

Linden Design Co Ltd.

info@lindendesignco.com

(613) 969-9997

113A Station St.
Belleville, ON, K8N 2S8

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NEW BULILD GARAGE & ADU

CLIENT NAME:

SPRY RESIDENCE

CLIENT ADDRESS:

9 MOUNT PLEASANT RD

EXISTING SITE PLAN

DATE:

06-10-2026

SCALE:

AS NOTED

DRAWN BY:

KIRSTEN BAIRD

INDIVIDUAL BCIN:

110168

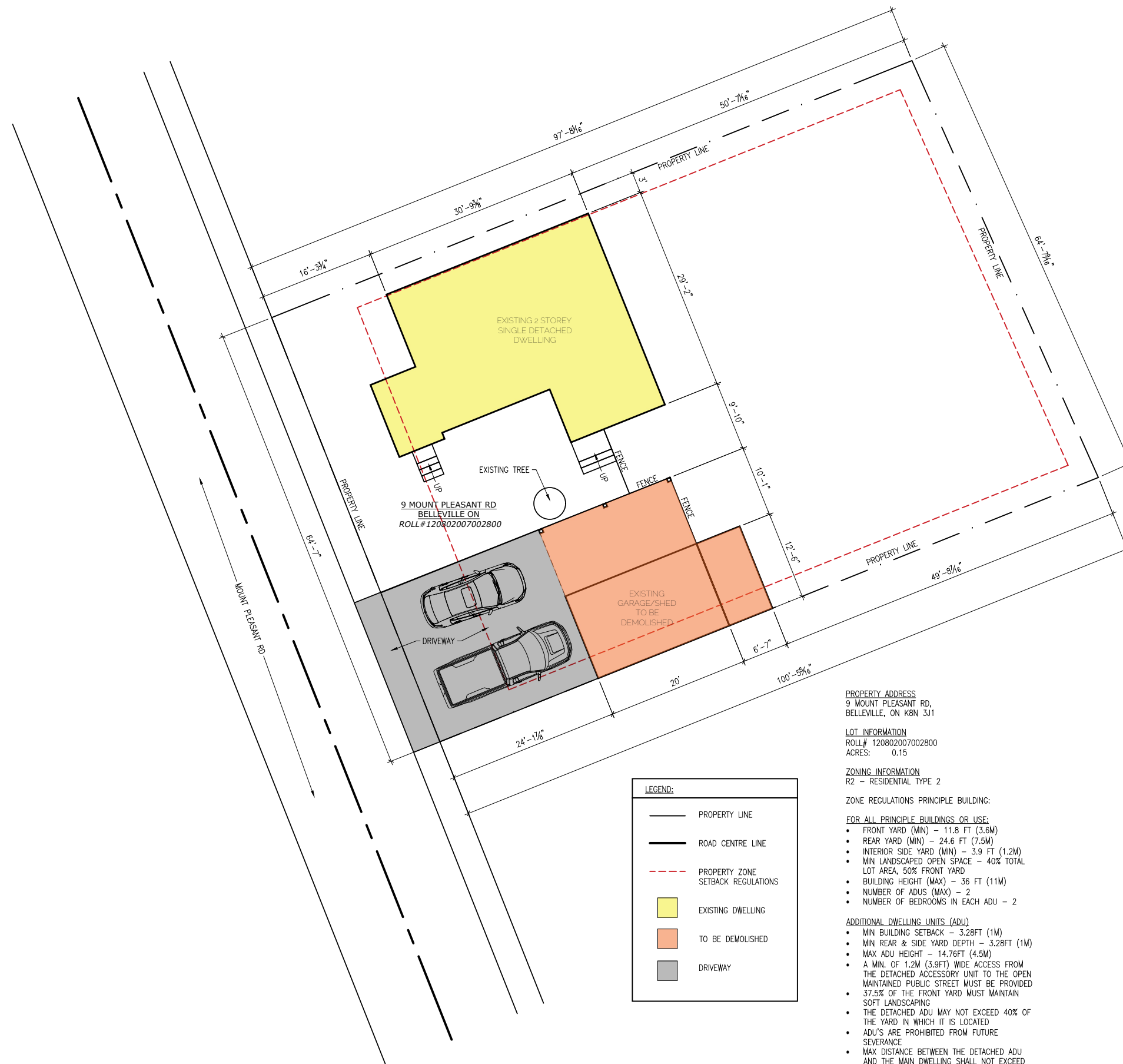
FIRM BCIN:

118065

REVISIONS

NO.	REVISION
1	V1 PRELIMINARY 06-01-2026
2	V2 PRELIMINARY 06-10-2026
3	MM-DD-YYYY
4	MM-DD-YYYY
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A1 OF A3



EXISTING SITE PLAN
A1 1/16" = 1'-0"

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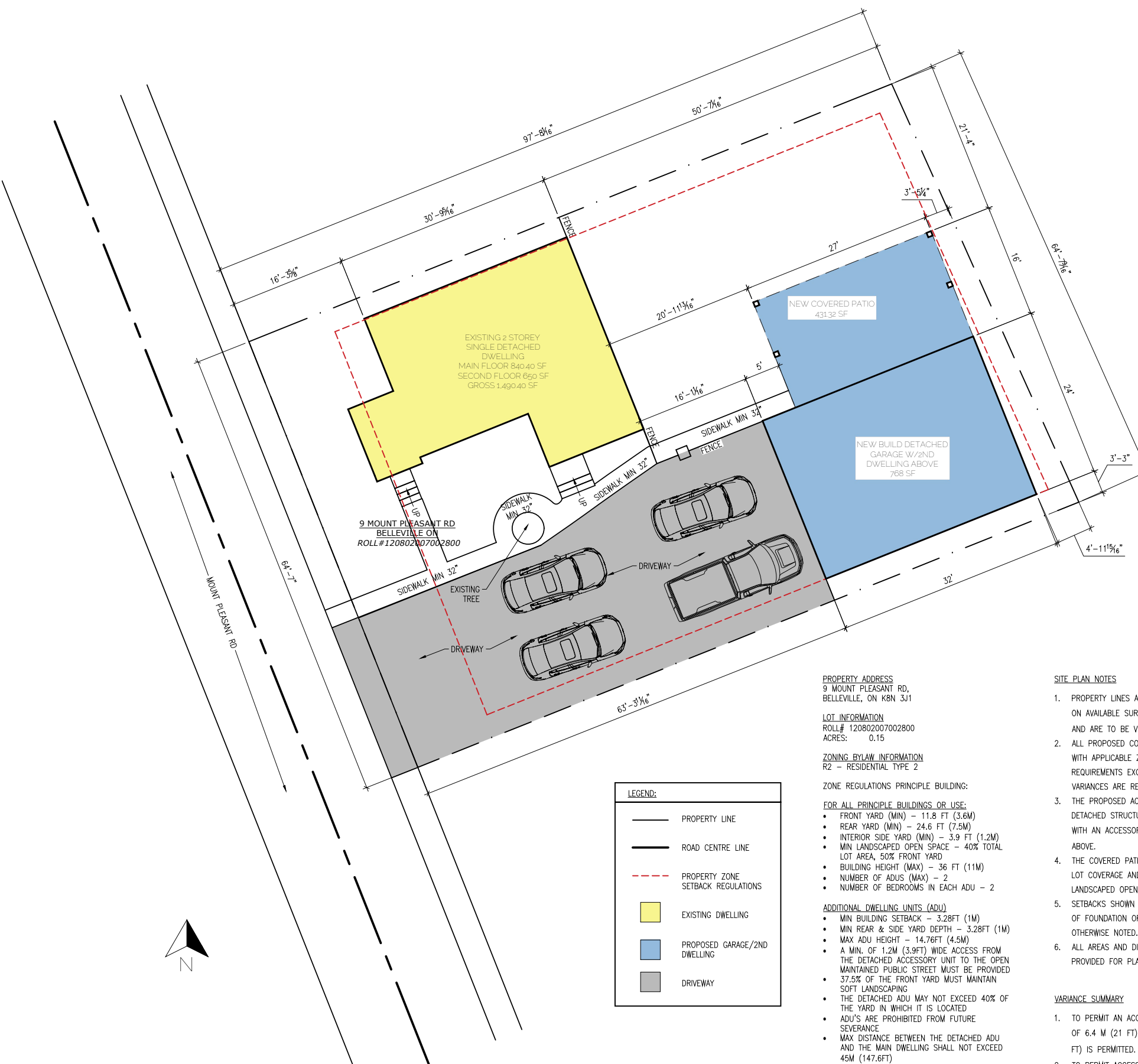
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A2 OF A3



9 MOUNT PLEASANT RD
BELLEVILLE ON
ROLL# 120802007002800

PROPERTY ADDRESS
9 MOUNT PLEASANT RD,
BELLEVILLE, ON K8N 3J1

LOT INFORMATION
ROLL# 120802007002800
ACRES: 0.15

ZONING BYLAW INFORMATION
R2 - RESIDENTIAL TYPE 2

ZONE REGULATIONS PRINCIPLE BUILDING:

- FOR ALL PRINCIPLE BUILDINGS OR USE:
- FRONT YARD (MIN) - 11.8 FT (3.6M)
 - REAR YARD (MIN) - 24.6 FT (7.5M)
 - INTERIOR SIDE YARD (MIN) - 3.9 FT (1.2M)
 - MIN LANDSCAPED OPEN SPACE - 40% TOTAL LOT AREA, 50% FRONT YARD
 - BUILDING HEIGHT (MAX) - 36 FT (11M)
 - NUMBER OF ADUS (MAX) - 2
 - NUMBER OF BEDROOMS IN EACH ADU - 2

- ADDITIONAL DWELLING UNITS (ADU)
- MIN BUILDING SETBACK - 3.28FT (1M)
 - MIN REAR & SIDE YARD DEPTH - 3.28FT (1M)
 - MAX ADU HEIGHT - 14.76FT (4.5M)
 - A MIN. OF 1.2M (3.9FT) WIDE ACCESS FROM THE DETACHED ACCESSORY UNIT TO THE OPEN MAINTAINED PUBLIC STREET MUST BE PROVIDED
 - 37.5% OF THE FRONT YARD MUST MAINTAIN SOFT LANDSCAPING
 - THE DETACHED ADU MAY NOT EXCEED 40% OF THE YARD IN WHICH IT IS LOCATED
 - ADU'S ARE PROHIBITED FROM FUTURE SEVERANCE
 - MAX DISTANCE BETWEEN THE DETACHED ADU AND THE MAIN DWELLING SHALL NOT EXCEED 45M (147.6FT)

LEGEND:	
	PROPERTY LINE
	ROAD CENTRE LINE
	PROPERTY ZONE SETBACK REGULATIONS
	EXISTING DWELLING
	PROPOSED GARAGE/2ND DWELLING
	DRIVEWAY

- SITE PLAN NOTES
- PROPERTY LINES AND DIMENSIONS ARE BASED ON AVAILABLE SURVEY/GIS & SITE MEASURE AND ARE TO BE VERIFIED ON SITE.
 - ALL PROPOSED CONSTRUCTION SHALL COMPLY WITH APPLICABLE ZONING BY-LAW REQUIREMENTS EXCEPT WHERE MINOR VARIANCES ARE REQUESTED AND APPROVED.
 - THE PROPOSED ACCESSORY BUILDING IS A DETACHED STRUCTURE CONTAINING A GARAGE WITH AN ACCESSORY DWELLING UNIT (ADU) ABOVE.
 - THE COVERED PATIO IS CONSIDERED PART OF LOT COVERAGE AND IS NOT INCLUDED IN LANDSCAPED OPEN SPACE CALCULATIONS.
 - SETBACKS SHOWN ARE TO THE EXTERIOR FACE OF FOUNDATION OR STRUCTURE UNLESS OTHERWISE NOTED.
 - ALL AREAS AND DIMENSIONS SHOWN ARE PROVIDED FOR PLANNING PURPOSES.

- VARIANCE SUMMARY
- TO PERMIT AN ACCESSORY BUILDING HEIGHT OF 6.4 M (21 FT), WHEREAS 4.5 M (14.76 FT) IS PERMITTED.
 - TO PERMIT ACCESSORY STRUCTURE LOT COVERAGE OF 12%, WHEREAS 10% IS PERMITTED.

ALL OTHER ZONING PROVISIONS ARE COMPLIED WITH.

ZONING COMPLIANCE SUMMARY

	REQUIRED	PROPOSED
ACCESSORY BUILDING HEIGHT (MAX)	4.5 M (14.76 FT)	6.4 M (21 FT)
ACCESSORY LOT COVERAGE (MIN)	10%	12%
LANDSCAPED OPEN SPACE (MIN)	40%	43.87%

* VARIANCES ARE REQUESTED FOR ACCESSORY BUILDING HEIGHT AND ACCESSORY STRUCTURE LOT COVERAGE ONLY. COVERED PATIO IS EXCLUDED FROM LANDSCAPED OPEN SPACE AND INCLUDED IN LOT COVERAGE CALCULATIONS IN ACCORDANCE WITH ZONING BY-LAW REQUIREMENTS.

LOT & COVERAGE CALCULATIONS

LOT AREA: 6,398.21 SF

BUILDING AREAS:	
- MAIN DWELLING:	840.40 SF
- ACCESSORY BUILDING (GARAGE + ADU):	768.00 SF
- COVERED PATIO:	431.32 SF

TOTAL BUILDING COVERAGE:
2,039.76 SF (31.8% OF LOT AREA)

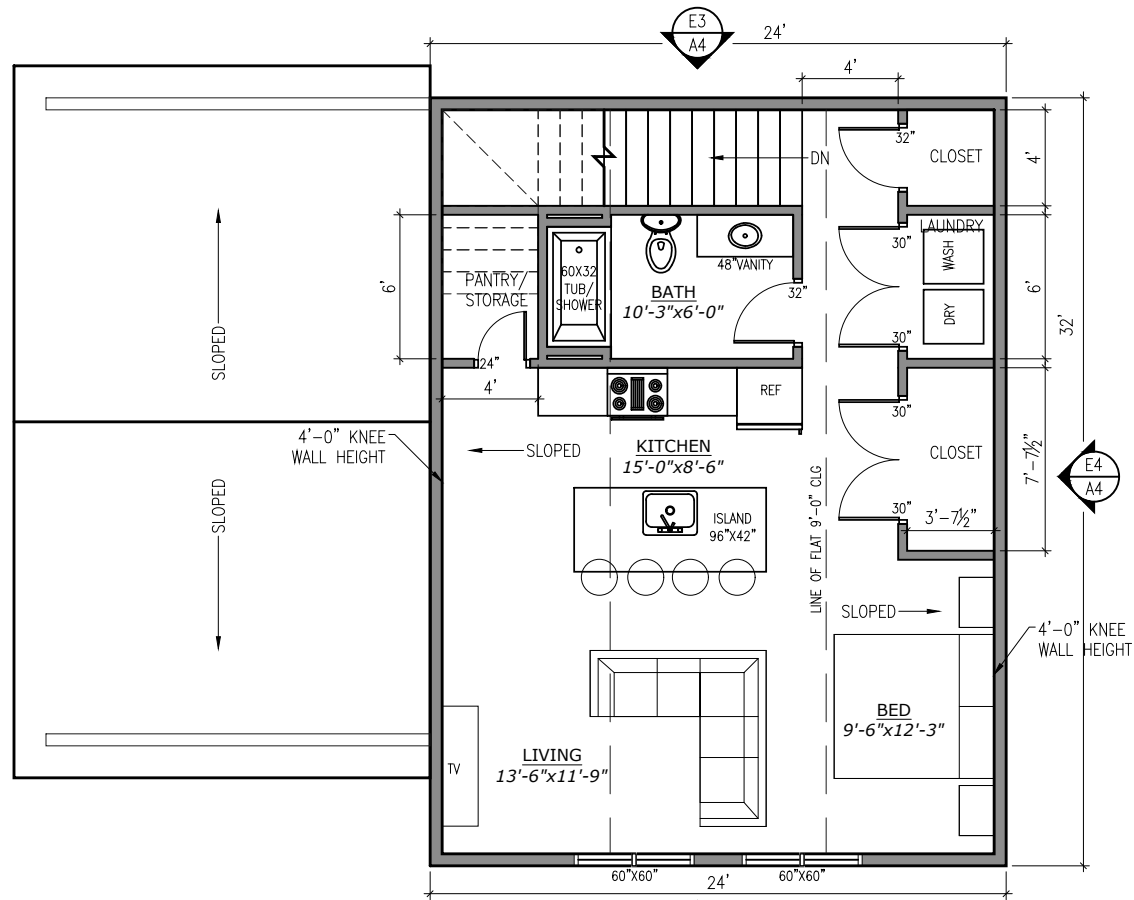
ACCESSORY STRUCTURE COVERAGE

ACCESSORY BUILDING ONLY: 12%
(NOTE: COVERED PATIO INCLUDED IN LOT COVERAGE CALCULATIONS.)

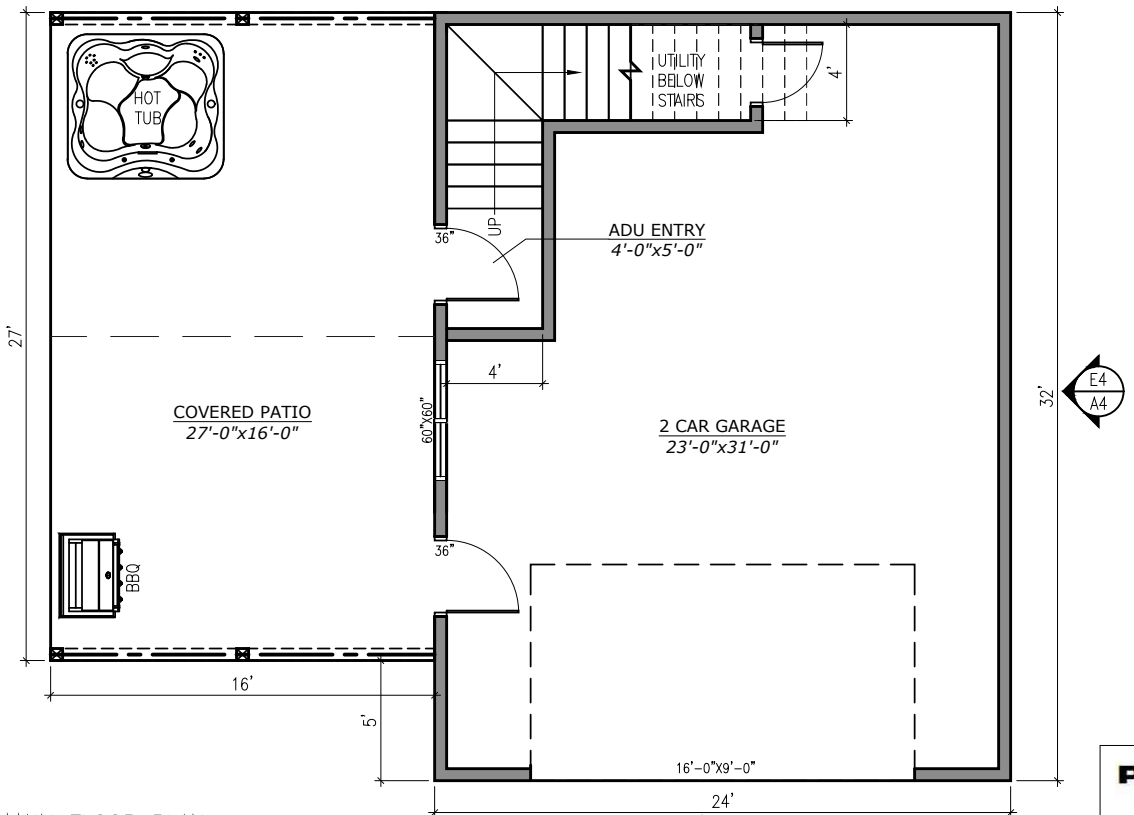
LANDSCAPED OPEN SPACE

LOT AREA:	6,398.21 SF
LESS BUILDING COVERAGE:	2,039.76 SF
LESS DRIVEWAY AREA:	1,551.36 SF
TOTAL LANDSCAPED AREA:	2,807.09 SF
LANDSCAPED OPEN SPACE =	43.87%

PROPOSED SITE PLAN
A2 1/16" = 1'-0"

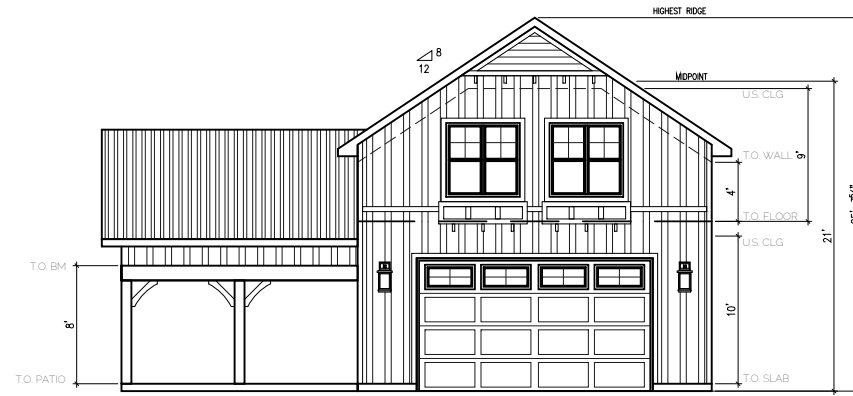


2ND FLOOR PLAN
A3 1/8" = 1'-0"

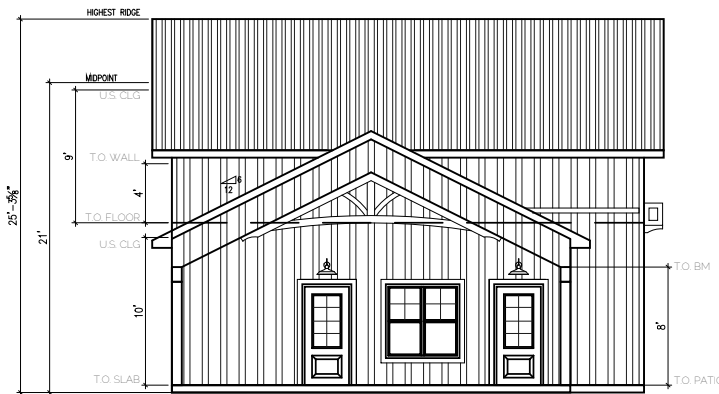


MAIN FLOOR PLAN
A3 1/8" = 1'-0"

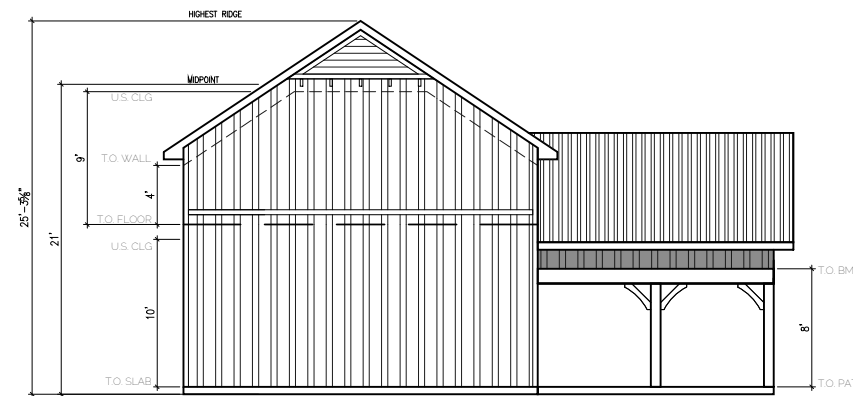
**PRELIMINARY ONLY
(NOT FOR PERMIT)**



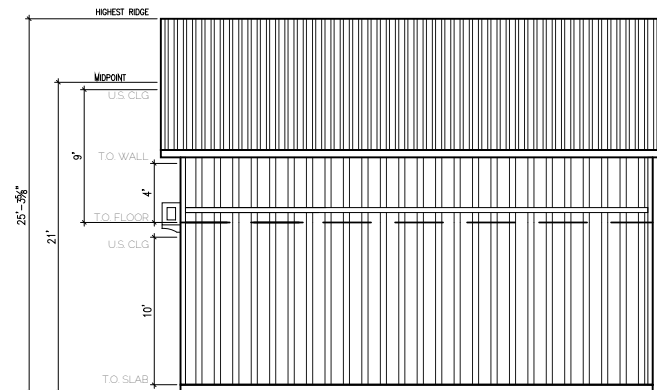
E1 FRONT ELEVATION
A3 1/8" = 1'-0"



E2 LEFT SIDE ELEVATION
A3 1/8" = 1'-0"



E3 BACK ELEVATION
A3 1/8" = 1'-0"



E4 RIGHT SIDE ELEVATION
A3 1/8" = 1'-0"

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DESIGN
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**PRELIMINARY
PLANS**

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A3 OF A3