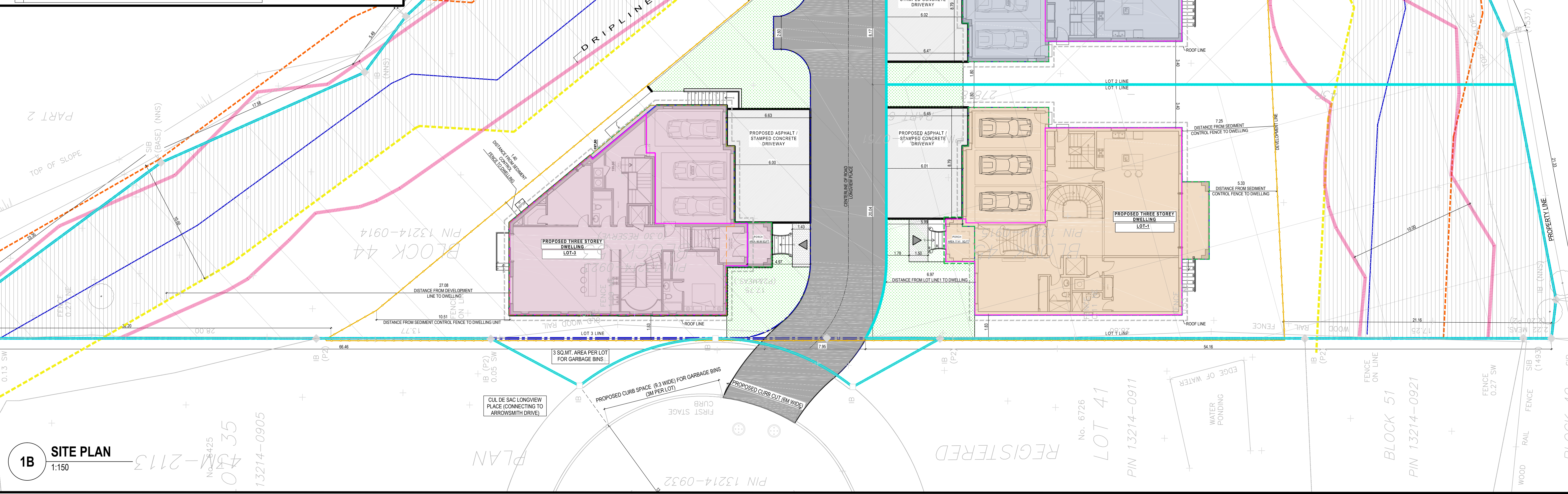


SITE SUMMARY				
(1) ZONING - RESIDENTIAL (SINGLE DETACHED DWELLING) (2) EXISTING ZONING - UNASSIGNED (3) PARENT ZONING - RS-XZ ZONE, DETACHED DWELLING				
STANDARD	(ASI/ PARENT ZONE)	PROPOSED		
		LOT-1 Detached Dwelling	LOT-2 Detached Dwelling	LOT-3 Detached Dwelling
1 USES				
2 LOT AREA	460 SQ M	1035 SQ MT (1140.22 SQ.FT)	2039 SQ MT (22158.95 SQ.FT)	2007 SQ MT (21603.86 SQ.FT)
3 LOT FRONTAGE	12.0 MT	20.04 M	37.55 M	57.59 M
4 LOT COVERAGE	40%	279.89 SQ MT (3012.77 SQ.FT)	279.89 SQ MT (3012.77 SQ.FT)	245.96 SQ MT (2647.56 SQ.FT)
BUILDING AREA (including porch, garage)	40%	3012.77 X 100 = 27.04% 1140.22	3012.77 X 100 = 13.59% 22158.95	2647.56 X 100 = 12.25% 21603.86
		SITE SPECIFIC		
		LEGEND:		
LOT COVERAGE :				
Means the percentage of the lot area covered by all buildings, structures or parts thereof, at or above average grade or established grade, exclusive of overhanging eaves of 0.45 m or less, and outdoor swimming pools, but inclusive of decks greater than 10 m ² and higher than 0.61 m above the established grade, for lots having two or more zones, lot coverage shall be deemed to apply to only that portion of the lot that is located within each specified zone.				
5 HEIGHT	12.40 M	11.83 M (38'-9 1/2")	12.40 M (40'-8")	11.88 M (38'-11 1/2")
HEIGHT:				
(2) means, with reference to the height of a detached dwelling, semi detached, duplex, triplex, or fourplex, the vertical distance between the average grade and:				
(2.1) the highest point of the roof surface of a flat roof, including a parapet; or				
(2.2) the mean height level between the eaves and ridge of a sloped roof; or				
(2.3) the mean height level between the eaves and highest point of the flat roof where there is a flat roof on top of a sloped roof; or				
(2.4) the highest point of a structure without a roof.				

LEGEND :	
	BASEMENT FLOOR LINE
	LOWER FIRST FLOOR LINE
	UPPER FIRST FLOOR LINE
	SECOND FLOOR LINE
	DEVELOPMENT LINE
	PROPERTY LINE
	LOT LINE
	ROOF LINE
	AREA BETWEEN THE DEVELOPMENT SETBACK LINE & THE PROPERTY LINE
	CONCRETE PAVERS ON THE PATHWAY / WALKWAY
	ENTRANCES TO THE DWELLING





GOOGLE IMAGE OF SITE

R2	FOR ZONING	2026-01-20
R1	ZONING	2025-09-24
R0	ZONING	2024-05-13
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
PROPOSED NEW 2 STOREY DWELLING
PROPOSED SINGLE FAMILY
RESIDENTIAL. HOUSES AT
44-45 LONGVIEW PLACE,
MISSISSAUGA, ON

LEAD CONSULTANT :
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STRUCTURAL CONSULTANT :

MEP CONSULTANT :

DRAWING TITLE :
SITE PLAN

DRAWN BY	EM
CHECKED BY	JK
APPROVED BY	HB
SCALE 1:100	SIZE A1
SHEET NO A0.1	STAGE ZONING
PHASE 00	REV R2
ISSUED DATE	2026-01-20