



SCHEDULE OF LAND USE

NON-DEVELOPABLE LAND USE		ha	AREA %
1) Bellcreek Wetland		15.104	37.32 43.0
2) 30 m Bellcreek Wetland Buffer		8.164	20.17 23.2
3) Block G Open Space		0.632	1.56 1.8
TOTAL NON-DEVELOPABLE		23,900	59.06 68.0

PROPOSED DEVELOPABLE LAND USE		REFERENCE	YIELD	AREA
	Units		Units	ha [Ac.] %
5) Detached 15.24m (50') min.	60	Lots 16-29, 43-45, 50-51, 60-93, 102-107	60	3.889 9.61 11.1
6) Detached 9.75m (32') min.	39	Lots 1-15, 30-41, 46-49, 52-59	39	1.513 3.74 4.3
7) Townhouse 6.0m (19.7') min.	57	Blocks 94-101	57	1.581 3.91 4.5
8) Parks	3	Blocks A, B, C	3	0.542 1.34 1.5
9) Walkways	2	Blocks D, E	2	0.063 0.15 0.2
10) Stormwater Management Facility	1	Block F	1	0.518 1.28 1.5
11) Roads - Public R.O.W.s		Spruce Gardens, Streets A-D		2.519 6.22 7.2
12) Future Development		Block I		0.634 1.57 1.8
TOTAL DEVELOPABLE	156		113	11,259 27.82 32.0

TOTALS	35.16	86.88	100
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DEVELOPMENT DENSITY		Units	ha	AREA U.P./Ha
1) Gross Density		156	11,259	27.82 13.9
2) Single Detached Dwellings Net Density		99	5,402	13.35 18.3
3) Townhouse Dwellings Net Density		57	1,581	3.91 36.1

Notes:
Bellcreek Wetland Boundary Surveyed September 13, 2017

No.	REVISION	DATE
2	Landscape / Development Site Plan Prepared Draft Plan	January 20, 2021 December 4, 2019

land use planning consultants

Toronto 416-487-4101
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MSH
BOUNDLESS INGENUITY

SCALE 1:1500

DATE: Jan 20, 2021
PROJECT NO.: LJ17-1588

OWNER'S AUTHORIZATION

I, WE, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE MACAULAY SHOMI HOWSON LTD TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

SIGNED _____ DATE _____
NAME, POSITION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LANDS AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

SIGNED _____ DATE _____
KEITH WATSON, O.L.S.
WATSON LAND SURVEYORS LTD.

- ### ADDITIONAL INFORMATION
- REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT
- a SHOWN ON DRAFT PLAN AND SURVEYOR'S CERTIFICATE
 - b SHOWN ON DRAFT AND KEY PLANS
 - c SHOWN ON KEY PLAN
 - d LAND TO BE USED IN ACCORDANCE WITH LAND USE SCHEDULE
 - e SHOWN ON DRAFT PLAN
 - f SHOWN ON DRAFT PLAN
 - g SHOWN ON DRAFT AND KEY PLANS
 - h FULL MUNICIPAL SERVICES
 - i SOIL IS LOAM OVERLYING BEDROCK
 - j SHOWN ON DRAFT PLAN
 - k ALL MUNICIPAL SERVICES TO BE PROVIDED
 - l SHOWN ON DRAFT PLAN



LANDSCAPE/DEVELOPMENT SITE PLAN

HANLEY PARK NORTH

PART OF LOT 14, CONCESSION 1
EAST OF HAIG ROAD AND NORTH OF VICTORIA AVENUE

CITY OF BELLEVILLE
FORMER TOWNSHIP OF THURLOW
HASTINGS COUNTY