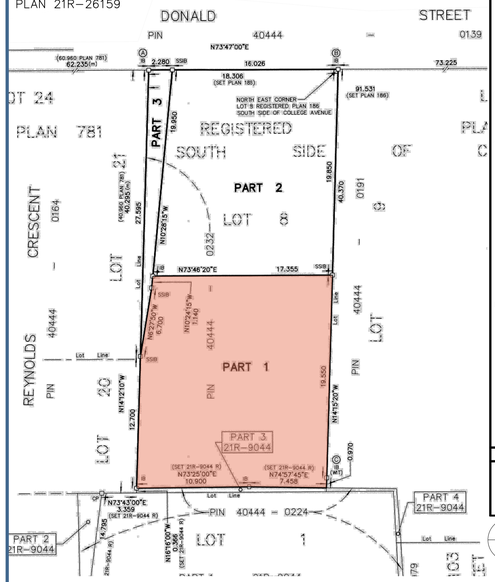
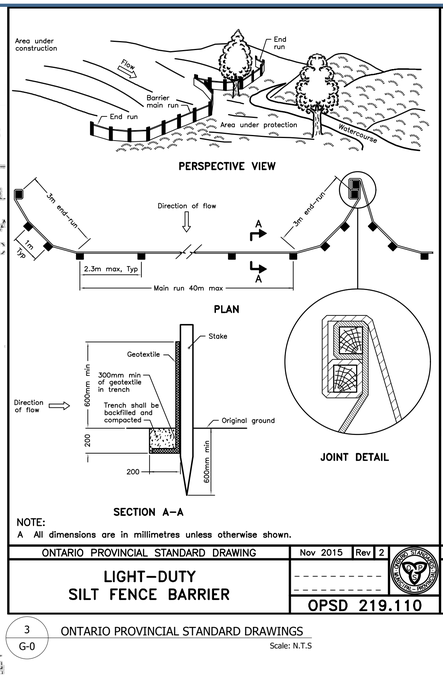
LEGAL DESCRIPTION:

PART 1, PART OF LOT 8,
SOUTH SIDE OF COLLEGE AVENUE
REGISTERED PLAN 186 (THURLOW)
CITY OF BELLEVILLE
COUNTY OF HASTINGS
PLAN 21R-26159

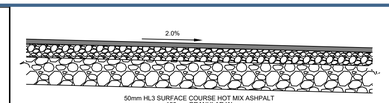


2 G-0 LOT BOUNDARY (SOURCE: WATSON SURVEYOR'S SKETCH)
Scale: N.T.S

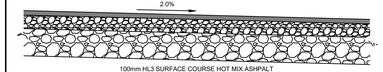


ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2	ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2016	Rev 3	ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev 3
LIGHT-DUTY SILT FENCE BARRIER		OPSD 219.110	SEWER SERVICE CONNECTIONS FOR MAIN PIPE SEWER		OPSD 1006.010	WATER SERVICE CONNECTION 32, 38, and 50mm DIAMETER SIZES		OPSD 1104.020

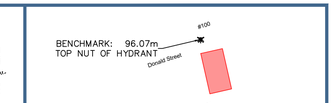
3 G-0 ONTARIO PROVINCIAL STANDARD DRAWINGS
Scale: N.T.S



4 G-0 TYPICAL DRIVEWAY SECTION (LIGHT PAVED)
Scale: N.T.S



5 G-0 TYPICAL DRIVEWAY SECTION (HEAVY PAVED)
Scale: N.T.S



ymap.PNG

1 G-0 KEY MAP (SOURCE: GOOGLE MAPS)
Scale: N.T.S

PROJECT INFORMATION

For 97 DONALD STREET, BELLEVILLE, ON

PART 1, LOT 8, REGISTERED PLAN 186, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS. PLAN 21R-26159

ZONING: Residential Fourth Density With Special Provisions (R4-59) (Zoning By-Law 10245)

SITE AREA: 373 Sq.m

Performance Standards	Required	Provided
Lot Area (Min.)	371.5 m^2	373 m^2
Lot Frontage (Min)	12.0m	20.41m
Front line (Min)	10.6m	20.48m
Front Yard (Min)	3.6m	3.85m
Rear Yard (Min)	2.5m	2.57m
Interior Side Yard (Min)	1.2m+0.6m per storey	3.33m (north) 4.27 (south)
Lot Coverage (Max)	40.0%	38.95%
Building Height (Max)	10.6m	<10.6m
Landscaped (Front Yard)	40%	57.14% (49.92 m^2)
Porch Setback (Front Yard)	2.4m	2.4m
Deck Setback (Side Yard)	1.2m	1.2m

LEGEND:

000.00	EXISTING ELEVATION	SAN	SANITARY CLEANOUT
(000.00)	EXISTING DITCH CL		TEST PIT
	PROPOSED ELEVATION		DOWNSPOUT
	PROPOSED DITCH ELEVATION		BUILDING ENTRANCE
HP	EX. HYDRO POLE		FIRE HYDRANT
	EX. MANHOLE		RUNOFF DIRECTION
	EX. CATCHBASINS		WATER VALVE

METRIC:

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

NO.	DATE	ISSUED / REVISION	APPR.
3			
2			
1	2026-09-17	ISSUED FOR REVIEW	C.D.V.

LICENSED PROFESSIONAL ENGINEER
C.D. VREUGDENHIL
100131264
2026-09-17
PROVINCE OF ONTARIO

THREEHILLS ENGINEERING LTD
233 FRONT ST.
BELLEVILLE, ON
K8N 2Z4
613.902.0036
844.43HILLS
INFO@THREEHILLS.CO
WWW.THREEHILLSENGINEERING.COM

PROJECT:
97 DONALD STREET,
BELLEVILLE, ON

TRADE: CIVIL

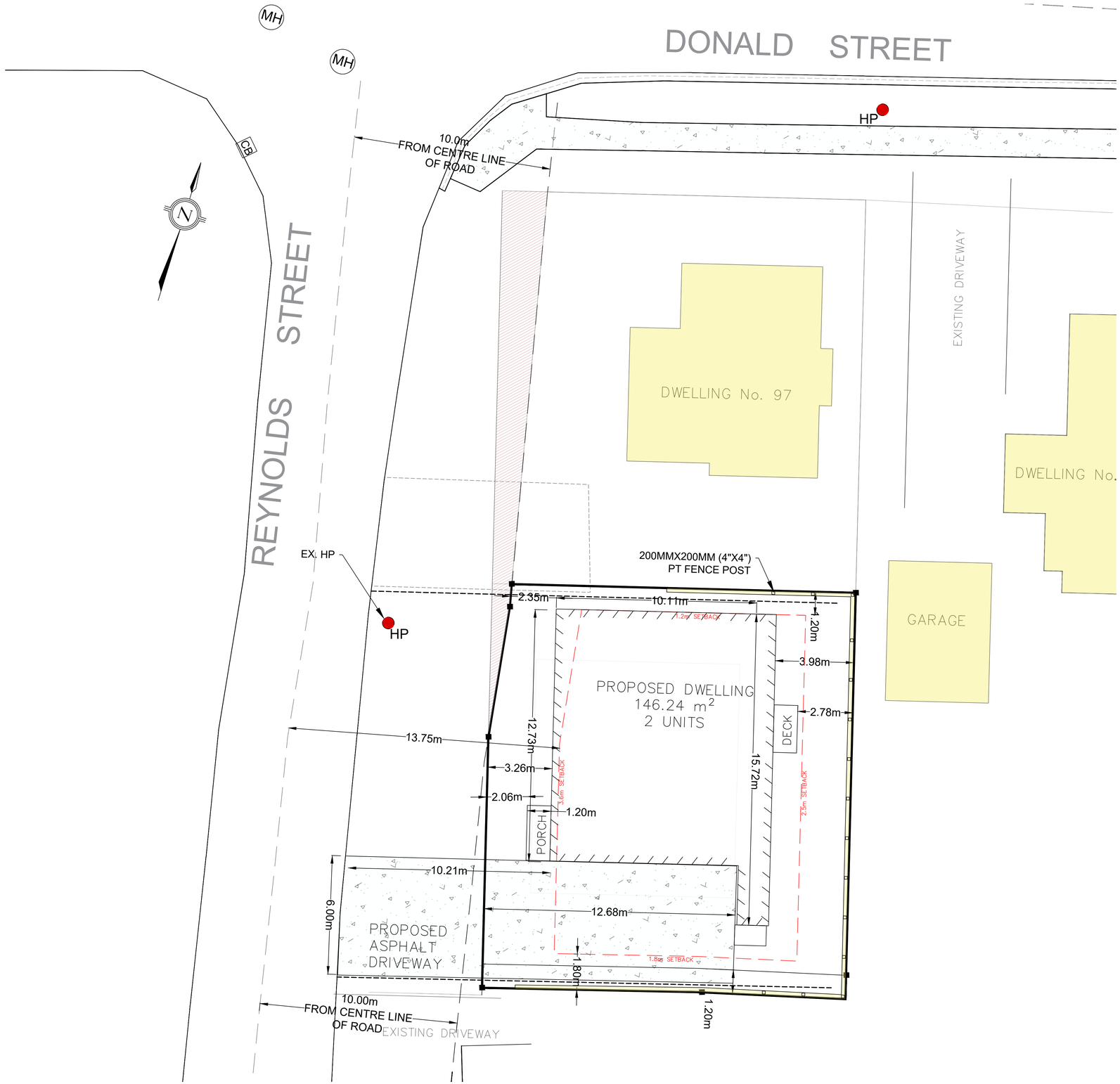
DWG TITLE:
GENERAL NOTES

PROJECT #: 002260199

DESIGNED		
D.T.		
DRAWN		PROJ. MGR.
D.T.		C.VREUGDENHIL
CHECKED	CREATED ON	
C.VREUGDENHIL	21 SEPTEMBER 2021	

DWG. NO. G-0

PLOTTED ON October 13, 2026 11:22:36 AM
SAVED ON October 13, 2026 9:26:04 AM



1 C-101 PROPOSED SITE PLAN
Scale: 1:100

PLOTTED ON October 13, 2026 11:22:47 AM

PROJECT INFORMATION
For 97 DONALD STREET, BELLEVILLE, ON

PART 1, LOT 8, REGISTERED PLAN 186, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS. PLAN 21R-26159

ZONING: Residential Fourth Density With Special Provisions (R1-08 (Zoning By-Law 2024-100)

SITE AREA: 373 Sq.m

Performance Standards	Required	Provided
Lot Area (Min.)	371.5 m^2	373 m^2
Lot Frontage (Min)	12.0m	20.41m
Front line (Min)	10.6m	20.48m
Front Yard (Min)	3.6m	3.85m
Rear Yard (Min)	2.5m	2.57m
Interior Side Yard (Min)	1.2m+0.6m per storey	3.33m (north) 4.27 (south)
Lot Coverage (Max)	40.0%	38.95%
Building Height (Max)	10.6m	<10.6m
Landscaped (Front Yard)	40%	57.14% (49.92 m^2)
Porch Setback (Front Yard)	2.4m	2.40m
Deck Setback (Side Yard)	1.2m	1.2m

LEGEND:

000.00	EXISTING ELEVATION	SAN	SANITARY CLEANOUT
(000.00)	EXISTING DITCH CL		TEST PIT
	PROPOSED ELEVATION		DOWNSPOUT
	PROPOSED DITCH ELEVATION		BUILDING ENTRANCE
HP	EX. HYDRO POLE		FIRE HYDRANT
	EX. MANHOLE		RUNOFF DIRECTION
	EX. CATCHBASINS		WATER VALVE

METRIC:

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

NOTES:

1. SITE TOPO PROVIDED BY THREE HILLS ENGINEERING LTD.
2. BENCHMARK = 96.07m, TOP OF NUT OF HYDRANT LOCATED AT 100 DONALD STREET (SHOWN ON KEYMAP).
3. ALL GRADING WILL MATCH EXISTING ELEVATIONS AT ALL PROPERTY LINES.
4. SILT CONTROLS PER OPSD 219.110 ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS AND BE MAINTAINED FOR THE DURATION OF CONSTRUCTION.
5. SILT FENCE PER OPSD 219.110 TO BE WRAPPED AROUND PROPERTY
6. PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT, CITY OF BELLEVILLE.
7. MECHANICAL ROOM TO BE EQUIPPED WITH SUMP PUMP.
8. REFER TO BUILDING DRAWINGS FOR ELEVATION, RISERS, FOOTING DETAILS
9. ALL ROAD RESTORATION TO BE SAW CUT AND EQUAL TO EXISTING CONDITION OR BETTER AND IS TO BE COMPLETED TO THE SATISFACTION OF CITY OF BELLEVILLE.
10. PROPOSED GRADING MAINTAINS PREDEVELOPMENT OR BELOW FLOWRATES. IMPERVIOUS AREAS ARE ALLOWED TO FLOW TO FRONT YARD ONTO STREET.
11. RUNOFF FROM ROOF IS DRAINED TO FRONT YARD THROUGH ROOF LEADERS.

NO.	DATE	ISSUED / REVISION	APPR.
3			
2			
1	2026-09-17	ISSUED FOR REVIEW	C.D.V.

LICENSED PROFESSIONAL ENGINEER
C.D. VREUGDENHIL
100131264
2026-09-17
PROVINCE OF ONTARIO

THREEHILLS ENGINEERING LTD
233 FRONT ST.
BELLEVILLE, ON
K8N 2Z4
613.902.0036
844.4.3HILLS
INFO@THREEHILLS.CO
WWW.THREEHILLSENGINEERING.COM

PROJECT:
19 REYNOLDS DRIVE,
BELLEVILLE, ON

TRADE: CIVIL

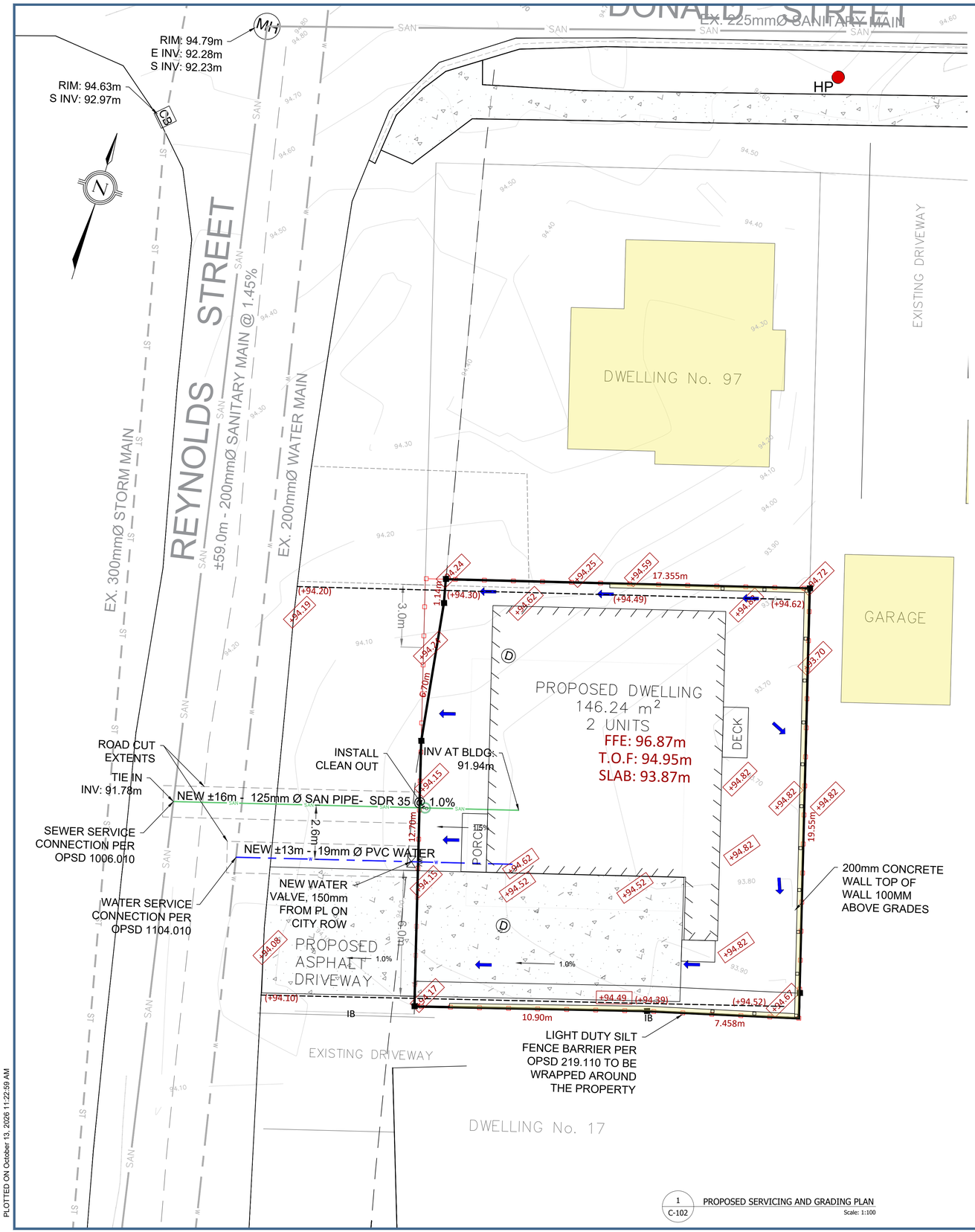
DWG TITLE:
PROPOSED SITE PLAN

PROJECT # 002260199

DESIGNED D.T.		
DRAWN G.A.D.		PROJ. MGR. C.D.V.
CHECKED C.VREUGDENHIL	CREATED ON 01/09/2025	

DWG. NO. C-101

SAVED ON October 13, 2026 9:26:04 AM



PROJECT INFORMATION

For 97 DONALD STREET, BELLEVILLE, ON

PART 1, LOT 8, REGISTERED PLAN 186, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS. PLAN 21R-26159.

ZONING: Residential Fourth Density With Special Provisions (R4-59) (Zoning By-Law 10245)

SITE AREA: 373 Sq.m

Performance Standards	Required	Provided
Lot Area (Min.)	371.5 m^2	373 m^2
Lot Frontage (Min)	12.0m	20.41m
Front line (Min)	10.6m	20.48m
Front Yard (Min)	3.6m	3.85m
Rear Yard (Min)	2.5m	2.57m
Interior Side Yard (Min)	1.2m+0.6m per storey	3.33m (north) 4.27 (south)
Lot Coverage (Max)	40.0%	38.95%
Building Height (Max)	10.6m	<10.6m
Landscaped (Front Yard)	40%	57.14% (49.92 m^2)
Porch Setback (Front Yard)	2.4m	2.40m
Deck Setback (Side Yard)	1.2m	1.2m

LEGEND:

000.00	EXISTING ELEVATION	SCO	SANITARY CLEANOUT
(000.00)	EXISTING DITCH CL		TEST PIT
	PROPOSED ELEVATION		DOWNSPOUT
	PROPOSED DITCH ELEVATION		BUILDING ENTRANCE
HP	EX. HYDRO POLE		FIRE HYDRANT
	EX. MANHOLE		RUNOFF DIRECTION
	EX. CATCHBASINS		WATER VALVE

METRIC:

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

NOTES:

1. SITE TOPO PROVIDED BY THREE HILLS ENGINEERING LTD.
2. BENCHMARK = 96.07m, TOP OF NUT OF HYDRANT LOCATED AT 100 DONALD STREET (SHOWN ON KEYMAP).
3. ALL GRADING WILL MATCH EXISTING ELEVATIONS AT ALL PROPERTY LINES.
4. SILT CONTROLS PER OPSD 219.110 ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS AND BE MAINTAINED FOR THE DURATION OF CONSTRUCTION.
5. SILT FENCE PER OPSD 219.110 TO BE WRAPPED AROUND PROPERTY
6. PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT, CITY OF BELLEVILLE.
7. MECHANICAL ROOM TO BE EQUIPPED WITH SUMP PUMP.
8. REFER TO BUILDING DRAWINGS FOR ELEVATION, RISERS, FOOTING DETAILS
9. ALL ROAD RESTORATION TO BE SAW CUT AND EQUAL TO EXISTING CONDITION OR BETTER AND IS TO BE COMPLETED TO THE SATISFACTION OF CITY OF BELLEVILLE.
10. RUNOFF FROM ROOF IS DRAINED TO FRONT YARD THROUGH ROOF LEADERS.
11. SEWER CLEANOUTS TO BE INSTALLED WITH METAL 4" BIBBY-STE-CRIOX COVER.
12. INSTALL SEWER SERVICE CONNECTIONS WITH 45° LONG RADIUS BEND AT THE TIE-IN PER OPSD 1006.010 AS REQUIRED.
13. SANITARY SERVICES TO BE TESTED IN ACCORDANCE WITH 7.3.5.7 AND 7.3.7 OF THE OBC.
14. THE BUILDING DRAIN OR BUILDING SEWER IS CONSTRUCTED OF PIPING WHICH IS PRESSURE TESTED IN ACCORDANCE WITH SUBSECTION 7.3.7 AT 345KPa.
15. WATER SERVICES TO BE TESTED IN ACCORDANCE WITH 7.3.7 OF THE OBC.
16. PER OBC 7.3.5.7 (3)(C), THE LENGTH OF THE WATER SERVICE PIPE IS LOCATED SO THAT THERE ARE NO JOINTS WITHIN 2440mm MEASURED HORIZONTALLY FROM THE INTERSECTION WITH THE BUILDING DRAIN OR BUILDING SEWER.

EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION:

CONTROL OF EROSION ON CONSTRUCTION SITES AND REMOVAL OF SEDIMENTS FROM CONSTRUCTION SITE RUNOFF IS VERY IMPORTANT IF THE DOWNSTREAM AREAS ARE TO BE PROTECTED DURING ALL CONSTRUCTION. EROSION AND SEDIMENTATION SHOULD BE CONTROLLED BY THE FOLLOWING TECHNIQUES:

1. LIMITING THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
2. RE-VEGETATION OF EXPOSED AREAS AS SOON AS POSSIBLE
3. MINIMIZATION OF AREA TO BE CLEARED AND GRUBBED
4. PROTECTION OF EXPOSED SLOPES WITH PLASTIC OR SYNTHETIC MULCHES.
5. A SILT FENCE PER OPSD 219.110 TO BE INSTALLED AROUND THE PERIMETER OF STOCKPILES OF ANY TOP SOIL TO BE USED OR REMOVED FROM THE SITE
6. A VISUAL INSPECTION TO BE DONE DAILY ON SEDIMENT CONTROL MEASURES AND CLEANED OF ANY ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED OF A AS PER THE REQUIREMENT OF THE CONTRACT
7. IN SOME CASES SOME FILTER BARRIERS MAYBE REMOVED TEMPORARILY TO ACCOMMODATE THE CONSTRUCTION OPERATIONS, THE AFFECTED BARRIERS WILL BE REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED. NO REMOVAL WILL OCCUR IF THERE IS A RUNOFF OR PREDICTED RAINFALL UNLESS A NEW DEVICE HAS BEEN INSTALLED TO ENSURE THE EXISTING STORM AND SANITARY SEWER SYSTEMS WILL NOT BE CONTAMINATED.
8. NO REFUELING OR CLEANING OF EQUIPMENT NEAR ANY EXISTING WATERWAYS.

NO.	DATE	ISSUED / REVISION	APPR.
3			
2			
1	2026-09-17	ISSUED FOR REVIEW	C.D.V.

LICENSED PROFESSIONAL ENGINEER
C.D. VREUGDENHIL
100131264
2026-09-17
PROVINCE OF ONTARIO

THREEHILLS ENGINEERING LTD
233 FRONT ST.
BELLEVILLE, ON
K8N 2Z4
613.902.0036
844.4.3HILLS
INFO@THREEHILLS.CO
WWW.THREEHILLSENGINEERING.COM

PROJECT:

97 DONALD STREET, BELLEVILLE, ON

TRADE: CIVIL

DWG TITLE:

PROPOSED SERVICING & GRADING PLAN

PROJECT # 002260199

DESIGNED	D.T.		
DRAWN	D.T.	PROJ. MGR.	D.T.
CHECKED	C.VREUGDENHIL	CREATED ON	21 SEPTEMBER 2021

DWG. NO. C-102

PLOTTED ON October 13, 2026 11:22:59 AM

SAVED ON October 13, 2026 9:26:04 AM