



CITY OF BELLEVILLE

Andrew Chan, Policy Planner
Engineering and Development Services Department
Report No. COA-2022-23
19 May 2022

To: Committee of Adjustment
Subject: Application for Consent
Village of Avonlea Subdivision
Part Lots 31 & 32, Concessions Broken Front & 1, formerly the Township of Sidney, now the City of Belleville
OWNER: 2663925 Ontario Inc and 22566531 Ontario Inc.
AGENT: Catherine Tran and Ruth Ferguson Aulhouse, RFA Planning Consultant Inc.
File: B 10/22 & B 11/22

1. Recommendation:

“THAT the requested severance B 10/22 to create a parcel with 60 metres of frontage and 5.9 hectares of lot area on the north side of Part Lot 31, Concessions Broken Front & 1, formerly the Township of Sidney, now the City of Belleville, be **approved**, subject to the following conditions:

- a) the financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property to be satisfied;
- b) existing drains on the retained and severed portions are not to be removed, altered or relocated without the consent of the City;
- c) the approval of Consent application B 11/22;
- d) the severed parcel to be merged with the severed parcel created by B 11/22, and the retained parcel to be merged with the retained parcel of B 11/22, and that Subsection 50(3) and 50(5) of the Planning Act, as the case may be, applies to any subsequent conveyance of or transaction involving the parcels of land that are subject to this consent;
- e) the necessary deeds to be submitted in triplicate, along with one digital copy and one paper copy of a deposited plan of survey (R-plan), or a legal description acceptable to the Registrar of Deeds, and Conditions a) to d) inclusive be fulfilled prior to the issuance of the Consent Certificate;
- f) Conditions a) to e) inclusive to be fulfilled within two (2) years of the Committee’s Decision.”

“THAT the requested severance B 11/22 to create a parcel with 3.9 hectares of lot area on the north side of Part Lot 32, Concessions Broken Front & 1, formerly the Township of Sidney, now the City of Belleville, be **approved**, subject to the following conditions:

- a) the financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property to be satisfied;
- b) existing drains on the retained and severed portions are not to be removed, altered or relocated without the consent of the City;
- c) The approval of Consent application B 10/22;
- d) The severed parcel to be merged with the severed parcel created by B 10/22, and the retained parcel to be merged with the retained parcel of B 10/22, and that Subsection 50(3) and 50(5) of the Planning Act, as the case may be, applies to any subsequent conveyance of or transaction involving the parcels of land that are subject to this consent;
- e) the necessary deeds to be submitted in triplicate, along with one digital copy and one paper copy of a deposited plan of survey (R-plan), or a legal description acceptable to the Registrar of Deeds, and Conditions a) to d) inclusive be fulfilled prior to the issuance of the Consent Certificate;
- e) Conditions a) to e) inclusive to be fulfilled within two (2) years of the Committee’s Decision.”

2. Highlights:

- The subject land is undergoing three (3) concurrent applications for the future Village of Avonlea Subdivision: a Loyalist Secondary Plan Amendment, Zoning By-Law Amendment, and Draft Plan of Subdivision;
- The applications propose to separate and consolidate the north side of the subject lands;
- The retained lands would be utilized for the development of the future subdivision;
- The Loyalist Secondary Plan designation is “Employment Area;”
- The application as proposed has regard to Section 2 of the Planning Act, is supported by and is consistent with the Provincial Policy Statement, conforms to the policies of Belleville’s Loyalist Secondary Plan, and is consistent with the Zoning By-Law; and
- Staff recommends that the Application for Consent be approved.

3. Background:

i. Location and Site Statistics

Site Review	Description
Location Description	<p>Part Lots 31 & 32, Concessions Broken Front & 1, formerly the Township of Sidney, now the City of Belleville</p> <p>Located on immediately west of Avonlough Road and north of the CP Railway, it is east of Wallbridge-Loyalist Road and Quinte Christian High School</p>
Lot Frontage	<p>Severed 1 & 2: 60 metres</p> <p>Retained 1 & 2: ~600 metres</p>
Lot Area	<p>Severed 1 & 2: 9.3 hectares</p> <p>Retained 1 & 2: 36.4 hectares</p>
Current Use	Vacant with agricultural crop fields
Proposed Use	Future Village of Avonlea Subdivision (12T-21002)
Current Loyalist Secondary Plan Designation	Residential, Environmental Protection, Open Space & Community Facility
Proposed Loyalist Secondary Plan Designation	To be amended by B-50-3-39
Current Zone Category	Agriculture (A2-8) Zone and Environmental Protection (E) Zone
Proposed Zoning Category	To be amended by B-77-1154
Land uses to the north	Potters Creek, Loyalist College
Land uses to the east	Low density residential, apartment buildings, retirement residence
Land uses to the south	CP Railway, commercial uses
Land uses to the west	High school, rural residential dwellings, vacant land

ii. Application/Development Proposal

An application for the subject land was received by the City of Belleville on April 20, 2022.

The application proposes to separate and consolidate the north side of the subject lands, which are not part of the proposed Village of Avonlea Subdivision; and, correspondingly, to consolidate the remaining two southern parcels for future development of the proposed Village of Avonlea Subdivision. The severed parcels would have a combined lot area of 9.3 hectares and the retained parcels would have a combined lot area of 63.4 hectares.

In support of the application, the following was submitted:

- a Sketch of Severances;
- a Draft Plan of Subdivision; and
- a Development Site Plan.

The subject land is subject to three (3) additional, concurrently filed planning applications for the south portions of the lands. These applications include a Loyalist Secondary Plan Amendment Application, Zoning By-Law Amendment Application, and Draft Plan of Subdivision Application (Files: B-50-3-39, B-77-1154, & 12T-21002).

These documents are available online for public review at www.belleville.ca/DevelopmentApplications.

4. Discussion:

i. Planning Act, R.S.O. 1990, c. P.13 (Section 2)

Municipalities are required to ensure all decisions related to land use planning matters have regard to Section 2 of the Planning Act regarding matters of provincial interest. Matters of provincial interest include:

- (a) the protection of ecological systems, including natural areas, features and functions;
- (b) the protection of the agricultural resources of the Province;
- (c) the conservation and management of natural resources and the mineral resource base;
- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- (e) the supply, efficient use and conservation of energy and water;
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (g) the minimization of waste;
- (h) the orderly development of safe and healthy communities;
- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;
- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (k) the adequate provision of employment opportunities;
- (l) the protection of the financial and economic well-being of the Province and its municipalities;
- (m) the co-ordination of planning activities of public bodies;
- (n) the resolution of planning conflicts involving public and private interests;

- (o) the protection of public health and safety;
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- (r) the promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- (s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.

The proposed consent applications propose to reorient the properties for the future development. It is Staff's opinion that the proposal has regard to Section 2 (h) and (j) of the Planning Act, which considers orderly development of communities and adequate provision of housing.

ii. Provincial Policy Statement

Municipalities are required to ensure all decisions related to land use planning matters shall be consistent with the Provincial Policy Statement.

Planning Staff considered the following policies in the PPS:

1.1.1 Healthy, livable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- d) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

Since the application is establishing an efficient land use pattern that will facilitate the development of the future subdivision, it is Staff's opinion that the proposal is consistent with the Provincial Policy Statement.

iii. Loyalist Secondary Plan

Planning Staff reviewed the policies within the Loyalist Secondary Plan to make recommendations. The subject land parcels are primarily designated "Residential," "Environmental Protection," "Open Space," and "Community Facility." Since the application is technical in nature and Official Plan Amendment File B-50-3-39 is concurrently under review, however, it is Staff's opinion that the proposal conforms with the policies of the Loyalist Secondary Plan.

New Official Plan

A new Official Plan for the City of Belleville was adopted by the City Council in December 2021; however, it has not yet been approved by the Ministry of Municipal Affairs and Housing. Although the new Loyalist Secondary Plan is not yet approved and not determinative, Staff will review and consider the policies of the new Loyalist Secondary Plan in the recommendation report for this application.

In the new Official Plan, the subject land is located in the Specific Policy Area #4 – Loyalist Secondary Plan.

Staff have not identified any changes within the new Official Plan that would impact this application.

iv. Zoning By-Law

The subject land parcels are Agriculture (A2-8) Zone and Environmental Protection (E) Zone and is currently vacant.

Since the subject land parcels will exceed the lot frontage and area requirements of the existing zoning and Zoning By-Law Amendment File B-77-1154 is concurrently under review, it is Staff's opinion that the proposal is consistent with the Zoning By-Law.

v. Staff Site Visit

On April 27, 2022, Staff visited the property for a site visit and took photos of the subject land.

5. Financial:

The fees of the application have been received by the City.

6. Communication and Public Engagement:

On April 27, 2022, a written notice and location map was circulated to all property owners within 60 metres of the subject property. The notice provided information that a public meeting was scheduled for May 19, 2022.

Similarly, a sign was placed on the subject land notifying the general public that a public meeting was scheduled for May 17, 2022.

As of May 9, 2022, no other correspondence from the public has been received by the City regarding this application.

Circulation to the public complies with the requirements of the Planning Act, R.S.O. 1990.

7. Input from Departments/Sources:

Circulation of this application to other departments/agencies has occurred.

i. External Agency Circulation

The subject application was circulated for comment in accordance with the requirements of Ontario Regulation 197/96 (Consent Application).

The Ministry of Transportation provided correspondence that they have no objections to the application.

As of May 9, 2022, no comments or concerns have been received regarding this application.

ii. Internal Department Circulation

The subject application was circulated for comment to the General Manager of Transportation and Operations, the Manager of Revenue & Taxation, the Principal Planner, the Chief Building Official, and the Development Technologist.

Belleville's Development Technologist and Principal Planner provided correspondence that they have no objections to the application. The Development Technologist noted that existing drains are not to be removed, altered or relocated without the consent of the City; and that all driveway accesses shall conform to the City's Driveway Control By-Law No. 2001-129

As of May 9, 2022, no other comments or concerns have been received regarding this application.

8. Strategic Priorities:

The City of Belleville's Strategic Plan identifies nine strategic themes. The recommendation within this report aligns with the City's strategic theme of "Residential Development" and the City's strategic objective to "plan for residential growth to meet our needs for 20 years and designate sufficient land in our planning documents to accommodate residential growth for 10 years" and "provide for a variety of housing forms to reflect out changing demographics and need for affordability". The approval of the above-noted consent will facilitate the future development of the Village of Avonlea Subdivision.

9. Conclusion:

Based on information received at the time of writing this report, Planning Staff are of the opinion that the application has regard to Section 2 of the Planning Act, is supported by and is consistent with the Provincial Policy Statement, conforms to the policies of Belleville's Loyalist Secondary Plan, and is consistent with the Zoning By-Law.

Staff supports and recommends approval of this application as it represents good planning.

Attachments:

[Attachment #1 - Sketch of Severances](#)

[Attachment #2 - Draft Plan of Subdivision](#)

[Attachment #3 - Development Site Plan](#)

Approved by:

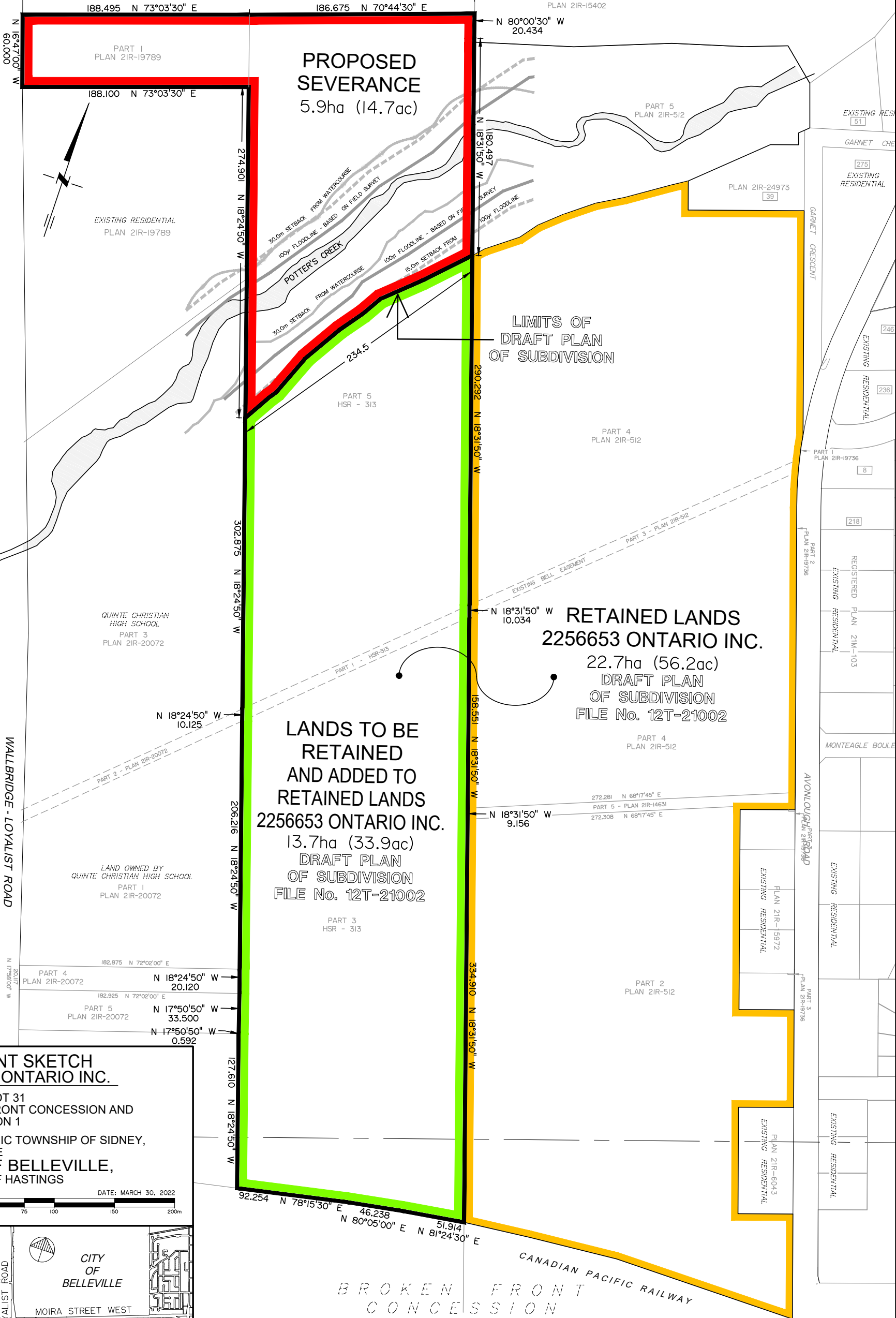
Greg Pinchin, Manager of Approvals

Status:

Approved - 10 May 2022

LOYALIST COLLEGE

CONCESSION 1
LOT 31 --- LOT 32



PROPOSED SEVERANCE
5.9ha (14.7ac)

LIMITS OF
DRAFT PLAN
OF SUBDIVISION

RETAINED LANDS
2256653 ONTARIO INC.
22.7ha (56.2ac)
DRAFT PLAN
OF SUBDIVISION
FILE No. 12T-21002

**LANDS TO BE
RETAINED
AND ADDED TO
RETAINED LANDS**
2256653 ONTARIO INC.
13.7ha (33.9ac)
DRAFT PLAN
OF SUBDIVISION
FILE No. 12T-21002

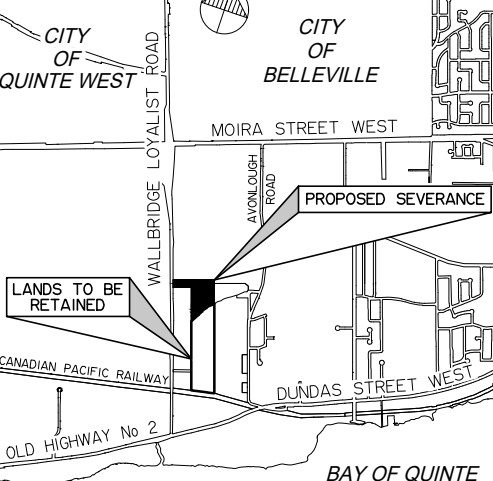
CONSENT SKETCH
2663925 ONTARIO INC.

PART OF LOT 31
BROKEN FRONT CONCESSION AND
CONCESSION 1

GEOGRAPHIC TOWNSHIP OF SIDNEY,
NOW IN THE
CITY OF BELLEVILLE,
COUNTY OF HASTINGS

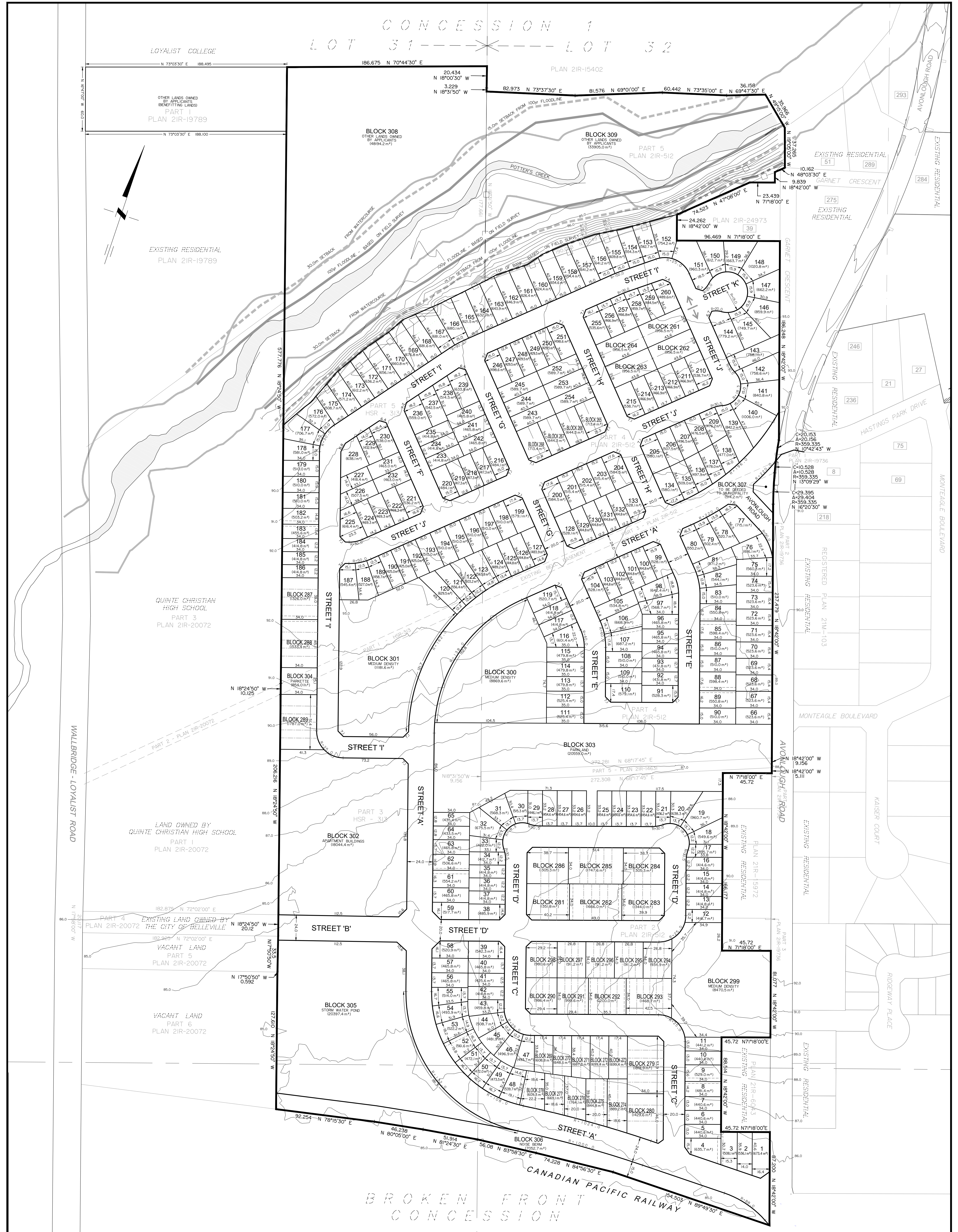
SCALE 1:3250 DATE: MARCH 30, 2022

KEYMAP



BROKEN FRONT
CONCESSION

CANADIAN PACIFIC RAILWAY



**DRAFT PLAN OF SUBDIVISION
THE VILLAGE OF AVONLEA**

PART OF LOTS 31 AND 32
BROKEN FRONT CONCESSION AND
CONCESSION 1

GEOGRAPHIC TOWNSHIP OF SIDNEY,
NOW IN THE
CITY OF BELLEVILLE,
COUNTY OF HASTINGS

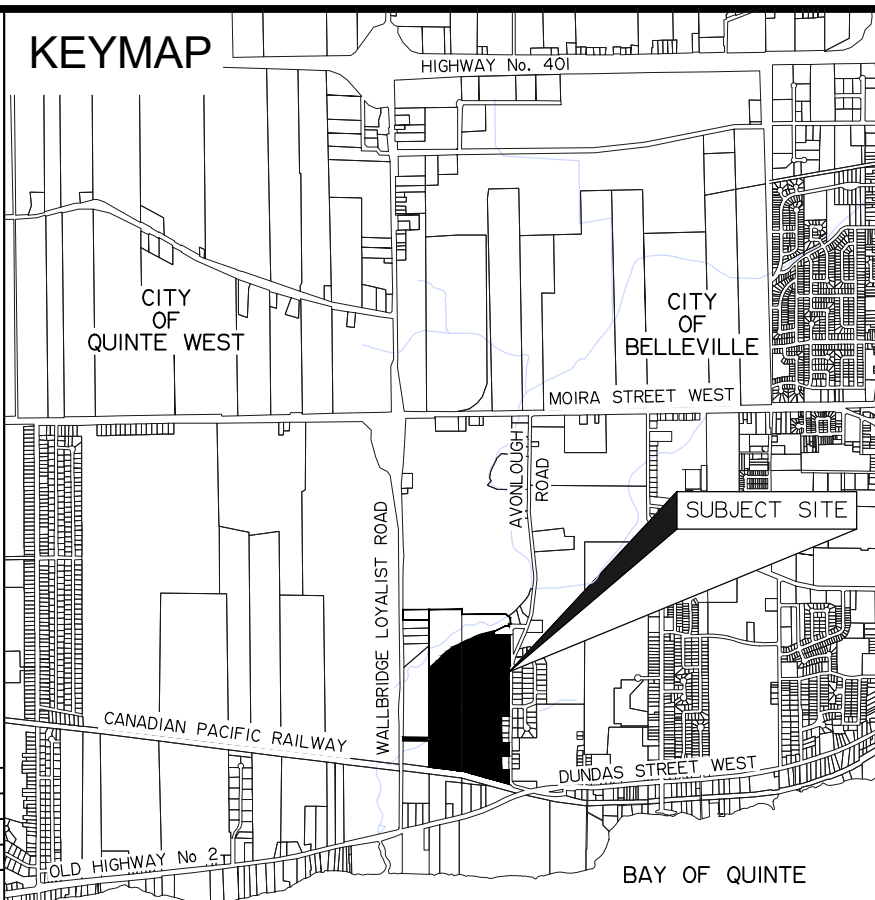
SCALE 1:1500

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

CONTOURS NOTE:
EXISTING TOPOGRAPHY PREPARED BY AINLEY GROUP. CONTOURS
DRAWN AT INTERVALS OF 1.0m.

NO. REVISION DATE APPROVED

DRAWN BY: LB CHECKED BY: R.F.A. DATE: 11/19/21



LAND USE SUMMARY

LAND USE	AREA(m ²)	AREA%	UNITS
BLOCKS 4-18, 33-38, 41-47, 64, 65, 81, 82, 91-93, 99-106, 117-123, 122-132, 216-220, 235-239 & 246-251 (12.2m (395.7m ²) MIN. SINGLE-DETACHED LOTS)	38207.3	10.5	85
BLOCKS 1-3, 19-32, 39, 40, 48-63, 77-80, 94-98, 115-116, 210-215, 221-232, 240-245 & 252-260 (13.7m (418.4m ²) MIN. SINGLE-DETACHED LOTS)	41862.7	11.5	81
BLOCKS 66-76, 83-90, 107-114, 134-141, 193-209 & 236-239 (15.0m (476.2m ²) MIN. SINGLE-DETACHED LOTS)	57498.7	15.7	94
BLOCKS 261-276 (8.7m (269.3m ²) MIN. SEMI-DETACHED LOTS)	13661.4	3.7	36
BLOCKS 279-289 (BUNGALOW)	16615.9	4.6	52
BLOCKS 290-298 (2 STOREY)	9303.8	2.6	39
6.1m (20.7m ²) MIN. FREEDHOLD TOWNHOMES	7566.9	2.1	
BLOCKS 299-301 - MEDIUM DENSITY	28521.7	7.8	164
BLOCK 302 - APARTMENT BUILDINGS	18044.4	4.9	144
BLOCKS 303 & 304 - PARKLAND	2143.0	5.9	
BLOCK 305 - STORM WATER FACILITY	20397.4	5.6	
BLOCKS 306 & 307 - TO BE DEEDED TO MUNICIPALITY (AS PART OF STREET 'A')			
MUNICIPAL ROAD ALLOWANCE	91865.5	25.1	
STREET 'A' & 'B' - 24.0m (LENGTH = 1247.0m)			
STREETS 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K' AND AVONLOUGH ROAD EXTENSION (LENGTH = 3065.0)			
SUB TOTAL	364958.7m²	100.0%	695
BLOCKS 308 & 309 - OTHER LANDS OWNED BY APPLICANTS	82099.2		
SUB TOTAL	447057.9m²		

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT.

(a) SEE SURVEYORS CERTIFICATE.
(b) AS SHOWN ON DRAFT PLAN.
(c) AS SHOWN ON DRAFT PLAN.
(d) SEE LAND USE SUMMARY.
(e) SEE DRAFT PLAN.
(f) AS SHOWN ON DRAFT PLAN.
(g) AS SHOWN ON DRAFT PLAN.
(h) MUNICIPAL WATER AND SANITARY SEWER.
(i) SANDY LOAM
(j) AS SHOWN ON DRAFT PLAN.
(k) GARBAGE COLLECTION, FIRE PROTECTION AND SCHOOL BUSES
(l) AS SHOWN ON DRAFT PLAN.

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SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE
SUBDIVIDED ARE CORRECTLY SHOWN.

Keith Watson Nov. 19, 2021
KEITH WATSON SURVEYOR DATE

WATSON LAND SURVEYORS LTD.
218 CHURCH STREET, BELLEVILLE, ONTARIO, K8N 3C3
(613) 966-9921

R.P.P.
REGISTERED PROFESSIONAL PLANNER
11/19/21

RFA
PLANNING CONSULTANT INC.

211 Dundas Street East, Suite 202,
Belleville, Ontario, K8N 1E2

JOB NO. 653-DP

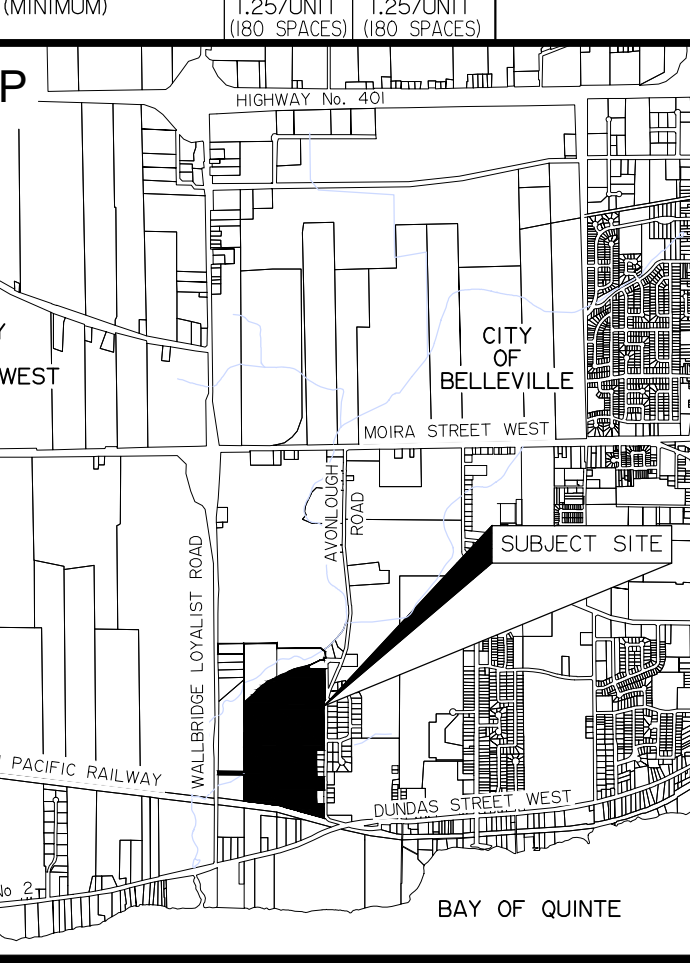


ZONING SUMMARY

DWELLING TYPE ZONING BY-LAW No. 10245	SINGLE DETACHED DWELLING		SEMI-DETACHED DWELLING	
	R3-X ZONE	PROPOSED	R3-X ZONE	PROPOSED
ZONE PROVISION				
MINIMUM LOT FRONTAGE:				
- INTERIOR LOT	12.2m	12.2m	8.7m	8.7m
- CORNER LOT	14.6m	14.6m	11.1m	11.9m
LOT AREA (MINIMUM)	390.0m ²	395.7m ²	290.0m ²	299.3m ²
FRONT YARD DEPTH (MINIMUM)	6.0m	6.0m	6.0m	6.0m
INTERIOR SIDE YARD (MINIMUM)	1.2m	1.2m	1.2m	1.2m
- SEE YARD IS ADJACENT TO A COMMON WALL	N/A	N/A	0.0m	0.0m
EXTERIOR SIDE YARD (MINIMUM)	3.6m	3.6m	3.6m	3.6m
REAR YARD (MINIMUM)	7.0m	7.0m	7.0m	7.0m
LOT COVERAGE (MAXIMUM)	45.0%	45.0%	45.0%	45.0%
BUILDING HEIGHT (MAXIMUM)				
MAIN BUILDING	11.0m	11.0m	11.0m	11.0m

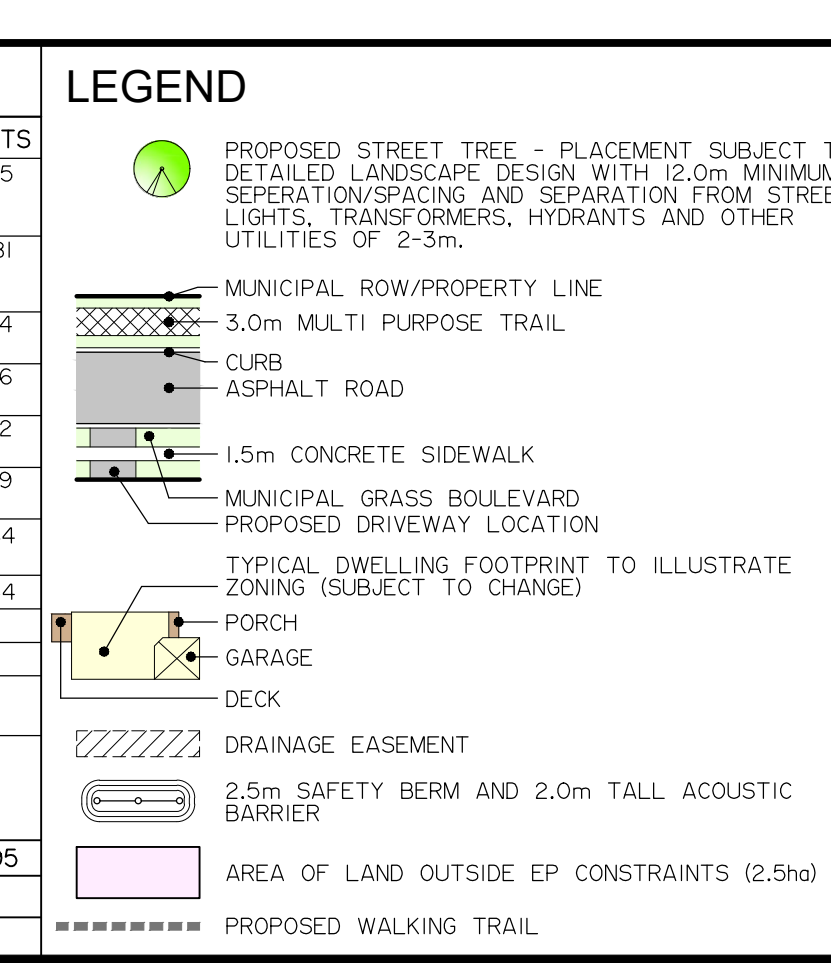
DWELLING TYPE ZONING BY-LAW No. 10245	TOWNHOUSE DWELLING MULTI-STORY		TOWNHOUSE DWELLING SINGLE-STORY	
	R3-X ZONE	PROPOSED	R3-X ZONE	PROPOSED
ZONE PROVISION				
MINIMUM LOT FRONTAGE:				
- INTERIOR LOT	6.0m	6.1m	7.5m	7.5m
- CORNER LOT	9.7m	9.7m	11.1m	13.0m
LOT AREA (MINIMUM)	200.0m ²	207.4m ²	250.0m ²	255.0m ²
FRONT YARD DEPTH (MINIMUM)	6.0m	6.0m	6.0m	6.0m
INTERIOR SIDE YARD (MINIMUM)	1.2m	1.2m	1.2m	1.2m
- SEE YARD IS ADJACENT TO A COMMON WALL	0.0m	0.0m	0.0m	0.0m
EXTERIOR SIDE YARD (MINIMUM)	3.6m	3.6m	3.6m	3.6m
REAR YARD (MINIMUM)	7.0m	7.0m	7.0m	7.0m
LOT COVERAGE (MAXIMUM)	55.0%	55.0%	55.0%	55.0%
BUILDING HEIGHT (MAXIMUM)				
MAIN BUILDING	11.0m	11.0m	11.0m	11.0m

DWELLING TYPE ZONING BY-LAW No. 10245	APARTMENT OR HORIZONTAL MULTIPLE ATTACHED DWELLING		APARTMENT DWELLING	
	R6-XX ZONE	PROPOSED	R7-XX ZONE	PROPOSED
ZONE PROVISION				
MINIMUM LOT FRONTAGE:				
MINIMUM LOT PER UNIT	24.0m	35.3m	45.7m	80.5m
LOT AREA (MINIMUM) PER UNIT	161.5m ²	164.4m ²	72.3m ²	125.0m ²
FRONT YARD DEPTH (MINIMUM)	6.0m	6.0m	9.0m	10.6m
INTERIOR SIDE AND REAR YARD (MINIMUM)	6.0m	6.0m	8.0m	8.5m
EXTERIOR SIDE YARD (MINIMUM)	6.0m	6.0m	9.0m	9.0m
LANDSCAPED OPEN SPACE (MINIMUM)	40.0%	49.7%	20.0%	18.2%
DISTANCE BETWEEN BUILDINGS (MINIMUM)	10.0m	11.1m	15.0m	50.0%
BUILDING HEIGHT (MAXIMUM)	11.0m	11.0m	15.0m	16.0m
DISTANCE BETWEEN DRIVEWAY AND/OR PARKING AREA AND THE MAIN BUILDING OR STREET LINE	3.0m	3.0m	N/A	16.0m
PARKING REQUIREMENT (MINIMUM)	1.25/UNIT	1.25/UNIT	1.25/UNIT (80 SPACES)	5.0m



LAND USE SUMMARY

LAND USE	AREA (m ²)	AREA (%)	UNITS
BLOCKS 4-18, 33-38, 41-47, 64, 65, 81, 82, 91-93, 99-106, 117-133, 180-182, 216-220, 233-235 & 246-251	38207.3	10.5	85
BLOCKS 1-3, 19-32, 39, 40, 48-63, 77-80, 94-98, 115-116, 210-215, 221-232, 240-245 & 252-260	41662.7	11.5	81
BLOCKS 66-76, 83-90, 107-112, 134-181, 183-209 & 236-239	57498.7	15.7	94
BLOCKS 261-275	13661.4	3.7	36
BLOCKS 281-299	16615.9	4.6	52
BLOCKS 290-298 (2 STOREY)	9303.8	2.6	39
3 STOREY BUILDINGS & HORIZONTAL ATTACHED	28521.7	7.8	164
APARTMENT BUILDINGS	18044.4	4.9	144
PARKLAND & PARKETTE	21413.0	5.9	
STORM WATER POND	20397.4	5.6	
LAND TO BE DEEDED TO MUNICIPALITY (AS PART OF STREET 'A')	7566.9	2.1	
MUNICIPAL ROAD ALLOWANCE	91865.5	25.1	
STREETS 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K' AND AVONLOUGH ROAD EXTENSION (LENGTH = 3065.0m)	364958.7m ²	100.0%	695
OTHER LANDS OWNED BY APPLICANTS	82099.2		
SUB TOTAL	447057.9m²		



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METRIC NOTE:

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

211 Dundas Street East, Suite 202, Belleville, Ontario, K8N 1E2

JOB No. 653-DP

DEVELOPMENT SITE PLAN THE VILLAGE OF AVONLEA

PART OF LOTS 31 AND 32
BROKEN FRONT CONCESSION AND CONCESSION 1

GEOGRAPHIC TOWNSHIP OF SIDNEY,
NOW IN THE
CITY OF BELLEVILLE,
COUNTY OF HASTINGS

SCALE 1:500

NO.	REVISION	DATE	APPROV.
1		11/29/21	

DRAWN BY: LB CHECKED BY: R.F.A. DATE: 11/29/21