

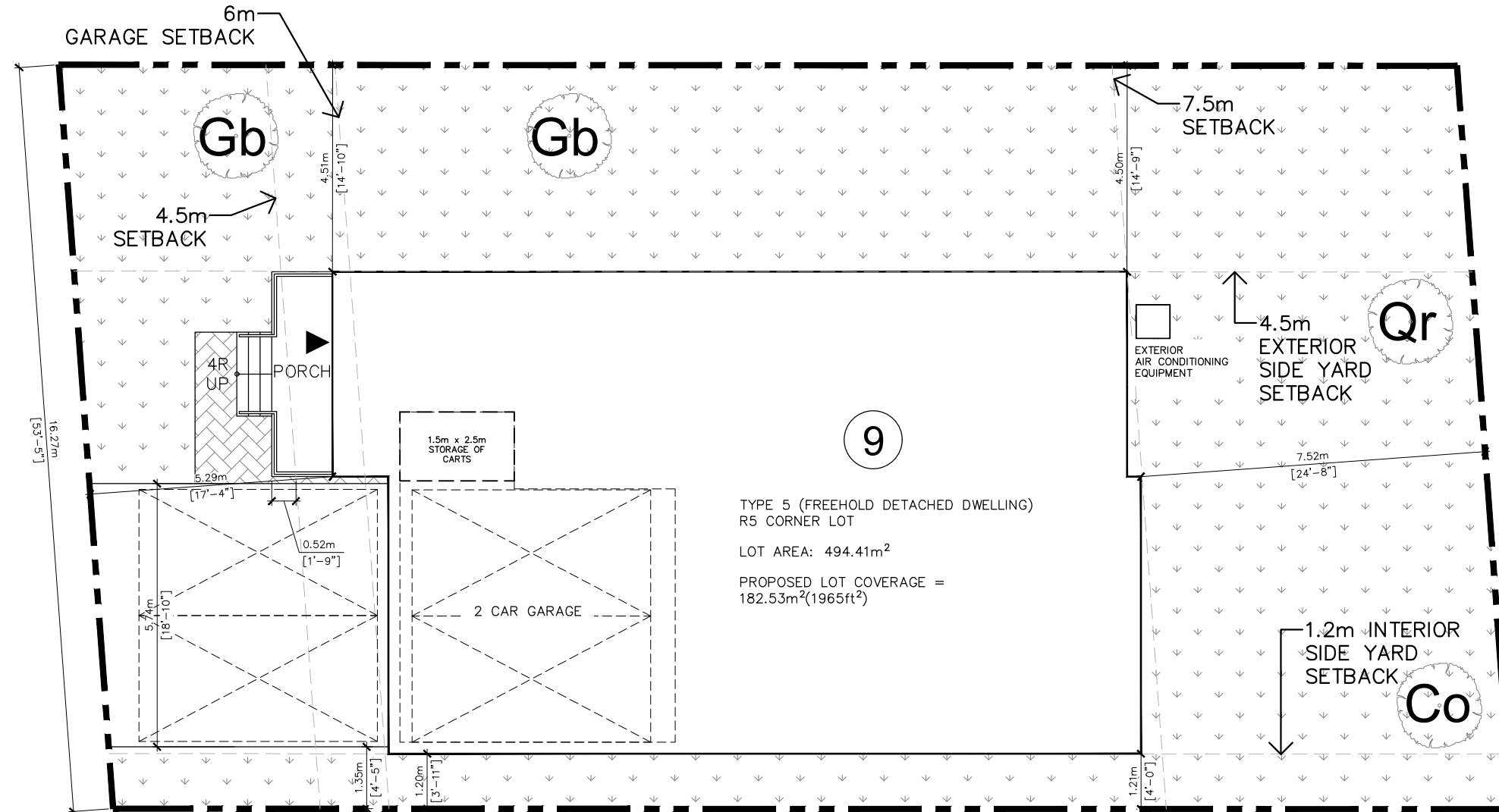
APPROXIMATE GFA CALCULATION

TYPE 5 – LOT 9	
	PROPOSED
FRIST FLOOR	1901 ft ² (176.63 m ²)
SECOND FLOOR	1901 ft ² (176.63 m ²)
GARAGE	327 ft ² (30.44 m ²)
TOTAL GFA (EXCLUDE GARAGE)	3475 ft ² (322.82 m ²)

NOT FOR PERMIT/CONSTRUCTION

APPLICANT: LAND & BUILDING EXPERTS
 570 ALDEN RD., UNIT 6, MARKHAM, ON L3R 8N5
 CONTACT: 647-340-8649
 EMAIL: landbuildex@gmail.com

OWNER: DAHAB HOMES INC.
 362 OXFORD ST E, LONDON, ON, N6A 1V7
 CONTACT: 226-289-6660, 647-300-0228
 EMAIL: info@hmareno.com



TYPE 5 (FREEHOLD DETACHED DWELLING)
 R5 CORNER LOT
 LOT AREA: 494.41m²
 PROPOSED LOT COVERAGE = 182.53m²(1965ft²)

LEGEND	
	PROPERTY LINE
	WALKWAY PAVEMENT
	LANDSCAPED SOFT AREA
	BUILDING ENTRANCE/EXIT
	SCREEN FENCE
	2.75m X 5.2m PARKING SPACE
	WATER METER
	GAS METER
	HYDRO METER
	PROPOSED TREE

TREE LEGEND			
ID	Qty	Common Name, Botanical Name	Caliper
Gb	2	Ginkgo, Ginkgo biloba	60mm
Co	2	Hackberry, Celtis occidentalis	60mm
Gd	3	Kentucky coffee tree, Gymnocladus dioicus	60mm
Tc	4	Little leaf linden, Tilia cordata	60mm
Qr	2	Red oak, Quercus rubra	60mm
As	4	Sugar maple, Acer saccharum	60mm

ZONING MATRIX			
ADDRESS: 120 FAIRVIEW RD W, MISSISSAUGA, ON L5B 1K6			
ZONING: R5-EXCEPTION (CORNER LOT)			
	REQUIREMENTS	PROVIDED	BY-LAW
LOT AREA	MIN. 415m ²	494.41m ²	ZONING BY-LAW 0225-2007, 4.2.1 (3.2)
LOT FRONTAGE	MIN. 13.5m	16.27m	ZONING BY-LAW 0225-2007, 4.2.1 (4.2)
LOT COVERAGE	MAX. 40%	36.91%	ZONING BY-LAW 0225-2007, 4.2.1 (5.0)
FRONT YARD SETBACK	MIN. 4.5m / MIN. 6m (GARAGE FACE)	5.29m	ZONING BY-LAW 0225-2007, 4.2.1 (6.0)
EXTERIOR SIDE YARD SETBACK	MIN. 4.5m / MIN. 6m (GARAGE FACE)	4.50m	ZONING BY-LAW 0225-2007, 4.2.1 (7.0)
INTERIOR SIDE YARD SETBACK	MIN. 1.2m	1.20m	ZONING BY-LAW 0225-2007, 4.2.1 (8.2)
REAR YARD SETBACK	MIN. 7.5m	7.52m	ZONING BY-LAW 0225-2007, 4.2.1 (9.2)
HEIGHT	MAX. 10.7m	8.43m	ZONING BY-LAW 0225-2007, 4.2.1 (10.0)
PROJECTION OF A GARAGE BEYOND EITHER THE MAIN FRONT ENTRANCE OR BEYOND THE MAIN ENTRY FEATURE WHERE PROVIDED	MAX. 2.5m	-	ZONING BY-LAW 0225-2007, 4.2.1 (11.1)

WHERE A MAIN ENTRY FEATURE HAS BEEN PROVIDED, THE PROJECTION OF A GARAGE BEYOND A MAIN FRONT ENTRANCE	MAX. 5.0m	-	ZONING BY-LAW 0225-2007, 4.2.1 (11.2)
FOR A DETACHED DWELLING MORE THAN ONE STOREY IN HEIGHT, WHERE THE GARAGE PROJECTS BEYOND THE MAIN FRONT ENTRANCE, A MINIMUM OF 75% OF THE WIDTH OF THE GARAGE, MEASURED FROM THE INSIDE FACE OF THE GARAGE WALLS, SHALL BE COVERED BY A SECOND STOREY WHICH MAY BE SET BACK A MAXIMUM OF 2.5m FROM THE GARAGE FACE	YES	-	ZONING BY-LAW 0225-2007, 4.2.1 (11.3)
ATTACHED GARAGE	PERMITTED	YES	ZONING BY-LAW 0225-2007, 4.2.1 (12.1)
NUMBER OF PARKING SPACES	MIN. 2	4	ZONING BY-LAW 0225-2007, 3.1.2.1.1 (6.0)
DRIVEWAY WIDTH	WIDTH OF GARAGE DOOR OPENING(S) PLUS 2.0 M UP TO A MAXIMUM OF 6.0 M; IF NO GARAGE DOOR MAXIMUM WIDTH OF 6.0 M	5.74m	ZONING BY-LAW 0225-2007, 4.2.1 (12.3)
LANDSCAPED SOFT AREA	MIN. 40% OF FRONT YARD AND/OR EXTERIOR SIDE YARD	49.97%	ZONING BY-LAW 0225-2007, 4.2.1 (12.4)
ACCESSORY BUILDINGS AND STRUCTURES	PERMITTED	NO	ZONING BY-LAW 0225-2007, 4.2.1 (13.0)
PORCH/DECK ENCROACHMENTS	MAX. 1.6m INTO FRONT/EXTERIOR SIDE YARD AND MAX. 5m INTO REAR YARD; 1.5m FROM REAR LOT LINE AND 0.61m FROM INTERIOR/EXTERIOR SIDE LOT LINE	0.52m	ZONING BY-LAW 0225-2007, 4.1., 5.1-5.2

5	FOR DARC 3	03/14/2024
4	CLIENT REVIEW	02/29/2024
3	FOR DARC 2	12/22/2023
2	FOR SUBMISSION	08/21/2023
1	CLIENT REVIEW	07/24/2023
NO.	ISSUED FOR	DATE

PREPARED BY:

LAND & BUILDING EXPERTS
 570 Alden Rd., Unit 6, Markham, ON, L3R 8N5
 (647) 340-8649 landbuildex@gmail.com

PROJECT INFO:

**120 FAIRVIEW RD W,
 MISSISSAUGA, ON L5B 1K6,
 PLAN 334 LOT 13**

PROJECT NAME:

**PROPOSED SUBDIVISION TO
 HAVE DETACHED HOMES**

FILE NUMBER:

DARC 23-37 W7

DRAWING TITLE:

SITE PLAN 5

SCALE AS INDICATED	DWG. NO.
DRAWN BY:	A-105
CHECKED BY:	
PROJECT NO.:	