



### SCHEDULE OF LAND USE

NON-DEVELOPABLE LAND USE		ha	[Ac.]	AREA %
1) Bellcreek Wetland		15.104	37.32	43.0
2) 30 m Bellcreek Wetland Buffer		8.880	21.94	25.3
3) Significant Woodland		2.476	6.12	7.0
4) Significant Woodland Buffer		0.677	1.67	1.9
<b>TOTAL NON-DEVELOPABLE</b>		<b>27.137</b>	<b>67.05</b>	<b>77.2</b>

  

PROPOSED DEVELOPABLE LAND USE		REFERENCE	Units	YIELD	ha	[Ac.]	AREA %
		Lots / Blocks / Streets		Lots/Blocks			
5) Detached 15.24m (50') min.	■	Lots 24-63, 69-74	46	46	2,928	7.23	8.3
6) Detached 9.75m (32') min.	●	Lots 1-23, 64-68	28	28	0,946	2.34	2.7
7) Townhouse 6.0m (19.7') min.	▲	Blocks 75-79	29	5	0,683	1.69	1.9
8) Parks		Blocks A, G, F	-	3	0,843	2.09	2.4
9) Walkways		Blocks B & D	-	2	0,042	0.10	0.1
10) Stormwater Management Facility		Block C	-	1	0,317	0.78	0.9
11) Roads - Public R.O.W.s		Spruce Gardens, Streets A, B	-	-	1,632	4.03	4.6
12) Future Development		Block E	-	1	0,634	1.57	1.8
<b>TOTAL DEVELOPABLE</b>			<b>103</b>	<b>86</b>	<b>8,024</b>	<b>19.83</b>	<b>22.8</b>

  

<b>TOTALS</b>		<b>35.16</b>	<b>86.88</b>	<b>100</b>
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Notes:  
Bellcreek Wetland Boundary Surveyed September 13, 2017

No.	REVISION	DATE
4	Revised Draft Plan	October 8, 2021
3	Revised Draft Plan	September 22, 2021
2	Revised Draft Plan	August 25, 2021
1	Proposed Draft Plan	December 4, 2019

land use planning consultants

**MSH**

BOUNDLESS INGENUITY

Toronto  
416-487-4101

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905-593-3440

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SCALE 1:1500

DATE: Nov 8, 2018

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

### DRAFT PLAN OF SUBDIVISION

#### HANLEY PARK NORTH

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

CITY OF BELLEVILLE  
FORMER TOWNSHIP OF THURLLOW  
HASTINGS COUNTY