



**PROPOSED LAND USE LEGEND**

	CONDO APARTMENTS - 185 UNITS
	CONDO STACKED TOWNHOUSES (2 1/2 STOREY) - 176 UNITS
	FREEHOLD TOWNHOUSES - 54 UNITS
	FREEHOLD DETACHED BUNGALOWS - 7 UNITS
	CONDO DETACHED BUNGALOWS - 29 UNITS
	CONDO TOWNHOUSES - 76 UNITS
	CONDO BACK TO BACK STACKED TOWNHOUSES - 72 UNITS
	NON-DEVELOPABLE AREA OUTSIDE OF TABLE 9 LIMIT
	PARKLAND DEDICATION
	OPEN SPACE AREA
	ZONING BY-LAW COMPLIANT PARKING SPACES

**PROPERTY AREAS**

LANDS OUT OF TABLE 9 LIMIT (TOTAL) OUTSIDE MNAL VARIABLE BUFFER = 15.44 Ha INSIDE MNAL VARIABLE BUFFER = 0.01 Ha AREA OF EXISTING EASEMENT INCLUDED = 0.85 Ha	16.30 Ha
LANDS WITHIN TABLE '9' LIMIT (INCLUDING WETLAND AND BAY) AREA OF EXISTING EASEMENT INCLUDED = 0.05 Ha	21.05 Ha
<b>TOTAL PROPERTY AREA</b>	<b>37.35 Ha</b>

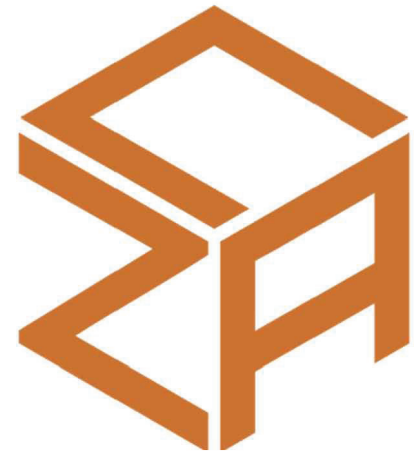
**OPEN SPACE AREA**

OPEN SPACE WITHIN DEVELOPABLE AREA AREA OF EXISTING EASEMENT INCLUDED = 0.07 Ha	0.64 Ha
OPEN SPACE OUT OF DEVELOPABLE AREA AREA OF EXISTING EASEMENT INCLUDED = 0.08 Ha	3.34 Ha
<b>TOTAL OPEN SPACE AREA</b>	<b>3.98 Ha</b>

**DEVELOPABLE AREA (AS PER TABLE 9 LIMIT & QCA DEVELOPMENT LIMIT)**

MUNICIPAL ROAD ALLOWANCE (EXCLUDING TRAIL) AREA OF EXISTING EASEMENT WITHIN ROAD ALLOWANCE = 0.01 Ha AREA OF TRAIL ON ROAD ALLOWANCE = 0.10 Ha (INCLUDED IN PARKLAND)	2.20 Ha
OPEN SPACE WITHIN DEVELOPABLE AREA	0.65 Ha

BLOCK 'A'	UNIT WIDTH - N/A AREA OF EXISTING EASEMENT WITHIN BLOCK 'A' = 0.21 Ha	1.74 Ha
BLOCK 'B'	APPROXIMATE UNIT WIDTH - 6.0 M [19'-8"]	0.98 Ha
BLOCK 'C'	APPROXIMATE UNIT WIDTH - 8.30 M [27'-3"]	1.0 Ha
BLOCK 'D'	APPROXIMATE UNIT WIDTH - 9.40 M [30'-10"]	0.40 Ha
BLOCK 'E'	APPROXIMATE UNIT WIDTH - 6.30 M [20'-7"]	2.34 Ha
BLOCK 'F'	APPROXIMATE UNIT WIDTH - 7.50 M [24'-7"] AREA OF EXISTING EASEMENT WITHIN BLOCK 'F' = 0.29 Ha	1.50 Ha
BLOCK 'G'	APPROXIMATE UNIT WIDTH - 6.0 M [19'-8"] AREA OF EXISTING EASEMENT WITHIN BLOCK 'G' = 0.25 Ha	1.70 Ha
BLOCK 'H'	APPROXIMATE UNIT WIDTH - 9.40 M [30'-10"]	2.19 Ha
BLOCK 'I'	APPROXIMATE UNIT WIDTH - 6.30 M [30'-10"]	0.48 Ha
SEWAGE LIFT STATION AREA		0.03 Ha
PARKLAND DEDICATION (INCLUDING TRAIL ON ROAD A)		0.85 Ha
6.0M WIDE TRAIL AREA		0.12 Ha
<b>TOTAL DEVELOPABLE AREA</b>		<b>16.17 Ha</b>



**CYNTHIA ZAHORUK ARCHITECTS**  
3077 NEW STREET,  
BURLINGTON, ON L7N1M6  
905.331.4480



**NOTES:**  
1. THE CONTRACTOR OR PROJECT MANAGER WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. COORDINATION OF WORK IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER/CONTRACTOR.  
2. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT.  
3. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.  
4. DO NOT SCALE THE DRAWINGS.

DDMMYY   REVISION
13/04/2023   ISSUED FOR PRECONSULT
22/10/2023   ISSUED FOR COORDINATION
28/11/2023   ISSUED FOR COORDINATION
17/01/2024   ISSUED FOR ZBA

SCALE: AS NOTED  
DRAWN BY: KR/EM  
PRINT DATE: 31/01/2024

**BELLEVILLE DEVELOPMENT**  
PROPOSED DEVELOPMENT  
DUNDAS STREET EAST  
BELLEVILLE, ONTARIO

PROPOSED SITE PLAN

**A0.1**