Area (ha)
Singles	1-40	17.55
Total Single Detached		17.55
Street Townhouse Minimum Lot Width 6.00m (20')	40-48	0.97
Mixed Use	49-53	3.01
Residential	54	0.40
Net Residential Total		21.93
Private Open Space	55-57, 68, 71	2.48
Public Parkland, Trails, and Open Space	58-60, 62, 64, 65, 72 61, 63, 66, 67, 69, 70, 73	1.77
Stormwater Management		1.21
Utility	74, 75	0.38
Easement	76	0.06
ROW Widenings	77-79	0.04
Right of Way	STREET A-M	9.73
Natural Heritage System	80-82	14.76
Total Site Area		**52.36**

TITLE:

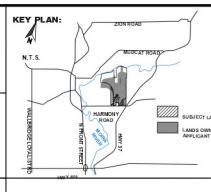
DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION:

Part of Lots 8, 9, 10 and 11, Concession 5
Part of Lots 7, 8, 9, 10 and 11, Concession 6
Township of Thurlow
Now in the City of Belleville
County of Hastings

BLACK BEAR RIDGE LP.

KEY PLAN:



BLACK BEAR RIDGE VILLAGE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY WATSON LAND SURVEYORS LTD., O.L.S.

SURVEYOR
WATSON LAND SURVEYORS, OLS.

DATE

OWNERS CERTIFICATE:

I HEREBY AUTHORIZE **THE BIGLIERI GROUP LTD.** TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BELLEVILLE

ALEX SHARPE
BLACK BEAR RIDGE GP INC.

DATE

REQUIRED INFORMATION:

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990.

(a) SEE PLAN
(b) SEE PLAN
(c) SEE KEY MAP
(d) SEE SCHEDULE OF LAND USE
(e) SEE PLAN
(f) SEE PLAN
(f1) N/A
(g) SEE PLAN
(h) MUNICIPAL SERVICES AVAILABLE
(i) SANDY SILT, SILTY SAND, AND CLAYEY SILT
(j) SEE PLAN
(k) MUNICIPAL SERVICES AVAILABLE
(l) SEE PLAN

NOTE:
DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

REVISIONS

No.	Description	Date	By
3	REVISED PER 3RD SUBMISSION COMMENTS	03/05/2026	MP
2	REVISED PER 2ND SUBMISSION COMMENTS	12/10/2025	MP
1	REVISED PER 1ST SUBMISSION COMMENTS	04/17/2025	EC

PROJECT No.:	23026
DATE:	July 30, 2024
SCALE:	1:2000
DRAFTED BY: EC	CHECKED BY: MP
DRAWING No.:	DP-01

Biglieri

2472 Kingston Road, Toronto
21 King Street W. Suite 1502, Hamilton
(416) 593-0157
thebiglieri@rogp.com

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