

# CONCEPT DRAWING SEVERANCE PLAN

& CONCEPT DEVELOPMENT

2045 HEARTWOOD COURT  
MISSISSAUGA, ONTARIO

## SITE STATISTICS

EXISTING LOT AREA: 3,725.1 m<sup>2</sup> (0.92 acres, 0.37 ha)

CURRENT ZONING: R1-13

	REQUIRED	RETAINED	SEVERED
MIN. LOT AREA *	1,200m <sup>2</sup>	1,639.4m <sup>2</sup>	2,085.7m <sup>2</sup>
MIN. LOT FRONTAGE *	23.5m	40.7m	70.2m
HOUSE FOOTPRINT	---	263.0m <sup>2</sup>	263.0m <sup>2</sup> ....
MAX GFA ***	190m <sup>2</sup> (+0.2 times lot area)	---	....
MAX. LOT COVERAGE	25%	16.0%	12.6% ....
MIN. FRONT YARD	9.0m	9.0m	7.15m ....
FRONT GARAGE FACE	9.0m	12.4m	7.15m....
MIN. INT SIDE YARD (1)	1.8m (+ 0.61)**	2.0m	11.3m....
MIN. INT SIDE YARD (2)	1.8m (+ 0.61)**	10.1m	17.9m ....
MIN. REAR YARD	7.5m	12.1m	16.1 m ....
MAX. HEIGHT ***	9.5m (RIDGE) 7.5m (FLAT)	m	....
MAX. DWELLING DEPTH ***	20.0m	12.3m	12.3m ....
MIN. PARKING	2	4	4
MAX. DRIVEWAY WIDTH	GARAGE + 2m. MAX 8.5m	6.9m	6.5m ....
MIN LANDSCAPED SOFT AREA (FRONT YARD) CONTAINING DRIVEWAY	40% OF FRONT YARD	81.1%	90.8%

\* SUBJECT TO 4.2.2.13  
 \*\* 4.2.2(1.1) - INTERIOR SIDE YARD - ADD 0.61m FOR EACH  
 ADDITIONAL STOREY OR PORTION THEREOF ABOVE 1  
 \*\*\* SUBJECT TO 4.2.2 R1 INFILL REGULATIONS 3  
 \*\*\*\* SUBJECT TO CHANGE

11/11/21 - UPDATED TO INCLUDE ENGINEERING INFORMATION (SC)

## BASE SURVEY INFORMATION FROM:



**HOLDING JONES VANDERVEEN INC.**  
ONTARIO LAND SURVEYS

1700 LANGSTAFF ROAD, SUITE 1002  
VAUGHAN, ON L4K 3S3

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NOVEMBER 23/2020 DRAWN BY: J.Y. CHKD. BY: G.V./J.P. JOB NO: 20-2865 SRPR & TOPO

NOTE: DRAWING IS  
FOR DISCUSSION  
PURPOSES ONLY

PROJECT FILE NO.  
2018\_41

SCALE: 1:200  
WHEN PRINTED ON 24 X 36

DATE:  
NOVEMBER 11, 2021

DRAWN BY: S.C.  
REVIEWED BY: T.G.

