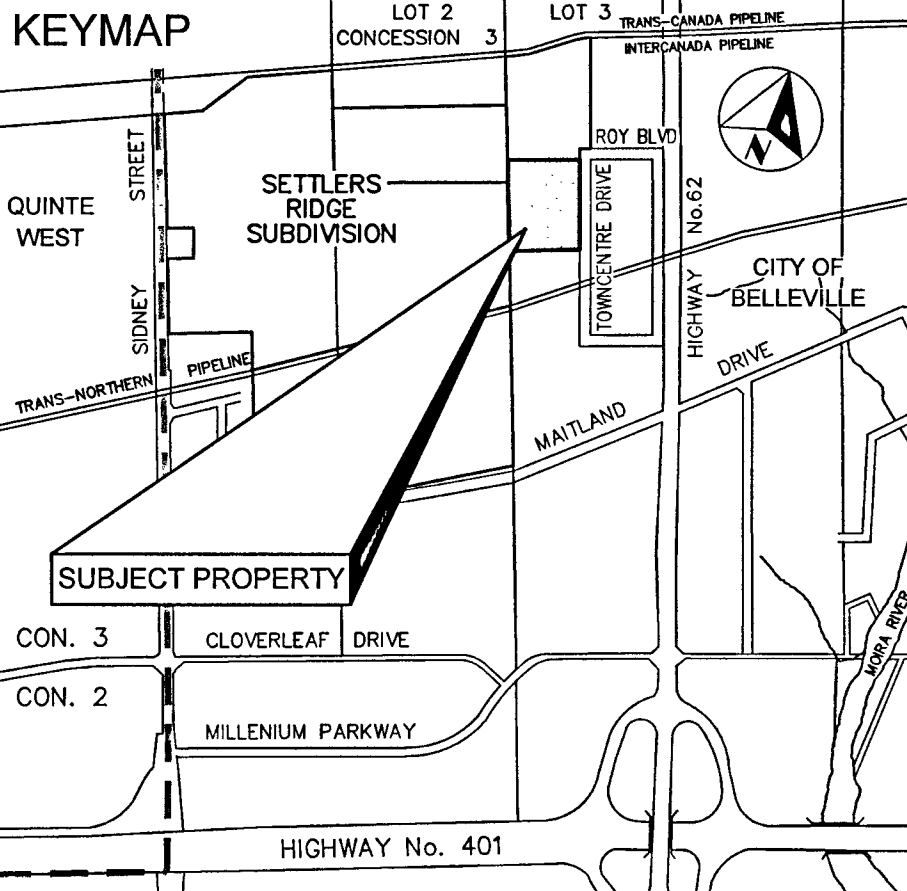


DRAFT PLAN OF SUBDIVISION
TOWNCENTRE PLACE

PART OF PART 20, REGISTERED PLAN 21R-11926
PART 2, REGISTERED PLAN 21R-26264
PART OF LOT 3, CONCESSION 3

GEOGRAPHIC TOWNSHIP OF THURLOW,
NOW IN THE
CITY OF BELLEVILLE,
COUNTY OF HASTINGS

SCALE = 1:500 METRIC
0 5 10 20 30 40 50m



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

- a) SEE SURVEYORS CERTIFICATE.
- b) AS SHOWN ON DRAFT PLAN.
- c) AS SHOWN ON DRAFT PLAN.
- d) SEE LAND USE SUMMARY.
- e) SEE DRAFT PLAN.
- f) AS SHOWN ON DRAFT PLAN.
- g) AS SHOWN ON DRAFT PLAN.
- h) PRIVATE WATER AND SANITARY SEWER.
- i) SHALLOW SANDY LOAM.
- j) AS SHOWN ON DRAFT PLAN.
- k) GARBAGE COLLECTION, FIRE PROTECTION, ROAD MAINTENANCE.
- l) SCHOOL BUSES, ETC.
- m) AS SHOWN ON DRAFT PLAN.

LAND USE SCHEDULE

LAND USE	AREA(m ²)	AREA%	UNITS
BLOCKS 1 & 2 - 5.48m (186.5m ²) MIN. - FREEHOLD 2 STOREY TOWNHOUSE UNITS	2325.44	8.9	11
BLOCKS 3 & 4 - 7.3m (256.2m ²) MIN. - FREEHOLD BUNGALOW TOWNHOUSE UNITS	3621.72	13.8	12
BLOCK 5 - LOW RISE MULTI UNIT DWELLING	2343.04	8.9	12
BLOCKS 6-14 - TWO-UNIT SEMI-DETACHED DWELLINGS	7151.25	27.2	36
BLOCK 15 - 2 STOREY, SINGLE FAMILY W 2 ADU'S	651.38	2.5	3
BLOCK 16 - COMMERCIAL	5283.5	20.1	-
BLOCK 17 - WALKWAY/SERVICE EASEMENT	219.7	0.8	-
BLOCK 18 - DAYLIGHT TRIANGLE	12.5	0.1	-
20.0m MUNICIPAL ROAD ALLOWANCE - RED FOX LANE (LENGTH = 230.0m)	4656.5	17.7	-
SITE TOTAL	26265.0m ²	100.0%	74

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

3	3rd SUBMISSION - REDLINE	JUNE 1/26	WSE
2	2nd SUBMISSION PER CITY OF BELLEVILLE COMMENTS	SEPT 23/24	R.F.A.
1	1st SUBMISSION TO CITY OF BELLEVILLE	JULY 29/24	R.F.A.
DRAWN BY: L.B.		CHECKED BY: R.F.A.	DATE: JULY 23, 2024
		SCALE: 1:500	

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE
CORRECTLY SHOWN.

Keith Watson June 25, 2026
KEITH WATSON, DATE
ONTARIO LAND SURVEYOR.
WATSON LAND SURVEYING LTD.
218 CHURCH STREET, BELLEVILLE, ONTARIO
(613) 962-9521



JOB No. 061