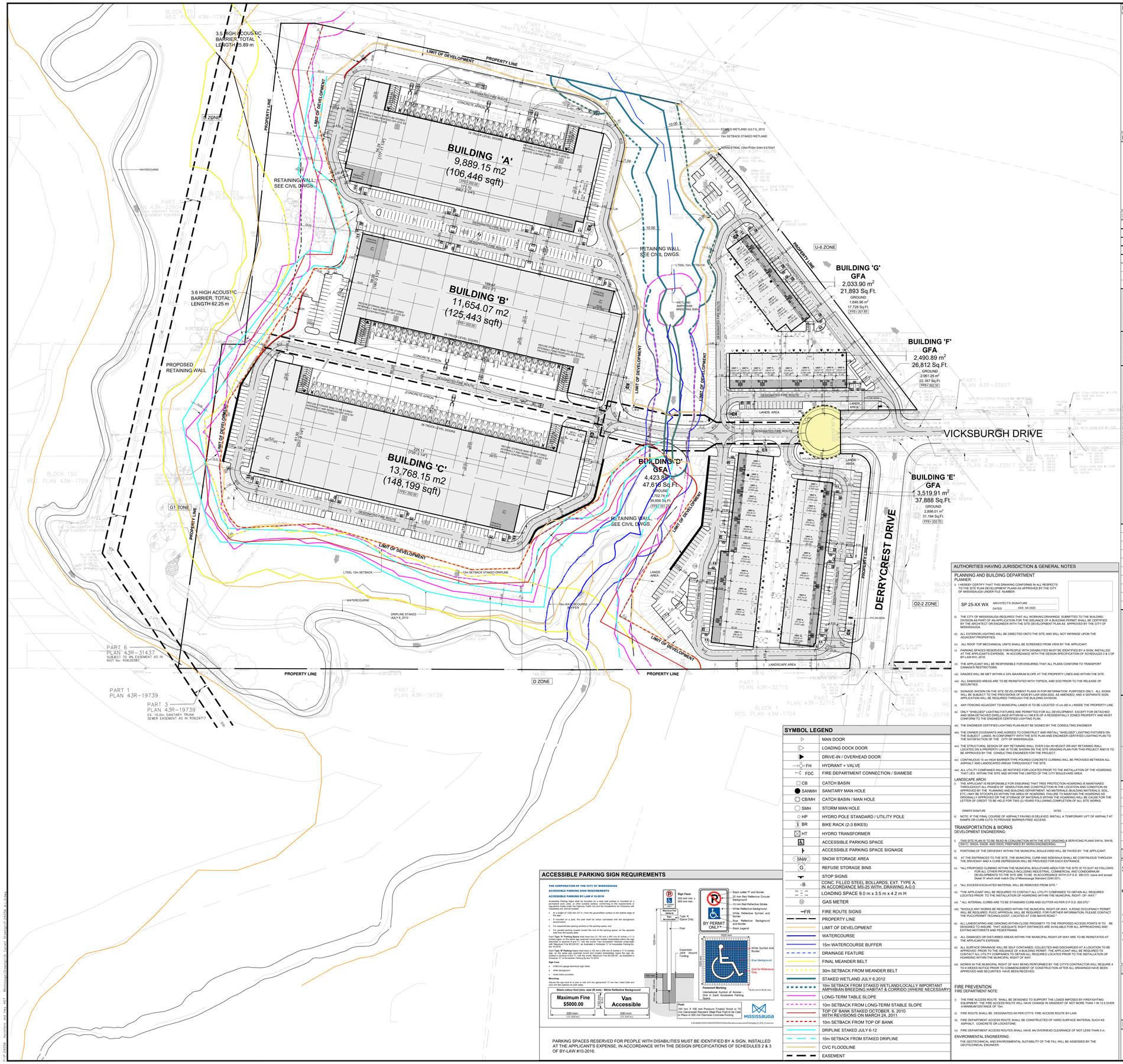
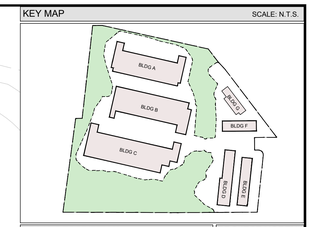




LEGAL DESCRIPTION

PLAN OF SURVEY OF
PART OF LOTS 11 AND 12
CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEEL)

CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

PROJECT NORTH

TRUE NORTH

SITE STATISTICS

SITE AREA	175,684.18 m2	or 43.41 acres	or	17.57 ha
SITE AREA W/ CUL DE SAC	174,737.71 m2	or 43.18 acres	or	17.48 ha
DEVELOPABLE SITE AREA	116,785.42 m2	or 28.86 acres	or	11.68 ha
ZONING				D ZONE (DEVELOPMENT)
FOOTPRINT AREA		45,616.75 m2	or	490,015 sf
SITE COVERAGE		45,616.75 m2	or	39.06 %
LANDSCAPED AREA		21,085.18 m2	or	18.05 %
PAVED AREA		50,083.49 m2	or	42.89 %

		REQUIRED		PROVIDED
SETBACKS	FRONT YARD (DERRYCREST DRIVE)	7.50 m		25.39 m
	REAR YARD (WEST)	7.50 m		31.21 m
	EXTERIOR SIDE YARD (NORTH)	7.50 m		30.08 m
	EXTERIOR SIDE YARD (SOUTH)	7.50 m		15.15 m
LANDS. BUFFER	ALONG G1 ZONE	5.00 m		16.07 m
	ALONG D ZONE	3.00 m		6.08 m
	ALONG U-6 ZONE	0.00 m		6.01 m
	ALONG O2-2 ZONE	3.00 m		6.00 m
GROSS FLOOR AREA	BUILDING 'A'	9,889.15 m2	or	106,446 sf
	MECH. / ELECTR./ STAIRS/ WR.	108.40 m2	or	1,167 sf
	BUILDING 'B'	11,654.07 m2	or	125,443 sf
	MECH. / ELECTR./ STAIRS/ WR.	108.40 m2	or	1,167 sf
	BUILDING 'C'	13,768.15 m2	or	148,199 sf
	MECH. / ELECTR./ STAIRS/ WR.	108.40 m2	or	1,167 sf
	BUILDING 'D'	4,423.88 m2	or	47,618 sf
	MEZZANINE	721.65 m2	or	7,768 sf
	GROUND FLOOR	3,702.74 m2	or	39,856 sf
	MECH. / ELECTR./ STAIRS/ WR.	153.00 m2	or	1,647 sf
	BUILDING 'E'	3,519.91 m2	or	37,888 sf
	MEZZANINE	624.35 m2	or	6,720 sf
	GROUND FLOOR	2,898.01 m2	or	31,194 sf
	MECH. / ELECTR./ STAIRS/ WR.	138.61 m2	or	1,492 sf
	BUILDING 'F'	2,490.89 m2	or	26,812 sf
	MEZZANINE	430.33 m2	or	4,632 sf
	GROUND FLOOR	2,061.25 m2	or	22,187 sf
	MECH. / ELECTR./ STAIRS/ WR.	122.26 m2	or	1,316 sf
	BUILDING 'G'	2,033.90 m2	or	21,893 sf
	MEZZANINE	386.87 m2	or	4,164 sf
	GROUND FLOOR	1,646.96 m2	or	17,728 sf
	MECH. / ELECTR./ STAIRS/ WR.	104.56 m2	or	1,125 sf
	TOTAL GFA	47,779.95 m2	or	514,299 sf

GFA NON-RESIDENTIAL BREAKDOWN

BUILDING	TOTAL GFA	M/E ROOM GFA	GFA NON-RES
A	9,889.15 m2	108.40 m2	9,780.75 m2
B	11,654.07 m2	108.40 m2	11,545.67 m2
C	13,768.15 m2	108.40 m2	13,659.75 m2
D	4,423.88 m2	153.00 m2	4,270.88 m2
E	3,519.91 m2	138.61 m2	3,381.30 m2
F	2,490.89 m2	122.26 m2	2,368.63 m2
G	2,033.90 m2	104.56 m2	1,929.34 m2
TOTAL	47,779.95 m2	843.63 m2	46,936.32 m2

		REQUIRED	PROVIDED
	1.1 spaces / 100 m2 of MUTI-UNIT WAREHOUSE GFA		
PARKING	BUILDING 'A'	108 spaces	141 spaces
	BUILDING 'B'	127 spaces	130 spaces
	BUILDING 'C'	151 spaces	182 spaces
	BUILDING 'D'	47 spaces	106 spaces
	BUILDING 'E'	38 spaces	74 spaces
	BUILDING 'F'	26 spaces	26 spaces
	BUILDING 'G'	22 spaces	55 spaces
	TOTAL PARKING	516 spaces	714 spaces
	ACCESSIBLE PARKING Required Regular Parking Spaces (201-1000, 2.0 + 2% of total)	28 spaces	28 spaces
BICYCLES	LONG TERM SPACES 0.10/ 100 m2 GFA (EXACT LOCATION TBD DURING TENANT FIT-OUT) BUILDING A= 10 spaces BUILDING B= 12 spaces BUILDING C= 14 spaces BUILDING D= 4 spaces BUILDING E= 3 spaces BUILDING F= 2 spaces BUILDING G= 2 spaces	47 spaces	TBD during tenant fit-out
	SHORT TERM SPACES 2 spaces/ ring	14 spaces	56 spaces/ 28 rings
LOADING	Greater than 250 m2 but less than or equal to 2,350 m2	1 Spaces	
	Greater than 2,350 m2 but less than or equal to 7,500 m2	6 Spaces	
	Greater than 7,500 m2 but less than or equal to 14,000 m2	9 Spaces	
	TOTAL LOADING	16 spaces	95 spaces
BUILDING HEIGHT		N/A	XX.XX m
FLOOR SPACE INDEX (FSI)		1.0	0.38 m

AUTHORITIES HAVING JURISDICTION & GENERAL NOTES

PLANNING AND BUILDING DEPARTMENT
PLANNER:

i) I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE PLAN DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA UNDER FILE NUMBER:

SP 25-XX WX ARCHITECT'S SIGNATURE
DATED XXX. XX 2025

ii) THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER WITH THE SITE DEVELOPMENT PLAN AS APPROVED BY THE CITY OF MISSISSAUGA.

iii) ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.

iv) ALL ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.

v) PARKING SPACES RESERVED FOR PEOPLE WITH DISABILITIES MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATION OF SCHEDULES 2 & 3 OF BY-LAW #10 -2016.

vi) THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFORM TO TRANSPORT CANADA'S RESTRICTIONS.

vii) GRADES WILL BE MET WITHIN A 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.

viii) ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.

ix) SIGNAGE SHOWN ON THE SITE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF SIGN BY-LAW 0054-2002, AS AMENDED, AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION.

x) ANY FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE LOCATED 15 cm (60 in.) INSIDE THE PROPERTY LINE.

xi) ONLY "SHIELDED" LIGHTING FIXTURES ARE PERMITTED FOR ALL DEVELOPMENT, EXCEPT FOR DETACHED AND SEMI-DETACHED DWELLINGS WITHIN 60 m (196.8 ft) OF A RESIDENTIALLY ZONED PROPERTY AND MUST CONFORM TO THE ENGINEER CERTIFIED LIGHTING PLAN.

xii) THE ENGINEER CERTIFIED LIGHTING PLAN MUST BE SIGNED BY THE CONSULTING ENGINEER.

xiii) THE OWNER COVENANTS AND AGREES TO CONSTRUCT AND INSTALL "SHIELDED" LIGHTING FIXTURES ON THE SUBJECT LANDS, IN CONFORMITY WITH THE SITE PLAN AND ENGINEER CERTIFIED LIGHTING PLAN TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.

xiv) THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.6m IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.

xv) CONTINUOUS 15 cm HIGH BARRIER TYPE POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE.

xvi) ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE SITE AND WITHIN THE LIMITED OF THE CITY BOULEVARD AREA.

LANDSCAPE ARCH:

i) 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 (2) YEARS FOLLOWING COMPLETION OF ALL SITE WORKS.

OWNER'S SIGNATURE DATED

ii) NOTE: IF THE FINAL COURSE OF ASPHALT PAVING IS DELAYED, INSTALL A TEMPORARY LIFT OF ASPHALT AT RAMPS OR CURB CUTS TO PROVIDE BARRIER-FREE ACCESS.

TRANSPORTATION & WORKS
DEVELOPMENT ENGINEERING:

i) THIS SITE PLAN IS TO BE READ IN CONJUNCTION WITH THE SITE GRADING & SERVICING PLANS SW1A, SW1B, SW1C, SW2A, SW2B, AND SWSC PREPARED BY SKRA ENGINEERING.

ii) PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.

iii) AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK SHALL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.

iv) "ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS:
- FOR ALL CITY/ER PROPOSALS INCLUDING INDUSTRIAL, COMMERCIAL AND CONDOMINIUM DEVELOPMENTS TO THE SITE ARE TO BE IN ACCORDANCE WITH O.P.S.D. 300.010. (save and accept Detail "A" which shall match City of Mississauga Standard 2240.031)

v) "ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM SITE."

vi) "THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT- OF- WAY."

vii) " ALL INTERNAL CURBS ARE TO BE STANDARD CURB AND GUTTER AS PER O.P.S.D. 600.070."

viii) "SHOULD ANY WORKS BE REQUIRED WITHIN THE MUNICIPAL RIGHT-OF-WAY, A ROAD OCCUPANCY PERMIT WILL BE REQUIRED. PUCC APPROVAL WILL BE REQUIRED. FOR FURTHER INFORMATION, PLEASE CONTACT THE PUCC/PERMIT TECHNOLOGIST, LOCATED AT 3185 MAVIS ROAD."

ix) ALL LANDSCAPING AND GRADING WITHIN CLOSE PROXIMITY TO THE PROPOSED ACCESS POINTS IS TO BE DESIGNED TO ENSURE THAT ADEQUATE SIGHT DISTANCES ARE AVAILABLE FOR ALL APPROACHING AND EXITING MOTORISTS AND PEDESTRIANS.

x) ALL DAMAGED OR DISTURBED AREAS WITHIN THE MUNICIPAL RIGHT-OF-WAY ARE TO BE REINSTATED AT THE APPLICANT'S EXPENSE.

xi) ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.

xii) WORKS IN THE MUNICIPAL RIGHT OF WAY BEING PERFORMED BY THE CITY'S CONTRACTOR WILL REQUIRE A 7 TO 8 WEEKS NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION AFTER ALL DRAWINGS HAVE BEEN APPROVED AND SECURITIES HAVE BEEN RECEIVED.

FIRE PREVENTION
FIRE DEPARTMENT NOTE:

i) THE FIRE ACCESS ROUTE SHALL BE DESIGNED TO SUPPORT THE LOADS IMPOSED BY FIREFIGHTING EQUIPMENT. THE FIRE ACCESS ROUTE WILL HAVE CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m.

ii) FIRE ROUTE SHALL BE DESIGNATED AS PER CITY'S FIRE ACCESS ROUTE BY-LAW.

iii) FIRE DEPARTMENT ACCESS ROUTE SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT, CONCRETE OR LOCKSTONE.

iv) FIRE DEPARTMENT ACCESS ROUTES SHALL HAVE AN OVERHEAD CLEARANCE OF NOT LESS THAN 5 m.

ENVIRONMENTAL ENGINEERING:
THE GEOTECHNICAL AND ENVIRONMENTAL SUITABILITY OF THE FILL WILL BE ASSESSED BY THE GEOTECHNICAL ENGINEER.

SYMBOL LEGEND

- MAN DOOR
- LOADING DOCK DOOR
- DRIVE-IN / OVERHEAD DOOR
- HYDRANT + VALVE
- FDC — FIRE DEPARTMENT CONNECTION / SIAMESE
- CB — CATCH BASIN
- SANMH — SANITARY MAN HOLE
- CB/MH — CATCH BASIN / MAN HOLE
- SMH — STORM MAN HOLE
- HP — HYDRO POLE STANDARD / UTILITY POLE
- BR — BIKE RACK (2-3 BIKES)
- HT — HYDRO TRANSFORMER
- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PARKING SPACE SIGNAGE
- SNW — SNOW STORAGE AREA
- G — REFUSE STORAGE BINS
- STOP SIGNS
- B — CONC. FILLED STEEL BOLLARDS. EXT. TYPE A, IN ACCORDANCE MS-20 WITH, DRAWING A-0.0
- LOADING SPACE 9.0 m x 3.5 m x 4.2 m H
- M — GAS METER
- FR — FIRE ROUTE SIGNS
- PROPERTY LINE
- LIMIT OF DEVELOPMENT
- WATERCOURSE
- 15m WATERCOURSE BUFFER
- DRAINAGE FEATURE
- FINAL MEANDER BELT
- 30m SETBACK FROM MEANDER BELT
- STAKED WETLAND JULY 6,2012
- 10m SETBACK FROM STAKED WETLAND/LOCALLY IMPORTANT AMPHIBIAN BREEDING HABITAT & CORRIDO (WHERE NECESSARY)
- LONG-TERM TABLE SLOPE
- 10m SETBACK FROM LONG-TERM STABLE SLOPE
- TOP OF BANK STAKED OCTOBER, 6, 2010 WITH REVISIONS ON MARCH 24, 2011
- 10m SETBACK FROM TOP OF BANK
- DRIPLINE STAKED JULY 6-12
- 10m SETBACK FROM STAKED DRIPLINE
- CVC FLOODLINE
- EASEMENT

ACCESSIBLE PARKING SIGN REQUIREMENTS

THE CORPORATION OF THE CITY OF MISSISSAUGA

ACCESSIBLE PARKING SIGN REQUIREMENTS

ACCESSIBLE PARKING BY-LAW # 10-2016

Sign means a display of characters, letters, wall surface or mounted on a permanent base, post or other suitable surface, conforming to the requirements or regulations made under the Highway Traffic Act and the Accessibility for Ontarians with Disabilities Act, and be located:

- At a height of 1200 mm (47 in.) from the ground/floor surface to the bottom edge of the sign; and
- If mounted on a post, the post shall be colour contrasted with the background/ environment.
- For perpendicular parking centred on the parking space; and
- For parallel parking located toward the end of the parking space, on the opposite side of the driver's position.

Each **Type 'A' Parking Space** shall have two (2) 150 mm x 300 mm (6 inches x 11 ½ inches) signs, on the same sign post/wall mount and located immediately below the sign described in section 6 (a) 11, with the words "Maximum Fine $5,000.00" and the words with "Maximum Fine $5,000.00", as illustrated in **Figure No. 7** of Accessible Parking By-law 10-2016.

Sign Face

- 0.090 mm gauge aluminum sign blank
- white background
- Yellow matrix punched

Mounting

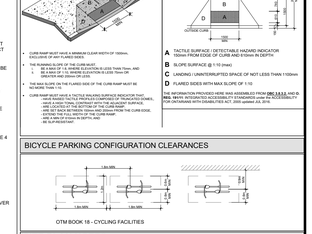
Secure the sign face to a post or wall with two galvanized 13 mm hex head bolts and nuts with flat washers on both sides.

Black colour font (min. size 25 mm) - White Reflective Background

Maximum Fine $5000.00	Van Accessible
300 mm (11 3/4 in.)	300 mm (11 3/4 in.)

PARKING SPACES RESERVED FOR PEOPLE WITH DISABILITIES MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF SCHEDULES 2 & 3 OF BY-LAW #10-2016.

CURB RAMP DETAIL



- CURB RAMP MUST HAVE A MINIMUM CLEAR WIDTH OF 1500mm, EXCLUSIVE OF ANY FLARED SIDES.
- THE RUNNING SLOPE OF THE CURB RAMP, MEASURED IN THE DIRECTION OF TRAVEL, SHALL BE NO LESS THAN 5%, AND NO MORE THAN A CALCULATION IN 4.3.5(5) Then 5%.
- THE MAX SLOPE ON THE FLARED SIDE OF THE CURB RAMP MUST BE NO MORE THAN 1:10.
- CURB RAMP MUST HAVE A TACTILE WALKING SURFACE INDICATOR THAT EXTENDS A MINIMUM OF 610mm IN THE DIRECTION OF TRAVEL AND HAVE A HIGH TRAIL CONTRAST WITH THE ADJACENT SURFACE.
  - ARE LOCATED AT THE BOTTOM OF THE CURB RAMP.
  - ARE LOCATED SO THAT A MINIMUM DISTANCE FROM THE CURB EDGE, MEASURED TO THE NEAREST EDGE OF THE TACTILE WALKING SURFACE INDICATOR, IS 150mm.
  - BE SLIP-RESISTANT.

BICYCLE PARKING CONFIGURATION CLEARANCES

OTM BOOK 18 - CYCLING FACILITIES

SITE PLAN NOTES

1. SNOW TO BE REMOVED OFF-SITE BY PRIVATE CONTRACTOR
2. ALL ROOF TOP MECHANICAL UNITS SHALL BE ADEQUATELY SCREENED FROM PUBLIC VIEWS BY THE APPLICANT. THE DESIGN, PLACEMENT AND SCREENING OF THE UNITS SHOULD COMPLEMENT THE BUILDING ARCHITECTURE WITH RESPECT TO FORM, MATERIALS AND COLOUR.

No.	ISSUED	DATE

No.	REVISION	DATE

BALDASSARRA Architects Inc.
30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:

HWY 10 & HWY 407

MISSISSAUGA, ON

SITE PLAN
INDUSTRIAL DEVELOPMENT

DATE:	DRAWN BY:	CHECKED:	SCALE:
DEC. 2024	HP	JP	1:1000

PROJECT No. P-24058

DRAWING No. A-1.0

DO NOT SCALE Survey.dwg ASP Mississauga Drawing Group Drawing P-24058 & Plans