I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF THE TWO 35 STOREY HIGH-RISE TOWERS LOCATED AT 2233 HURONTARIO AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

REGISTERED PROFESSIONAL ENGINEER
R.B.T. MERWIN
100009772
NOV. 13, 2026
PROVINCE OF ONTARIO

SIGNATURE

NOV. 13, 2026
DATE

STAMP

GRADING PLAN STANDARD NOTES

(a) ALL SURFACE DRAINAGE WILL BE SELF-CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

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

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

(d) ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS:
i) FOR ALL SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING ON STREET TOWNHOUSES, ALL CURBING IS TO STOP AT THE PROPERTY LIMIT OR THE BACK OF THE MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE; OR
ii) FOR ALL OTHER PROPOSALS INCLUDING INDUSTRIAL, COMMERCIAL AND MULTI-UNIT RESIDENTIAL DEVELOPMENTS, ALL ENTRANCES TO THE SITE ARE TO BE IN ACCORDANCE WITH CITY OF MISSISSAUGA STANDARDS 2240.030/2240.031 (AS APPLICABLE) AND 2230.20. DRIVEWAY AND ENTRANCE CURB RADII DIMENSIONS SHALL BE IN ACCORDANCE WITH OSPD 350.010.

(e) ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.

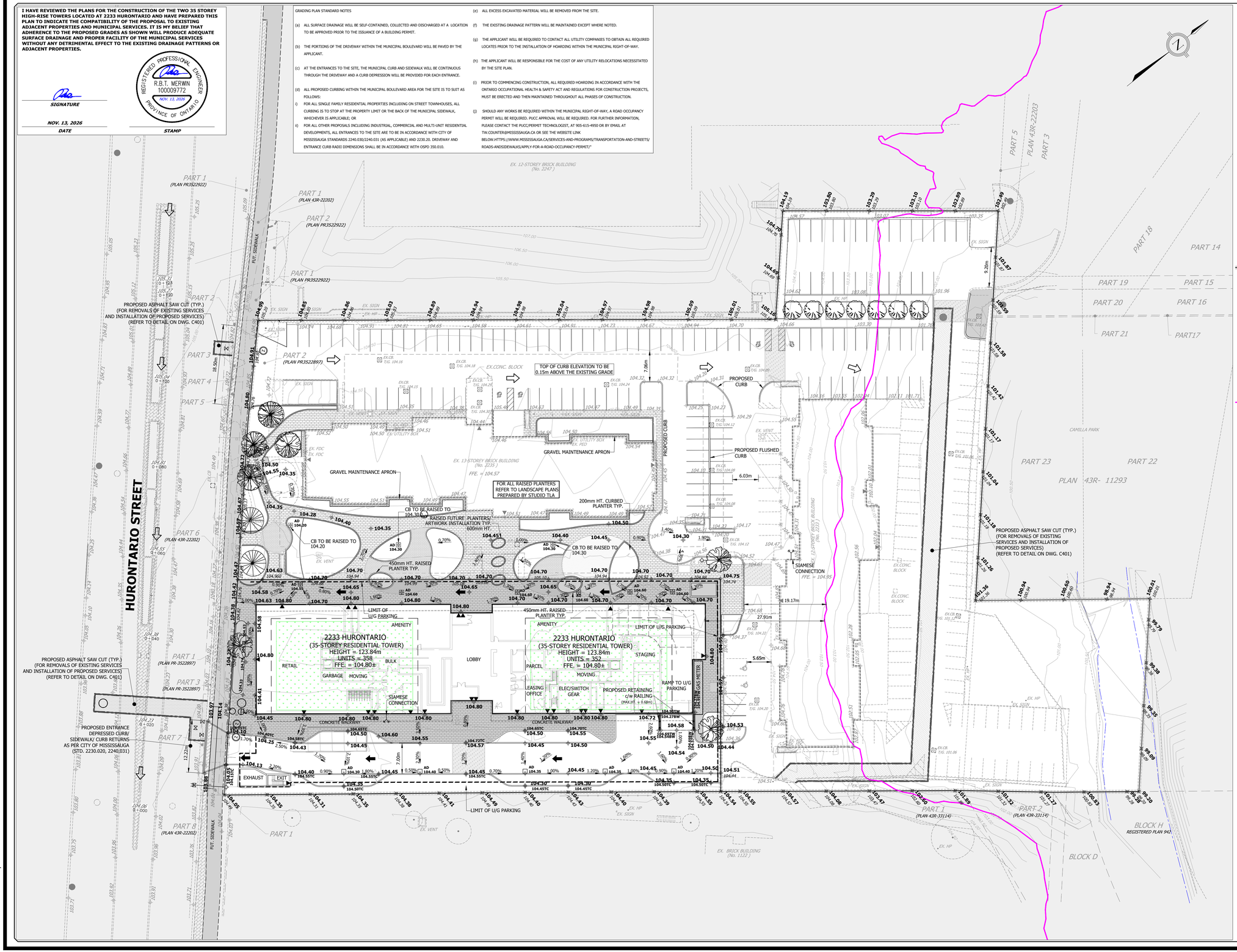
(f) THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED.

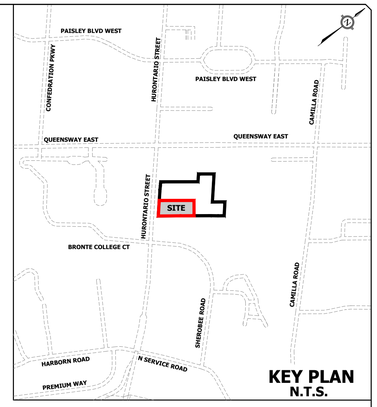
(g) THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT-OF-WAY.

(h) THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN.

(i) PRIOR TO COMMENCING CONSTRUCTION, ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH & SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS, MUST BE ERECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.

(j) 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, AT 905-615-4950 OR BY EMAIL AT TW.COUNTER@MISSISSAUGA.CA OR SEE THE WEBSITE LINK BELOW: HTTPS://WWW.MISSISSAUGA.CA/SERVICES-AND-PROGRAMS/TRANSPORTATION-AND-STREETS/ROADS-ANDSIDEWALKS/APPLY-FOR-A-ROAD-OCCUPANCY-PERMIT/"





LEGEND

- LIMIT OF PROPERTY
- 105.00 EXISTING CONTOUR AND ELEVATION
- 105.00 EXISTING ELEVATION
- 105.00 PROPOSED ELEVATION
- 105.00 TC PROPOSED TOP OF CURB ELEVATION
- 105.00 AD PROPOSED AREA DRAIN ELEVATION
- 105.00 TW PROPOSED TOP OF WALL ELEVATION
- 105.00 BW PROPOSED BOTTOM OF WALL ELEVATION
- 105.00 / 105.00 PROPOSED/EXISTING ELEVATION
- MAXIMUM 3:1 SLOPE (UNLESS OTHERWISE NOTED)
- PROPOSED OVERLAND FLOW DIRECTION
- EXISTING OVERLAND FLOW DIRECTION
- EXISTING FLOODPLAIN
- PROPOSED ASPHALT SAW CUT (TYP.)
- PROPOSED GREEN ROOF
- STORM SEWER
- SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- SINGLE CATCHBASIN / AREA DRAIN
- EXISTING CATCHBASIN / AREA DRAIN
- HYDRANT & VALVE
- VALVE & BOX
- EXISTING HYDRANT & VALVE
- EXISTING VALVE & BOX
- CHECK VALVE IN CHAMBER (AS PER R.S.D. 1-3-1)
- WATER METER (AS PER R.S.D. 1-4-1)
- PROPOSED BUILDING ENTRANCE
- EXISTING BUILDING ENTRANCE

ELEVATION NOTE

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE CITY OF MISSISSAUGA (CGVD28 WITHOUT 1978 ADJUSTMENT)
BENCHMARKS:
NO. 075033035
ELEVATION=105.608M
NO. 075185042
ELEVATION=102.217M

BENCHMARK NOTE

CUT CROSS ON THE EDGE OF CONCRETE VENT LOCATED NEAR THE NORTHERLY EDGE OF THE PROPERTY OF 2247 HURONTARIO STREET.
ELEVATION = 105.24m
TOPOGRAPHIC SURVEY PREPARED BY J.D. BARNES LIMITED, JULY 29, 2024.

No.	REVISIONS	DATE	BY
2	ISSUED FOR ZONING	NOV. 13, 2026	R.B.T.M.
1	ISSUED FOR ZONING	APR. 10, 2026	R.B.T.M.

REGISTERED PROFESSIONAL ENGINEER
R.B.T. MERWIN
100009772
NOV. 13, 2026
PROVINCE OF ONTARIO

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2233 & 2235 HURONTARIO LTD.

Region of Peel working with you

MISSISSAUGA

GRADING PLAN

REGION FILE No. C-XXXXXX
CITY FILE No. OZ 26-8 W7

SCALE:	1:400			PROJECT No.	24-326
DRAWN BY:	R.B.	CHECKED BY:	R.M./R.B.T.M	PLAN No.	C201
DATE:	MARCH, 2026	SHEET	OF	C-XXXXXX	

PLOT DATE:November 13, 2026 11:33:23 AM

File: C:\USERS\RBABAR\DCUACCDOCS\URBANTECH\24-326 2233 HURONTARIO ST\PROJECT FILES\200 - GRADING\201-GRADING PLAN.DWG