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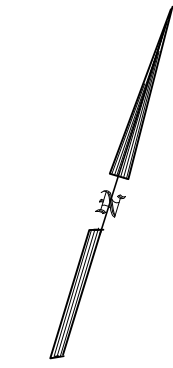
EXISTING RESIDENTIAL

TRACEY PARK DRIVE

EXISTING RESIDENTIAL

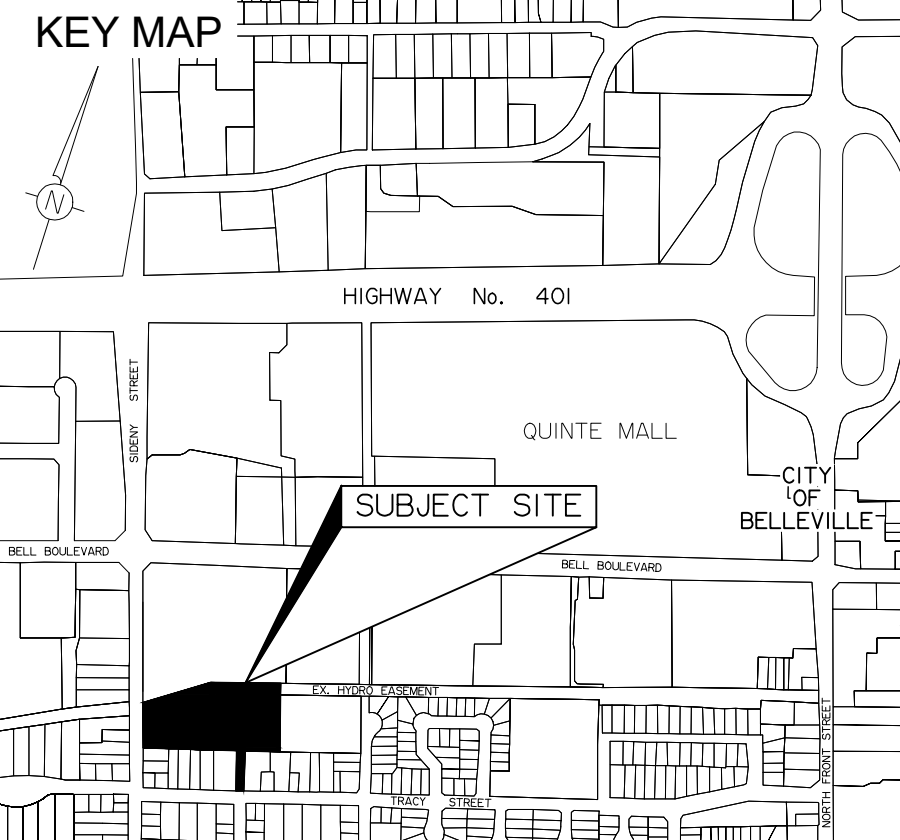
TRACEY STREET

ADRIAN STREET



DEVELOPMENT SITE PLAN
645 SIDNEY STREET

PARTS 1 & 2, PLAN 21R-25292,
PART OF LOTS 17 & 18
REGISTERED PLAN 22 (LEMOINE)
CITY OF BELLEVILLE,
COUNTY OF HASTINGS
SCALE 1:500



LAND USE SCHEDULE

LAND USE	AREA(m ²)	AREA%	UNITS
FREEHOLD 2 STOREY TOWN HOUSES 5.2m MIN. FRONTAGE, MIN. LOT AREA 157.3m ²	6454.8	27.6	34
TOWN HOUSE CONDOMINIUM COMMON ELEMENT	2619.3	11.2	
160 BED LONG TERM CARE FACILITY	8718.1	37.2	
PARKLAND/OPEN SPACE	4521.1	19.3	
19.0m RADIUS CUL-DE-SAC (35.1m) MUNICIPAL ROAD ALLOWANCE (ADRIAN STREET EXTENSION)	1095.2	4.7	
SITE TOTAL	23408.5m²	100.0%	34

- LEGEND**
- TOWNHOUSE BUILDING FOOTPRINT/GARAGE (PROVIDED BY ANDREW SMITH BUILDING DESIGN)
 - TOWNHOUSE COVERED PORCH/ENTRANCE (PROVIDED BY ANDREW SMITH BUILDING DESIGN)
 - LONG TERM CARE BUILDING (PROVIDED BY SAM ESPOSTO ARCHITECT INC.)
 - PRIVATE LAWN/LANDSCAPED AREA
 - PRIVATE DRIVEWAYS & SIDEWALKS
 - PRIVATE ROAD AND PARKING LOT
 - PRIVATE OPEN SPACE
 - MUNICIPAL ROAD ALLOWANCE AND ASPHALT
 - 1.5m MUNICIPAL SIDEWALK
 - MUNICIPAL PARKLAND/OPEN SPACE
 - 1.8m HIGH PRIVACY FENCE
 - 1.5m HIGH CHAINLINK FENCE
 - 3.0m MULTI PURPOSE TRAIL AND CONNECTIONS
 - PROPOSED TREE PLANTINGS - SUBJECT TO DETAILED LANDSCAPE DESIGN, ENGINEERING AND UTILITIES LOCATION

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

CONTOURS NOTE:
EXISTING FEATURES PREPARED BY AINLEY GROUP. CONTOURS DRAWN AT INTERVALS OF 0.5m.

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ZONING SUMMARY

DWELLING TYPE - R5 ZONE CITY OF BELLEVILLE ZONING BY-LAW No. 10245	TOWNHOUSE BUILDING R5 ZONE PROPOSED R5-XX ZONE	DWELLING TYPE - NH ZONE CITY OF BELLEVILLE ZONING BY-LAW No. 10245	NURSING HOME NH ZONE PROPOSED
ZONE PROVISION	R5 ZONE PROPOSED R5-XX ZONE	ZONE PROVISION	NH ZONE PROPOSED
MINIMUM LOT FRONTAGE	30.0m 27.4m	MINIMUM LOT FRONTAGE *	30.0m 3251.5m ²
MINIMUM FRONT LOT LINE	27.4m 157.0m ²	MINIMUM LOT AREA	8707.0m ²
MINIMUM LOT AREA	VARIABLE 157.0m ²	MINIMUM FRONT YARD DEPTH	4.0m
MINIMUM FRONT YARD DEPTH	7.5m 6.0m	MINIMUM REAR YARD DEPTH	7.5m
MINIMUM REAR YARD DEPTH	7.5m/3m 6.0m	MINIMUM INTERIOR SIDE YARD	4.5m ON ONE SIDE 1.5m ON OTHER SIDE + 0.6m FOR EACH ADDITIONAL STOREY ABOVE 3.9m
MINIMUM INTERIOR SIDE YARD	7.5m/3m 1.2m/NIL	MINIMUM LOT COVERAGE	40.0% 24.5%
MINIMUM EXTERIOR SIDE YARD	7.5m 2.8m	MAXIMUM FLOOR SPACE INDEX	1.0 1.5
MINIMUM GFA/UNIT	74.0m ² 138.0m ²	PARKING (1 SPACE FOR EVERY 4 BEDS)	40 SPACE 109 SPACES
MAXIMUM LOT COVERAGE	30.0% 60.0%	DRIVING AISLE WIDTH	7.3m 6.3m
MINIMUM LANDSCAPED AREA	40.0% 30.0%		
MAXIMUM BUILDING HEIGHT	10.6m 10.6m		
PARKING REQUIREMENT PER UNIT	1.25 SPACES 1.5 SPACES		
*MINIMUM REAR YARD DEPTH SHALL BE 9.0m ADJACENT TO SOUTH LOT LINE		*THE FRONT LOT LINE IS DEEMED TO BE SIDNEY STREET	

1. SUBMIT TO CITY OF BELLEVILLE	DEC 12/22	R.F.A.
No. REVISION	DATE	APPROV
DRAWN BY: L.B.	CHECKED BY: R.F.A.	DATE: DEC. 12, 2022
		SCALE: 1:500

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

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