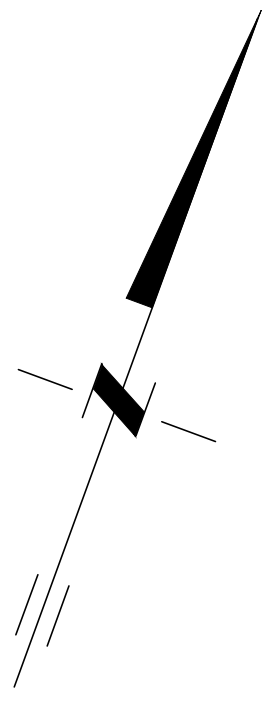


LOT 2

CONCESSION 3  
LOT 3  
EXISTING RESIDENTIAL



MAITLAND DRIVE



VACANT LAND

PART 2, 21R-18796

EXISTING COMMERCIAL

ZONING BY-LAW No. 3014 - R1 ZONE			ZONING BY-LAW No. 3014 - R4-ZONE			ZONING BY-LAW No. 3014 - R3-ZONE		
DWELLING TYPE	12.8m DETACHED DWELLING		DWELLING TYPE	FREEHOLD TOWNS		DWELLING TYPE	SPECIAL PROVISIONS	
ZONE PROVISION	R1-23 ZONE	PROPOSED	ZONE PROVISION	R4-2 ZONE	PROPOSED	ZONE PROVISION	R3-3 ZONE	PROPOSED
MINIMUM LOT AREA	408.0m <sup>2</sup>	423.6m <sup>2</sup>	MINIMUM LOT AREA - PER UNIT	185.0m <sup>2</sup>	262.3m <sup>2</sup>	MINIMUM LOT AREA	3990.0m <sup>2</sup>	7285.0m <sup>2</sup>
MINIMUM LOT FRONTAGE (LOT 2)	12.8m	12.8m	MINIMUM LOT FRONTAGE - PER UNIT	6.0m	6.1m	MINIMUM LOT FRONTAGE	15.0m	85.0m
MINIMUM FRONT YARD	6.0m	6.0m	MINIMUM FRONT YARD	6.0m	7.5m	MINIMUM FRONT YARD	6.0m	6.0m
MINIMUM EXTERIOR SIDE YARD	4.0m	4.0m	MINIMUM EXTERIOR SIDE YARD	3.0m	5.6m	MINIMUM EXTERIOR SIDE YARD	2.4m	6.0m
MINIMUM INTERIOR SIDE YARD	1.2m	1.2m	MINIMUM INTERIOR SIDE YARD	1.2m	1.2m	MINIMUM INTERIOR SIDE YARD	1.2m	1.6m
MINIMUM REAR YARD	7.6m	7.6m	MINIMUM REAR YARD	7.5m	20.3m	MINIMUM REAR YARD	6.0m	6.0m
MAXIMUM LOT COVERAGE	40.0%	40.0%	MAXIMUM LOT COVERAGE	50.0%	33.0%	MAXIMUM LOT COVERAGE	45.0%	35.0%
MINIMUM LANDSCAPED OPEN SPACE	30.0%	48.0%	MINIMUM LANDSCAPED OPEN SPACE	N/A	56.0%	MINIMUM LANDSCAPED OPEN SPACE	30.0%	39.0%
MAXIMUM HEIGHT OF BUILDINGS	11.0m	11.0m				MAXIMUM HEIGHT OF BUILDINGS	11.0m	11.0m
MAXIMUM No. OF DWELLINGS PER LOT	1	1				MINIMUM GROSS FLOOR AREA/UNIT	83.0m <sup>2</sup>	118.0m <sup>2</sup>
						MINIMUM PARKING PER UNIT	2 SPACES	1.7 SPACES

**DEVELOPMENT SITE PLAN  
MAITLAND COMMONS**

PART OF LOT 3, CONCESSION 3  
(FORMERLY THURLOW TOWNSHIP)  
NOW IN  
THE CITY OF BELLEVILLE  
COUNTY OF HASTINGS

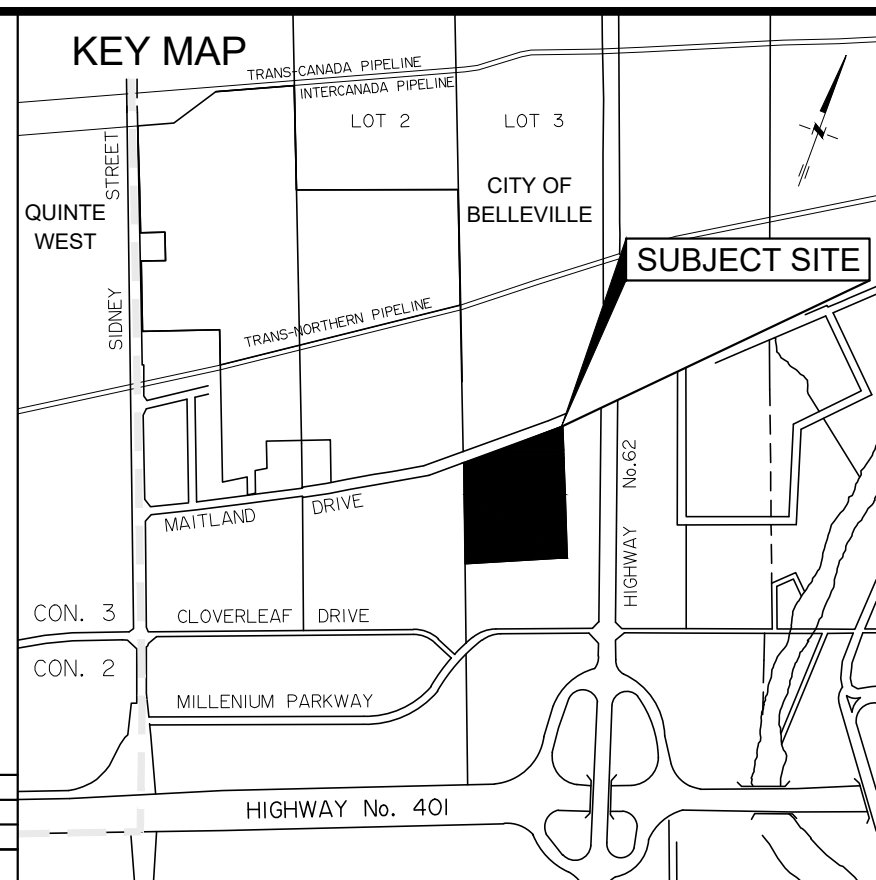
SCALE 1:500

METRIC NOTE:  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CONTOUR NOTE:  
CONTOUR AND TOPOGRAPHIC INFORMATION GENERATED USING INFORMATION PROVIDED BY ONTARIO BASE MAPPING.

NO. REVISION DATE APPROVED

DRAWN BY: LB CHECKED BY: R.F.A. DATE: 09/30/20



**LAND USE SCHEDULE**

LAND USE	AREA(m <sup>2</sup> )	AREA%	UNITS
LOTS 1-36 - SINGLE DETACHED LOTS - 12.8m MINIMUM	19394.5	40.1	36
2 STOREY TOWNHOUSES - 6.1m MINIMUM	7119.9	14.7	23
BACK TO BACK, 2 STOREY TOWNHOUSES	7285.2	15.1	38
STORM WATER POND	2739.0	5.7	
5.0m SERVICE EASEMENT/WALKWAY (TO BE DEEDED TO MUNICIPALITY)	166.8	0.3	
MUNICIPAL SERVICE EASEMENT	2008.0	4.1	
20.0m MUNICIPAL ROAD ALLOWANCE STREET 'A' (LENGTH = 450.0m)	9675.8	20.0	
<b>SITE TOTAL</b>	<b>48389.2m<sup>2</sup></b>	<b>100.0%</b>	<b>97</b>

**TYPICAL DWELLING**

**LEGEND**

- PROPOSED STREET TREE - PLACEMENT SUBJECT TO DETAILED LANDSCAPE DESIGN WITH 9.0m MINIMUM SEPARATION/SPACING AND SEPARATION FROM STREET LIGHTS, TRANSFORMERS, HYDRANTS AND OTHER UTILITIES OF 2-3m.
- MUNICIPAL ROW/PROPERTY LINE
- MUNICIPAL GRASS BOULEVARD
- BARRIER CURB
- 7.8m ASPHALT ROAD
- MUNICIPAL GRASS BOULEVARD
- 1.5m CONCRETE SIDEWALK
- PROPOSED DRIVEWAY LOCATION
- 1.8m HIGH ACOUSTIC FENCE
- 3.0m HIGH ACOUSTIC FENCE

**BACK TO BACK TOWNHOUSES**

- INTERNAL WALKWAYS
- SHARED/PRIVATE OPEN SPACE
- SHARED LANE AND PARKING

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