



SHARED ACCESS EASEMENT
FOR SEVERED & RETAINED PARCELS
AND WEST LANDS

UTILITY EASEMENT
FOR RETAINED PARCEL

EXISTING TOYOTA
AUTO DEALERSHIP

SEVERED PARCEL
6097sq.m

RETAINED PARCEL
6279sq.m

HIGHWAY 401

REGIONAL COMMERCIAL C3 ZONE

ZONE REQUIREMENTS	REQUIRED	SEVERED	RETAINED
FRONT YARD DEPTH (min.)	7.5m	21.1m	111.7m
REAR YARD DEPTH (min.)	7.5m	20.9m	22.2m
INTERIOR SIDE YARD (min.)	4.5m	21.4m	17.3m
LOT COVERAGE (max.)	50%	18%	13%
BUILDING HEIGHT (max.)	13.5m	8m	8m
LOT FRONTAGE (min.)	30.0m	69.3m	9.2m

PROPOSED SANITARY SEWER EASEMENT
FOR RETAINED LAND

EXISTING SANITARY SEWER EASEMENT
FOR WEST LAND

PROPOSED STORM SEWER EASEMENT
FOR SEVERED LAND

PART OF LOTS 24 & 25,
REGISTERED PLAN 22
CITY OF BELLEVILLE (THURLOW WARD)

SEVERANCE SKETCH

SCALE: NTS

