



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
BUILDABLE AREA	---	263.0m ² (BUILDING FOOTPRINT)	305.9m ²
MAX GFA	190m ² (+0.2 times lot area)	<517.88 m ² (EXISTING)	<607.14 m ²
MAX. LOT COVERAGE	25%	16.0%	16.6%
MIN. FRONT YARD	9.0m	9.0m	7.5m
FRONT GARAGE FACE	9.0m	12.4m	7.5m
MIN. INT SIDE YARD (E)	1.8m (+ 0.61)*	2.0m	1.8m
MIN. INT SIDE YARD (W)	1.8m (+ 0.61)*	10.1m	22.4m
MIN. REAR YARD	7.5m	12.1m	13.0m
MAX. HEIGHT	9.5m (RIDGE) 7.5m (FLAT)	<9.5m RIDGE	<9.5m RIDGE <7.5m FLAT
MAX. DWELLING DEPTH	20.0m	12.3m	15.8m
MIN. PARKING	2	4	4
DRIVEWAY WIDTH	MAX 6.0m	6.9m (EXISTING)	6.0m
MIN LANDSCAPED SOFT AREA (FRONT YARD) CONTAINING DRIVEWAY	40% OF FRONT YARD	74.5%	91.2%

*4.2.2(1.1) - INTERIOR SIDE YARD - ADD 0.61m FOR EACH
ADDITIONAL STOREY OR PORTION THEREOF ABOVE 1
NOTE: DECK AREA IS 6m X 6m.

REVISIONS:

- 11/11/21 - INCLUDED ENGINEERING INFORMATION (SC)
- 20/09/22 - ADJUSTED PROPOSED BUILDING POSITION
- 27/04/23 - REMOVED PROPOSED BUILDING, ADDED BUILDABLE AREA, TREE
LOCATIONS, PROTECTION AREAS AND DECK AREA
- 14/11/2024 - ADDED KEY MAP

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
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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.



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