

SITE PLAN

based on
PLAN OF SURVEY OF PART OF LOT 1, RANGE 3
CREDIT INDIAN RESERVE CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

Dated Oct.4, 2023
Scale 1:200

Legend:

- New Freehold Townhouses
- Condominium Road
- Entry door
- Tree Protection Barrier (refer to Arborist's report)
- Gas meter location in porch niche
- A/C unit
- Water meter

CONTEXT GRADE CALCULATION

	Building A	Building B
A1 98.40		
A2 100.00		
B1 98.40		
B2 99.93		
C1 98.70		
C2 99.70		
D1 98.88		
D2 99.20		
F1 99.33		
F2 99.92		
F3 99.02		
F4 99.40		
E1 98.44		
E2 99.11		
E3 99.05		
E4 98.98		
793.21	397.67	395.58

CONTEXT GRADE BUILDING A 99.24
BUILDING HEIGHT 10.67 m

CONTEXT GRADE BUILDING B 99.06
BUILDING HEIGHT 10.70 m

SITE PLAN STATISTICS

	REQUIRED	PROVIDED
1 Total lot area		3133.58 sq m
2 Lot area dedicated to CVC		254.69 sq m
3 Lot area		2878.89 sq m
4 Total lot frontage		53.26 m
5 Minimum lot area- interior lot	115 sq m	120.83 sq m
6 Minimum lot area CEC- corner lot	190 sq m	227.40 sq m
7 Minimum lot frontage- interior lot	5.0 m	5.6 m
8 Minimum lot frontage CEC- corner lot	8.3 m	7.59 m
9 Minimum dwelling unit width	5.0 m	5.6 m
10 Minimum front yard interior lot /CEC- corner lot	4.5 m	4.5 m
11 Minimum setback from a garage face to a street CEC road or CEC sidewalk	6.0 m	6.31 m
12 Minimum exterior side yard- lot with an exterior side lot line abutting a street	4.5 m	4.5 m
13 Minimum rear yard to buildings (varies)	7.5 m	4 m min. 6.10 max.
14 Minimum rear yard to balconies (varies)	6.5 m	2.03 m min. 3.95 max.
15 Maximum height	10.7 m & 3 storeys	39.7%
16 Minimum landscaped area	25%	39.7%
17 Minimum setback of a townhouse to a CEC visitor parking space	3.3 m	0.80 m
18 Minimum setback of a townhouse to a CEC amenity space	1.5 m	1.5 m
19 Minimum width of a CEC road	7.0 m	7.0 m
20 Minimum width of a sidewalk	2.0 m	1.8 m
21 Coverage Building A		469.34 sq m
22 Coverage Building B		355.39 sq m
23 Garbage Enclosure		17.50 sq m
24 Total Coverage area (27%)		842.23 sq m
25 GFA Building A (including garage area)		1708.95 sq m
26 GFA Building B (including garage area)		1274.42 sq m
27 Asphalt area including curbs		683.93 sq m
28 Driveway area		172.56 sq m
29 Porches and exterior stairs		87.13 sq m
30 Paved area (public walkway and concrete pads)		104.00 sq m
31 Soft Landscaped area		1243.73 sq m
32 OBC building classification: 1.3.3.2. (1) (c) (i) Application of OBC Part 3, 4, 5, & 6 Group C residential occupancy 3.2.2.51. (1) (c) Group C up to 6 storeys, sprinklered, combustible construction height 8.42 m 3.2.2.52. (2) (4) Group C up to 4 storeys, sprinklered 3.2.2.10. (2) (4) Streets - building A & B are facing two streets 3.2.5.4. Access Routes 3.2.5.5. Location of Access Routes 3.2.5.6. Access Route Design max gradient 1- 12.5 (8%) provided 1%		

SOFT LANDSCAPED AREA CALCULATION FOR INDIVIDUAL LOTS

Unit number	Lot area	Landscaped area	
30 Unit #1	227.69 sq m	124.36 sq m	54%
31 Unit # 2, 3, 4, 5, 6,	119.50 sq m	31.30 sq m	26%
32 Unit # 7	124.27 sq m	32.39 sq m	26%
33 Unit # 8	237.91 sq m	134.88 sq m	56%
34 Unit # 9	125.90 sq m	35.88 sq m	28%
35 Unit # 10	125.90 sq m	36.72 sq m	29%
36 Unit # 11	124.32 sq m	35.14 sq m	28%
37 Unit # 12	194.30 sq m	85.16 sq m	43%

50 HARBORN RD. OWNER: RGA MASONRY LTD. 10 HILLAVON DR, TORONTO ON M9B 2P5
60 HARBORN RD. OWNER: 1000635366 ONTARIO INC. 10 HILLAVON DR, TORONTO ON M9B 2P5

APPLICANT:
W.E. OUGHTRED AND ASSOCIATES INC. 2140 WINSTON PARK DR. SUITE 26, OAKVILLE L6H 5V5 (905) 822 5644

FILE NUMBER :
OPZR 137338 SUB 137344

DEL DOM
DESIGN & DEVELOPMENT

Hanna de Larzac M.Arch
tel. 416 712 0401
e-mail: ddldom@sympatico.ca
8 Ravenscraf Dr., Toronto M9B 5M7

Project Title
PROPOSED NEW FREEHOLD TOWNHOUSES
50 & 60 HARBORN RD
MISSISSAUGA

Drawing
SITE PLAN

Date June 4, 2026
Scale 1:200
Job No. 50180-2023

A 100