

STANDARD SIGNED CONDOMINIUM DECLARATION FOR
MULTIPLE FAMILY RESIDENTIAL DEVELOPMENTS:

I hereby certify that the Landscape plan conforms to the Site Grading and Drainage Plan for this application.

As follows:

DOMINION OF CANADA) IN THE MATTER OF A
PROVINCE OF ONTARIO) MULTIPLE RESIDENTIAL
BUILDING DEVELOPMENT
REGIONAL MUNICIPALITY) ON THE PROPERTY LOCATED IN
OF PEEL) THE CITY OF MISSISSAUGA
TO WIT:) BEING KNOWN AS

I, _____
MAKE OATH AND SAY AS FOLLOWS:

- I AM THE PRESIDENT OF WHICH IS THE OWNER AND BUILDER OF MULTI RESIDENTIAL BUILDING(S) ON THE PROPERTY DESCRIBED ABOVE.
- THAT THE SAID MULTI RESIDENTIAL BUILDING(S) IS BEING BUILT TO BE SOLD / RENTED AS CONDOMINIUM / RENTAL TOWNHOUSES / APARTMENTS (AS APPLICABLE).

AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS ON THE SAME FORCE AND EFFECT AS IF I MAKE IT UNDER OATH.

DECLARED BEFORE ME AT THE _____
IN THE MUNICIPALITY OF _____
THIS _____ DAY OF _____
20_____, _____
A COMMISSIONER ETC. _____

WASTE COLLECTION NOTE:

RELIANCE ON PROPERTY MANAGEMENT STAFF TO FACILITATE WASTE COLLECTION WILL BE CONSIDERED AT THE REGIONS DISCRETION SUBJECT TO THE FOLLOWING REQUIREMENTS:

- THE BINS SHOULD BE PROPERLY POSITIONED IN THE COLLECTION AREA ON THE DAY OF COLLECTION BEFORE 7 AM.
- THE DRIVER IS NOT REQUIRED TO EXIT THE COLLECTION VEHICLE TO FACILITATE COLLECTION.
- PROPERTY MANAGEMENT IS RESPONSIBLE FOR MOVING BINS DURING COLLECTION.
- THE REGION WILL NOT BE RESPONSIBLE FOR EMPTYING BINS THAT ARE INACCESSIBLE TO THE COLLECTION VEHICLE.
- PROPERTY MANAGEMENT MUST BE VISIBLE TO WASTE COLLECTION VEHICLE ON APPROACH TO SITE, OTHERWISE THE WASTE COLLECTION VEHICLE WILL NOT ENTER THE SITE.
- THE GROUND OF THE COLLECTION POINT WILL BE MARKED TO SHOW PROPERTY MANAGEMENT STAFF AND WASTE COLLECTION VEHICLE DRIVERS WHERE BINS MUST BE STAGED TO BE LIFTED FOR COLLECTION
- PROPERTY MANAGEMENT WILL BE RESPONSIBLE FOR SAFELY MANEUVERING WASTE COLLECTION VEHICLES INTO AND/OR OUT OF, AS WELL AS AROUND THE SITE.
- INTERNAL ROADWAYS MUST BE CONSTRUCTED OF A HARD SURFACE MATERIAL, SUCH AS ASPHALT, CONCRETE AND DESIGNED TO SUPPORT A MINIMUM OF 35 TONNES, THE WEIGHT OF A FULLY LOADED COLLECTION VEHICLE
- IF THE WASTE COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN AIR GATE, OR TRANSFORMER COVER) THE REGION MUST BE PROVIDED WITH A LETTER FORM A PROF. ENG. (LICENSED BY PROF. ENG. ONTARIO) CERTIFYING THAT THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED WASTE COLLECTION VEHICLE WEIGHING 35 TONNES

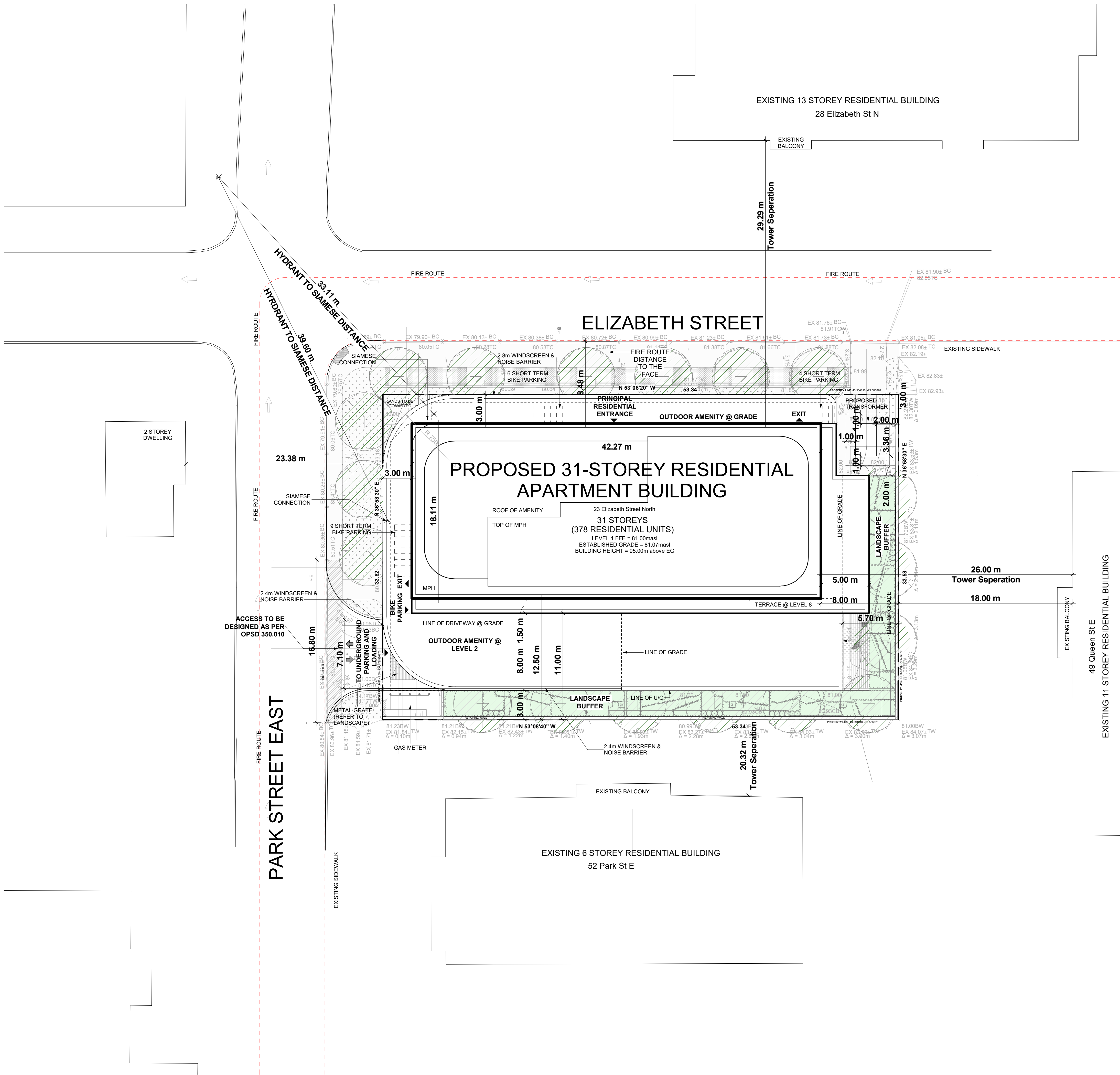
TREE PROTECTION NOTE:

THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. NO MATERIALS (BUILDING MATERIALS, SOIL, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED OR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL BE CAUSE FOR THE LETTER OF CREDIT TO BE HELD FOR TWO YEARS FOLLOWING COMPLETION OF ALL SITE WORKS. HOARDING MUST BE INSPECTED PRIOR TO THE REMOVAL OF ANY TREE HOARDING FROM THE SITE.

OWNER'S SIGNATURE: _____
DATE: _____

MISSISSAUGA STANDARD STATISTICS:

OFFICIAL PLAN AMENDMENT: OZ/OPA 25-10 W1
REZONING FILE NO.: OZ/OPA 25-10 W1
GROSS LOT AREA: 19,294 ft²
NET LOT AREA: 19,171 ft²
FLOOR AREA: 11,746 ft²
PROPOSED GFA: 225,510 ft²
PROPOSED LANDSCAPE AREA: 2001 ft²
PROPOSED LANDSCAPE BUFFER WIDTH: 3m
PAVED AREA: 4261 ft²
PROPOSED PARKING SPACES: 123
PROPOSED EV RATE: 0.20 / UNIT RESIDENTIAL & 0.10 / UNIT VISITOR
PROPOSED BIKE PARKING SPACES: 269
PROPOSED LOADING SPACE TYPE "G/B"
PROPOSED AMENITY RATE: 4.00
SUITE SCHEDULE:
STUDIO: 6
1 BEDROOM: 253
2 BEDROOMS: 119
SUITE SIZES:
STUDIO AVERAGE: 372 ft²
1 BEDROOM AVERAGE: 514 ft²
2 BEDROOM AVERAGE: 705 ft²



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Do not scale the drawings.

This Drawing Is Not To Be Used For Construction Until Signed By The Architect.

Date:



KIRKOR
ARCHITECTS AND PLANNERS

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Toronto ON M3J 0H1

Revisions:		Date:
No.:	Revision:	

02	OPA/OZ Re-Submission	August 29, 2025
01	OPA/OZ Submission	May 23, 2025
No.:	Issued For:	Date:

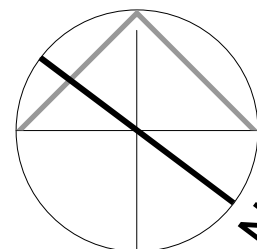
EDENSHAW

Client:
EDENSHAW ELIZABETH DEVELOPMENTS LTD.

23 Elizabeth St. N
Proposed Residential Development

Drawing Title:
Site Plan

Scale:
1 : 200
Drawn by:
B.B., S.D.
Checked by:
R.P.
Project No.:
24-113
Date:
August 29, 2025
Drawing No.:



dA1.02