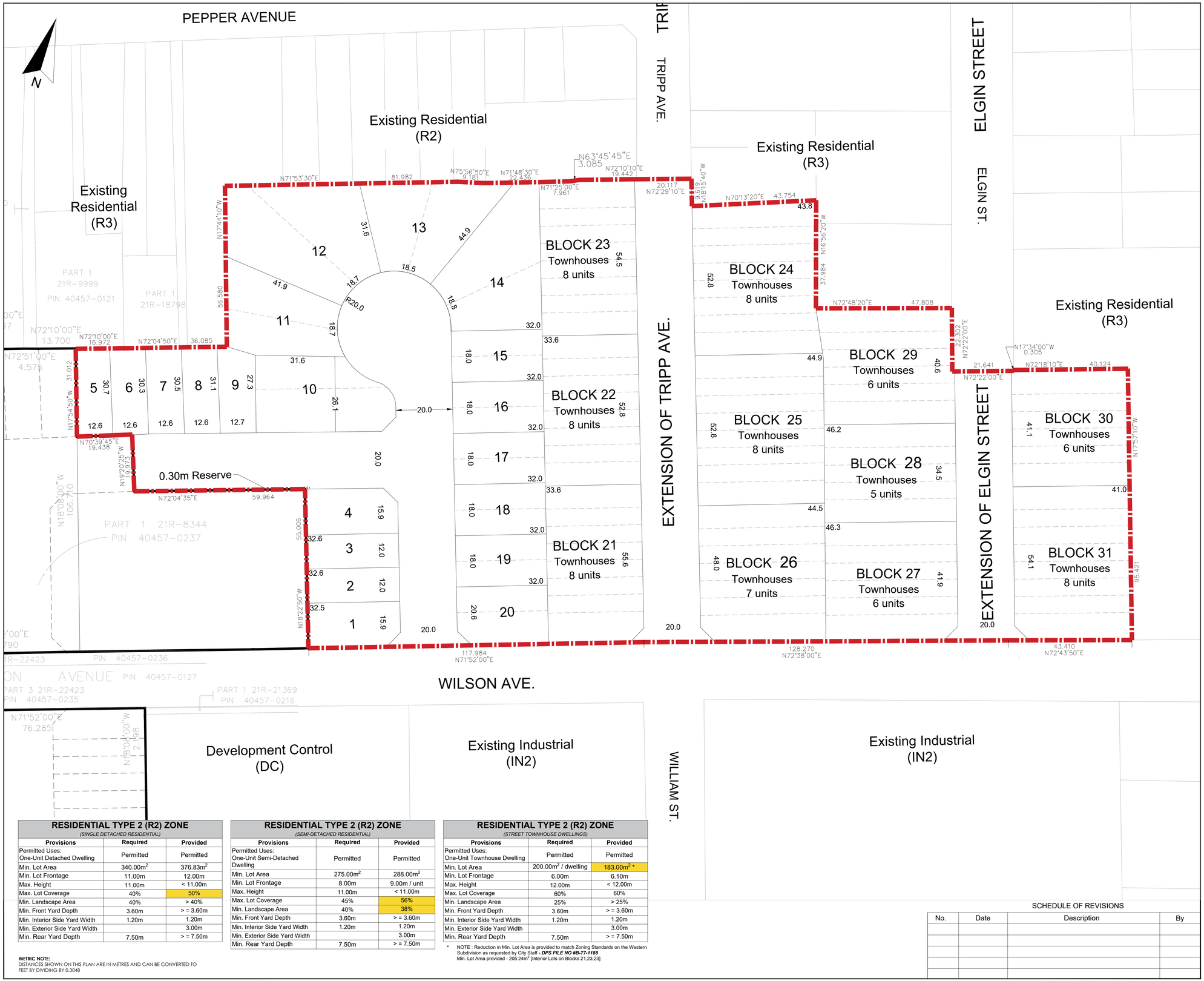
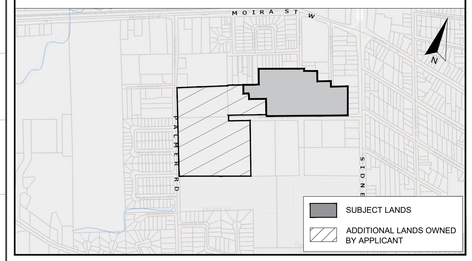


KEY MAP

Scale: 1:10,000



DRAFT PLAN OF SUBDIVISION

Part of Lots 15, 16, 17, 26 & 27, Plan 135,
Part of Lots 6 & 7, Plan 1819
In the City of Belleville,
County of Hastings

Scale
0 15 30 45 60 75m

LEGEND

SUBJECT SITE (45,668.43m²/4.57 ha.)

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE August 7, 2026

RIC (MIDLAND LAND) INC.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE July 14 2026

KEITH WATSON, ONTARIO LAND SURVEYOR
WATSON LAND SURVEYORS LTD.

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

A) SEE SURVEYORS CERTIFICATE
B) AS SHOWN ON PLAN
C) AS SHOWN ON KEY PLAN
D) SEE LOTTING SUMMARY
E) AS SHOWN OF PLAN
F) AS SHOWN OF PLAN
G) AS SHOWN OF PLAN
H) FULL MUNICIPAL SERVICE
I) AS SHOWN ON PLAN
J) AS SHOWN ON PLAN
K) FULL MUNICIPAL SERVICES
L) AS SHOWN ON PLAN

WILSON SUBDIVISION

LAND USE	LOT / BLK. NO.	UNITS	AREA (ha)
Single Detached Lots	1 - 9	9	0.37
Semi Detached Units	10 - 20	22	1.01
Street Townhouse Units	21 - 31	78	2.16
20.0m ROW			1.03
TOTAL	31	109	4.57

RESIDENTIAL TYPE 2 (R2) ZONE
(SINGLE DETACHED RESIDENTIAL)

Provisions	Required	Provided
Permitted Uses: One-Unit Detached Dwelling	Permitted	Permitted
Min. Lot Area	340.00m²	376.83m²
Min. Lot Frontage	11.00m	12.00m
Max. Height	11.00m	< 11.00m
Max. Lot Coverage	40%	50%
Min. Landscape Area	40%	> 40%
Min. Front Yard Depth	3.60m	> = 3.60m
Min. Interior Side Yard Width	1.20m	1.20m
Min. Exterior Side Yard Width		3.00m
Min. Rear Yard Depth	7.50m	> = 7.50m

RESIDENTIAL TYPE 2 (R2) ZONE
(SEMI-DETACHED RESIDENTIAL)

Provisions	Required	Provided
Permitted Uses: One-Unit Semi-Detached Dwelling	Permitted	Permitted
Min. Lot Area	275.00m²	288.00m²
Min. Lot Frontage	8.00m	9.00m / unit
Max. Height	11.00m	< 11.00m
Max. Lot Coverage	45%	56%
Min. Landscape Area	40%	38%
Min. Front Yard Depth	3.60m	> = 3.60m
Min. Interior Side Yard Width	1.20m	1.20m
Min. Exterior Side Yard Width		3.00m
Min. Rear Yard Depth	7.50m	> = 7.50m

RESIDENTIAL TYPE 2 (R2) ZONE
(STREET TOWNHOUSE DWELLINGS)

Provisions	Required	Provided
Permitted Uses: One-Unit Townhouse Dwelling	Permitted	Permitted
Min. Lot Area	200.00m² / dwelling	183.00m² *
Min. Lot Frontage	6.00m	6.10m
Max. Height	12.00m	< 12.00m
Max. Lot Coverage	60%	60%
Min. Landscape Area	25%	> 25%
Min. Front Yard Depth	3.60m	> = 3.60m
Min. Interior Side Yard Width	1.20m	1.20m
Min. Exterior Side Yard Width		3.00m
Min. Rear Yard Depth	7.50m	> = 7.50m

* NOTE : Reduction in Min. Lot Area is provided to match Zoning Standards on the Western Subdivision as requested by City Staff - ***DPS FILE NO 8B-77-1188***
Min. Lot Area provided - 205.24m² [Interior Lots on Blocks 21,23,23]

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

SCHEDULE OF REVISIONS

No.	Date	Description	By

INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT
647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 0B7 Tel: 705-812-3281
3800 STEELES AVE. W, SUITE 200W, VAUGHAN, ON, L4L 4G9 Tel: 905-291-7525
8920 WOODBINE AVE, SUITE 405, MARKHAM ON L3R 9W9 Tel: 905-595-9008
info@ipsconsultinginc.com www.ipsconsultinginc.com

Date:	Aug 26, 2026	Drawn By:	A.S.
File:	20 - 908	Checked:	K.B. / J.A.