

CONCEPT DRAWING SEVERANCE PLAN & CONCEPT DEVELOPMENT

2045 HEARTWOOD COURT
MISSISSAUGA, ONTARIO

SITE STATISTICS

EXISTING LOT AREA: 3,725.1 m² (0.92 acres, 0.37 ha)

CURRENT ZONING: R1-13

	REQUIRED	RETAINED	SEVERED
MIN. LOT AREA *	1,200m ²	1,639.4m ²	2,085.7m ²
MIN. LOT FRONTAGE *	23.5m	40.7m	70.2m
HOUSE FOOTPRINT	---	263.0m ²	263.0m ² ****
MAX GFA ***	190m ² (+0.2 times lot area)	<519.99 m ²	<607.14 m ² ****
MAX. LOT COVERAGE	25%	16.0%	12.6% ****
MIN. FRONT YARD	9.0m	9.0m	5.5m ****
FRONT GARAGE FACE	9.0m	12.4m	5.5m ****
MIN. INT SIDE YARD (E)	1.8m (+ 0.61)**	2.0m	10.0 ****
MIN. INT SIDE YARD (W)	1.8m (+ 0.61)**	10.1m	19.8 m****
MIN. REAR YARD	7.5m	12.1m	18.1 m****
MAX. HEIGHT ***	9.5m (RIDGE) 7.5m (FLAT)	<9.5m RIDGE	<9.5m RIDGE <7.5m FLAT
MAX. DWELLING DEPTH ***	20.0m	12.3m	12.3m ****
MIN. PARKING	2	4	4
MAX. DRIVEWAY WIDTH	MIN 6.0m MAX 8.5m	6.9m	6.5m ****
MIN LANDSCAPED SOFT AREA (FRONT YARD) CONTAINING DRIVEWAY	40% OF FRONT YARD	64.3%	94.3%

* 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)
20/09/22 - UPDATED TO ADJUST PROPOSED BUILDING POSITION

NOTE: PROPOSED SEVERANCE IS TO BE REVIEWED BY SEPARATE APPLICATION

BASE SURVEY INFORMATION FROM:



HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS

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

PHONE: 905-660-4000 EMAIL: hjv@hjv-ols.ca

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

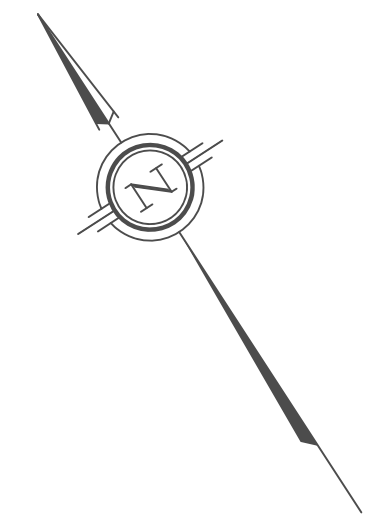
NOTE: DRAWING IS FOR DISCUSSION PURPOSES ONLY

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.



HEARTWOOD COURT
(BY REGISTERED 43M-814)
PIN 13359-1359