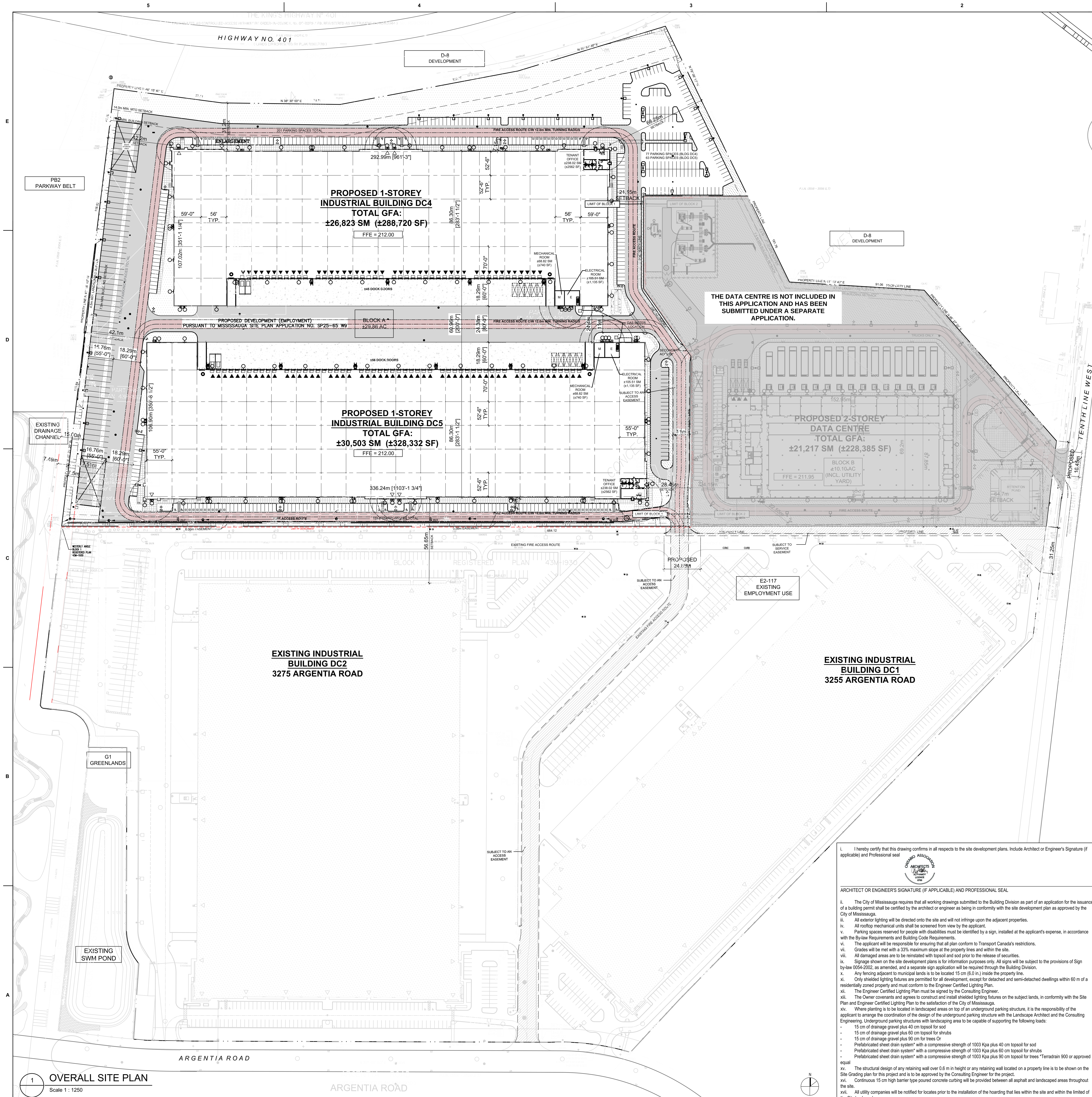


1 OVERALL SITE PLAN

Scale 1 : 1250

i. I hereby certify that this drawing confirms in all respects to the site development plans. Include Architect or Engineer's Signature (if applicable) and Professional seal

ONTARIO ASSOCIATION ARCHITECTS ALY HAMDY LICENCE 6768

ARCHITECT OR ENGINEER'S SIGNATURE (IF APPLICABLE) AND PROFESSIONAL SEAL

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 as being in conformity 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 rooftop 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 By-law Requirements and Building Code Requirements.
vi. The applicant will be responsible for ensuring that all plan conform to Transport Canada's restrictions.
vii. Grades will be met with 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 (6.0 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 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. Where planting is to be located in landscaped areas on top of an underground parking structure, it is the responsibility of the applicant to arrange the coordination of the design of the underground parking structure with the Landscape Architect and the Consulting Engineering. Underground parking structures with landscaping area to be capable of supporting the following loads:
- 15 cm of drainage gravel plus 40 cm topsoil for sod
- 15 cm of drainage gravel plus 60 cm topsoil for shrubs
- 15 cm of drainage gravel plus 90 cm for trees Or
- Prefabricated sheet drain system* with a compressive strength of 1003 Kpa plus 40 cm topsoil for sod
- Prefabricated sheet drain system* with a compressive strength of 1003 Kpa plus 60 cm topsoil for shrubs
- Prefabricated sheet drain system* with a compressive strength of 1003 Kpa plus 90 cm topsoil for trees *Terradrain 900 or approved equal
xv. The structural design of any retaining wall over 0.6 m 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.
xvi. Continuous 15 cm high barrier type poured concrete curbing will be provided between all asphalt and landscaped areas throughout the site.
xvii. 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.

PROJECT DATA

3261 AND 3265 ARGENTIA ROAD	
SITE PLAN APPLICATION NUMBER:	SP 25-65 W9
ZONING CATEGORY	EMPLOYMENT - E2 (EXISTING D-8)
PROPOSED USE	INDUSTRIAL BUSINESS

CITY OF MISSISSAUGA ZONING BY-LAW NO. 0225-2007 PART 8 TABLE 8.2.1

ZONING REGULATIONS	REQ'D	EXISTING BLDG DC1	EXISTING BLDG DC2	BLDG DC4	BLDG DC5
	(m)	(m)	(m)	(m)	(m)
MIN. LOT FRONTAGE	30	>30		58	
MIN. HEIGHT	N/A			16.155	16.155
MIN. FRONT YARD BUILDING SETBACK	7.5	>7.5	>7.5	>7.5	>7.5
MIN. INTERIOR SIDE YARD BUILDING SETBACK (SOUTH ADJACENT TO EXIST. PH1)	7.5	>7.5	>7.5	>7.5	17.1
MIN. INTERIOR SIDE YARD BUILDING SETBACK (NORTH ADJACENT TO HWY 401)	7.5	>7.5	>7.5	31.2	>7.5
MIN. REAR YARD BUILDING SETBACK	7.5	>7.5	>7.5	42.2	42.2

SITE AREA AND COVERAGE	PROPOSED (m2)	PROPOSED (HA)	PROPOSED (AC)
GROSS SITE AREA	345,112.27	34.51	85.27
LOT AREA BLOCK A- INDUSTRIAL LAND (BLDG DC4 & DC5)	120,843.30	12.08	29.86

	PROPOSED (m2)	PROPOSED (ft2)
DC4 FLOOR AREA - BY-LAW GFA	26,648.67	286,845
DC4 M&E AREA	174.33	1,875.37
PROPOSED BUILDING DC4	26,823.00	288,720.37
DC5 FLOOR AREA - BY-LAW GFA	30,328.67	326,457
DC5 M&E AREA	174.33	1,875.37
PROPOSED BUILDING DC5	30,503.00	328,331.56
GFA - PERMITTED	N/A	N/A

PARKING REQUIREMENTS (0225-2007 PART 3 TABLE 3.1.2.2.)

WAREHOUSE/ DISTRIBUTION FACILITY

- 1.1 SPACES PER 100M2 GFA UP TO 6,975 M2 GFA
- 0.6 SPACES PER 100M2 GFA OVER 6,975 M2 GFA

	PROPOSED	REQUIRED
MIN. PARKING SPACE DIMENSIONS	STANDARD - 2.6m x 5.2m	
MIN. AISLE WIDTH	7.0m	
PROPOSED INDUSTRIAL BUILDING DC4	278	196
PROPOSED INDUSTRIAL BUILDING DC5	218	218
ACCESSIBLE PARKING SPACES		
PROPOSED INDUSTRIAL BUILDING DC4	8	7
PROPOSED INDUSTRIAL BUILDING DC5	8	8
ELECTRIC VEHICLE PARKING SPACES (1 EV CHARGER PER 100,000 SF GFA)		
PROPOSED INDUSTRIAL BUILDING DC4	20	20
PROPOSED INDUSTRIAL BUILDING DC5	22	22

BICYCLE PARKING REQUIRMENETS (0225-2007 PART 3 TABLE 3.1.6.6.)	PROPOSED CLASS A	PROPOSED CLASS B	REQUIRED CLASS A	REQUIRED CLASS B
PROPOSED INDUSTRIAL BUILDING DC4	27	2	6	4
PROPOSED INDUSTRIAL BUILDING DC5	31	2	6	4
MIN. BICYCLE PARKING SPACE DIMENSIONS	1.8m x0.6m			

LOADING SPACES	PROPOSED	REQUIRED
PROPOSED INDUSTRIAL BUILDING DC4	>6	
PROPOSED INDUSTRIAL BUILDING DC5	>6	

LANDSCAPE AREA	PROPOSED (m2)	PROPOSED (%)	REQUIRED (m2)	REQUIRED (%)
	15,270.77	12.64	12,084.33	10

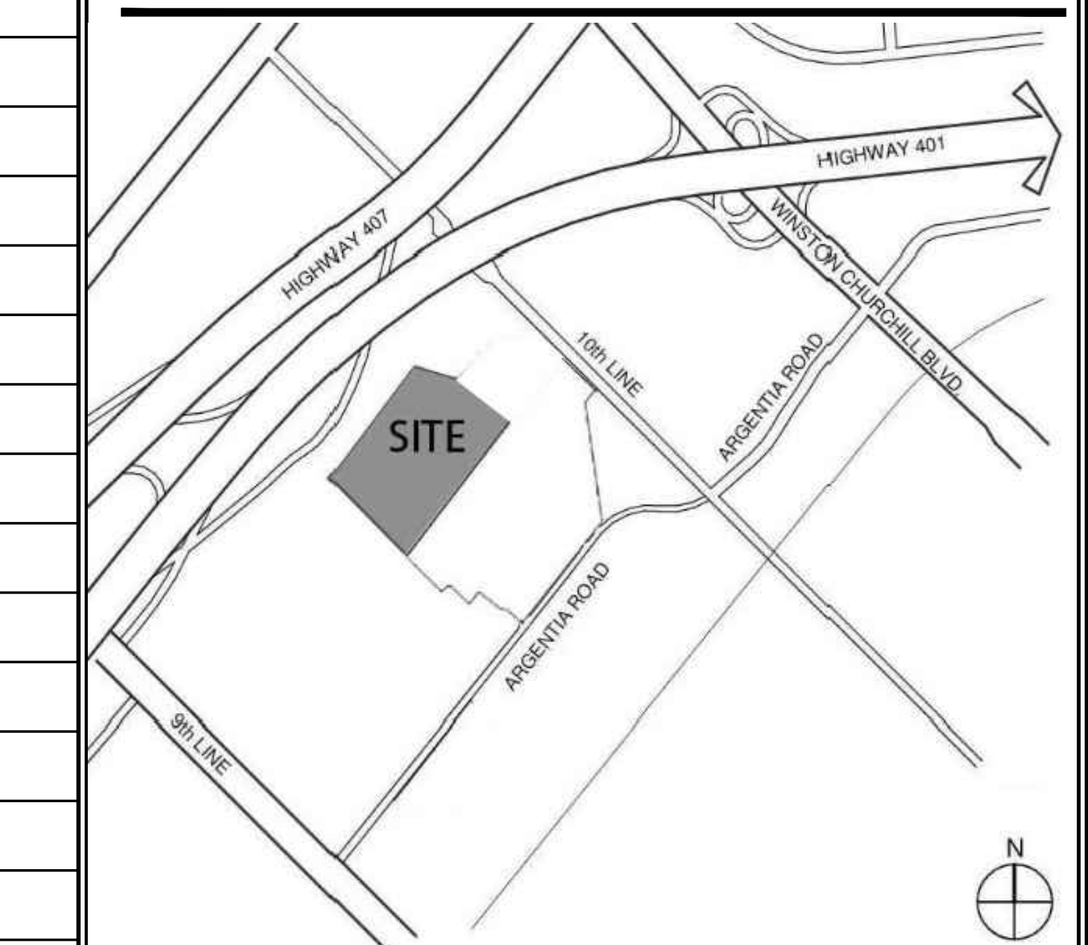
PAVED AREA	(m2)	(m2)
	48,246.53	N/A

SITE LEGEND

- △ PRINCIPAL ENTRANCE
- ▲ LOADING DOCK DOOR
- DRIVE-IN DOOR
- PROPERTY LINE
- FENCE
- FIRE ACCESS ROUTE
- ACCESSIBLE PARKING SPACE
- EV HYBRID AND LOW EMMISION VEHICLE PARKING SPACE
- B BOLLARD
- FH FIRE HYDRANT
- CP CAR POOL VEHICLE PARKING SPACE
- HEAVY DUTY ASPHALT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- FIRE TRUCK ROUTE
- CATCH BASIN SEE CIVIL DWGS
- MANHOLE SEE CIVIL DWGS
- TRAFFIC SIGNAGE
- LIGHT STANDARD SEE ELECTRICAL DWGS
- WALL MOUNTED LIGHT FIXTURE SEE ELECTRICAL DWGS
- FDC FIRE DEPARTMENT CONNECTION

PETROFF
PETROFF PARTNERSHIP ARCHITECTS
10 AVIVA WAY
SUITE 400
MARKHAM, ONTARIO
L6G 0G1
T 905.470.7000
F 905.470.2500
www.petroff.com

PROJECT LOCATION



LEGAL DESCRIPTION

FOR LEGAL SURVEY INFORMATION REFER TO:
PART OF LOT 14
CONCESSION 10, NEW SURVEY
GEOGRAPHIC TOWNSHIP OF TRAFALGAR
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
PREPARED BY GENESIS LAND SURVEYING INC.,
10 FOUR SEASONS PLACE, 10TH FLOOR,
TORONTO, ON M9B 6H7 DATED OCTOBER 16, 2024,

SITE SPECIFIC ZONING TO BE VERIFIED UPON CONSULTATION WITH CITY OF MISSISSAUGA. LAYOUT IS SUBJECT TO IMPLEMENTATION OF ENVIRONMENTAL, STORM WATER MANAGEMENT, ETC. REQUIREMENTS UPON CONSULTATION WITH AUTHORITIES HAVING JURISDICTION

ADDITIONAL SITE WORKS

NOTE:
FOR LANDSCAPE AND SITE FURNITURE INFORMATION, REFER TO DRAWINGS BY MHBC LANDSCAPE.

FOR GRADING AND SERVICING INFORMATION, REFER TO DRAWINGS BY MTE CONSULTANTS.

FOR SITE PHOTOMETRIC AND ELECTRICAL INFORMATION, REFER TO DRAWINGS BY HAMMERSCHLAG & JOFFE.

FOR TRAFFIC SIGNAGE AND DESIGN REFER TO DRAWINGS BY TYLIN.

NOTE:
FIRE ACCESS ROUTE TO BE DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11,363 KG PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15M.

ROUTE TO BE DESIGNATED AS PER BYLAW 1036-81 AS AMENDED

REV #	DATE	REVISION TITLE
1	AUG 15, 2025	ISSUED FOR SPA
2	MAR 4, 2026	ISSUED FOR SPA
3	MAR 25, 2026	ISSUED FOR SPA RESUBMISSION
4	2026-09-25	ISSUED FOR SPA RESUBMISSION

PROJECT NO: 25026.00
DRAWN BY: TY
CHECKED BY: RCB

■ NOT RELEASED FOR CONSTRUCTION
□ RELEASED FOR CONSTRUCTION

PROJECT TITLE:
3261 ARGENTIA ROAD
3265 ARGENTIA ROAD,
MISSISSAUGA, ON
TOR00394
INDUSTRIAL DEVELOPMENT

PROLOGIS

Prologis Inc. (Canada)
185 The West Mall, Suite 700, Toronto
647-258-2600
Tony Nguyen: Tnguyen4@prologis.com
https://www.prologis.com

SHEET TITLE:
OVERALL SITE PLAN
SITE PLAN APPLICATION NUMBER:
SP 25-65 W9

SEAL: ONTARIO ASSOCIATION ARCHITECTS ALY HAMDY LICENCE 6768

SHEET NO.
A.100-1