

1720 Sherwood Forrest Circle

# VIRTUAL COMMUNITY MEETING

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APPLICATION TO AMEND  
THE CITY OF MISSISSAUGA ZONING BY-LAW &  
DRAFT PLAN OF SUBDIVISION

## Argo Development Corporation

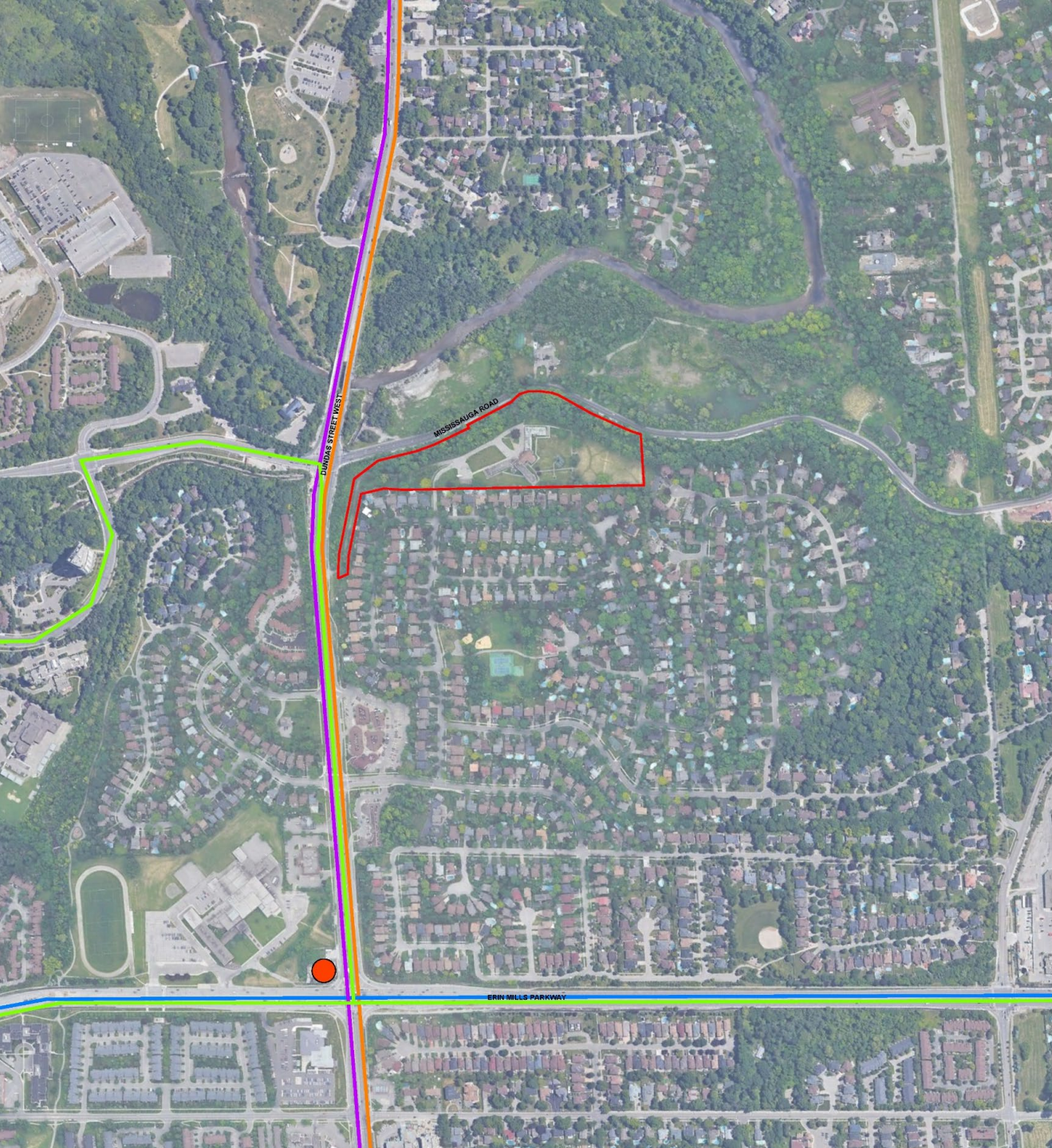
- Draft Plan of Subdivision & Zoning By-law Amendment
- July 26, 2023




 SUBJECT LANDS

**Aerial Context**






 SUBJECT LANDS

 MiWay Route 13

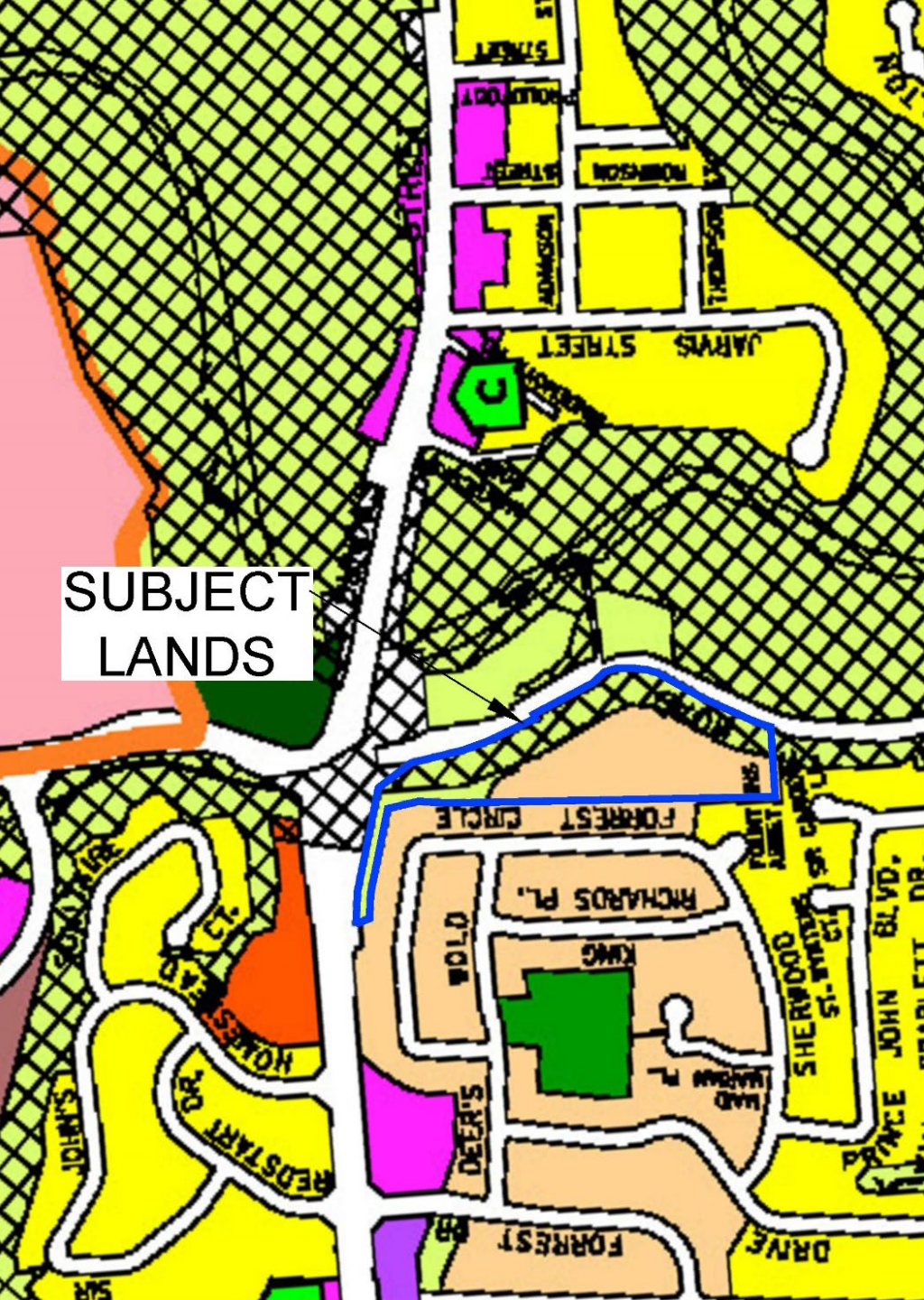
 MiWay Route 1

 MiWay Route 101

 MiWay Route 110

 Planned BRT Station
























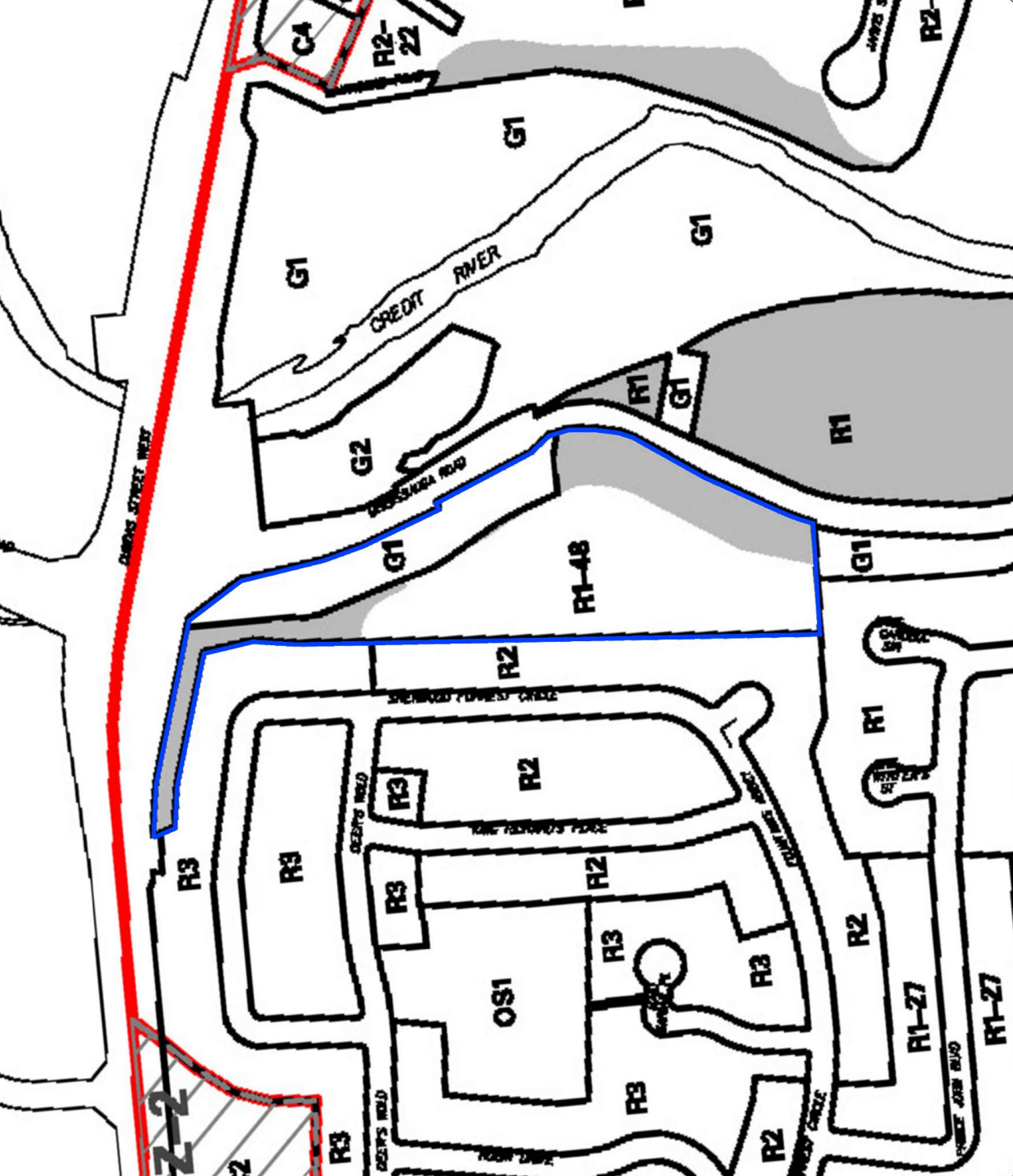
SUBJECT LANDS

 SUBJECT LANDS

LAND USE DESIGNATIONS

- |  |   |
|--|---|
|  Residential Low Density I  |  Business Employment |
|  Residential Low Density II |  Industrial          |
|  Residential Medium Density |  Airport             |
|  Residential High Density   |  Institutional       |
|  Mixed Use                  |  Public Open Space   |
|  Downtown Mixed Use         |  Private Open Space  |
|  Downtown Core Mixed Use    |  Greenlands          |
|  Convenience Commercial     |  Parkway Belt West   |
|  Motor Vehicle Commercial |  Utility           |
|  Office                   |   |

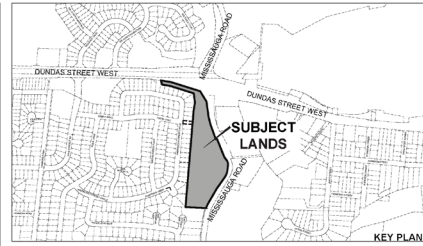
Mississauga Official Plan,  
Schedule 10 – Land Use



 SUBJECT LANDS

City of Mississauga Zoning  
By-law 0225 - 2007





**DRAFT PLAN OF SUBDIVISION**  
**ARGO DEVELOPMENT CORPORATION**  
**FILE # \_\_\_\_\_**

1720 SHERWOOD FORREST CIRCLE  
 LOT 3, RANGE 1, S.D.S.  
 (GEOGRAPHIC TOWNSHIP OF TORONTO)  
 CITY OF MISSISSAUGA  
 REGIONAL MUNICIPALITY OF PEEL

**OWNERS CERTIFICATE**  
 I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF MISSISSAUGA FOR APPROVAL.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
 SCOTT BLAND, A.S.O.  
 ARGO DEVELOPMENT CORPORATION

**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
 ROSS DENBROEDER, O.L.S.  
 RPE SURVEYING LTD.

**ADDITIONAL INFORMATION**  
 (UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

**LAND USE SCHEDULE**

LAND USE	BLOCKS	AREA (ha)	AREA (ac)	UNITS
CONDOMINIUM DETACHED RESIDENTIAL	1	2.10	5.19	56
OPEN SPACE	2	0.11	0.27	
NATURAL HERITAGE SYSTEM (NHS)	3	1.79	4.42	
NHS BUFFER	4	0.63	1.56	
<b>TOTAL</b>	<b>4</b>	<b>4.63</b>	<b>11.44</b>	<b>56</b>

**NOTES**  
 - EXISTING STRUCTURES TO BE REMOVED

SCALE: 1:1000  
 (24 x 36)  
 JULY 12, 2023



# Draft Plan of Subdivision





## STATISTICS TABLE

SITE AREA	4.63 hectares (11.44 acres)
NATURAL AREA & BUFFERS	2.42 hectares (5.98 acres)
DEVELOPABLE AREA	49,934 sq m (537,481 sq ft)
NO. OF UNITS	56
HEIGHT	3 storeys
NO. OF PARKING SPACES	129 spaces, including 17 visitor

## Proposed Development





## Precedent Images





## Precedent Images

**THANK YOU**