TREE PROTECTION NOTE:

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 YEARS FOLLOWING COMPLETION OF ALL SITE WORKS. HOARDING MUST BE INSPECTED PRIOR TO THE REMOVAL OF ANY TREE HOARDING FROM THE SITE.

OWNER'S SIGNATURE: _____

DATE: _____

SPECIFICATIONS FOR THE PROTECTION AND PRESERVATION OF EXISTING VEGETATION

1. ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING (TREE PROTECTION FENCING) TO CITY OF MISSISSAUGA STANDARDS, ERECTED BEYOND THEIR "DRIP LINE" PRIOR TO THE ISSUANCE OF THE EROSION AND SEDIMENT CONTROL PERMIT, TO THE SATISFACTION OF THE COMMUNITY SERVICES DEPARTMENT.
2. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED SHALL BE TREATED IN A LIKE MANNER WITH HOARDING AROUND THE ENTIRE CLUMP(S).
3. AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS OR EQUIPMENT, NO RIGGING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES. SURPLUS SOIL, EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING. NO CONTAMINANTS WILL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
4. THE DEVELOPER OR HIS/HER AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES.
5. WHERE ROOT SYSTEMS OF TREES ARE EXPOSED DIRECTLY ADJACENT TO OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESICCATION. WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREES.
6. TREES THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR SHALL BE REMOVED AND REPLACED BY THE OWNER AT THE DEVELOPER'S OWN EXPENSE WITH TREES OF A SIZE AND SPECIES AS APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.
7. IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLING, RETAINING WALLS AND ROOT FEEDING, TO THE SATISFACTION OF THE COMMUNITY SERVICES DEPARTMENT.
8. PRIOR TO THE ISSUANCE OF EROSION AND SEDIMENT CONTROL PERMITS, TREES TO BE PRESERVED MUST BE PROTECTED WITH HOARDING UNDER THE DRIP LINE.
9. AFTER CONSTRUCTION IS COMPLETE, CONFIRMATION MUST BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT INDICATING THAT NO TREES DESIGNATED FOR PRESERVATION WERE EITHER DAMAGED OR REMOVED WITHOUT THE APPROVAL OF THE COMMUNITY SERVICES DEPARTMENT

NOTES:

a. NO GRADING, STRUCTURES, RETAINING WALLS, CONSTRUCTION OR SITE/CONSTRUCTION ACCESS ARE PERMITTED ON OR FROM THE MUNICIPAL PARKLAND.
b. THE PLACEMENT OF UNAPPROVED MATERIALS OR STRUCTURES WITHIN MUNICIPAL GREENLAND BLOCKS IS NOT PERMITTED BY THE PLANNING AND BUILDING DEPARTMENT AT ANY STAGE OF DEVELOPMENT. THIS INCLUDES, BUT IS NOT LIMITED TO, TOPSOIL STOCKPILING, CONSTRUCTION TRAILERS AND VEHICLES, CONSTRUCTION MATERIALS AND DEBRIS, SALES/PROMOTIONAL TRAILERS AND SIGNAGE.
c. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PARK AND TREE PRESERVATION HOARDING IN AN APPROVED AND FUNCTIONING CONDITION AS REQUIRED BY THE PLANNING AND BUILDING DEPARTMENT THROUGH ALL PHASES OF CONSTRUCTION.
d. INFORM THE PARK ASSETS SECTION OF THE CONSTRUCTION SCHEDULE AS IT PERTAINS TO THE MUNICIPALLY OWNED PARKLAND, ITS PROTECTIVE HOARDING, CLEAN UPS, REINSTATEMENT AND ISSUES AFFECTING PARKLAND USE, CONSTRUCTION AND MAINTENANCE. IT IS THE RESPONSIBILITY OF THE APPLICANT TO ARRANGE FOR PARK ASSETS SECTION INSPECTIONS AND APPROVALS AS REQUIRED.
e. REMOVE CONSTRUCTION RELATED DEBRIS OR LITTER THAT HAS MIGRATED OR HAS THE POTENTIAL TO MIGRATE INTO THE ADJACENT MUNICIPALLY OWNED P-210 – WOOD CREEK. SHOULD THE CONTRACTOR/APPLICANT FAIL TO DO SO, ARRANGEMENTS WILL BE MADE TO DRAW ON THE SUBMITTED PARK PROTECTION AND REINSTATEMENT SECURITIES TO FUND PARK CLEAN UP ACTIVITIES.
f. PRIOR TO THE RELEASE OF SECURITIES, THE PARK ASSETS SECTION IS TO INSPECT AND APPROVE ANY REQUIRED RESTORATION, REINSTATEMENT AND/OR CLEAN UP WORKS INCLUDING HOARDING REMOVAL AND OFF-SITE DISPOSAL, CONDUCTED AT THE SHARED PROPERTY LINE WITH AND WITHIN P-210 – WOOD CREEK.

GRADING NOTE:

I HEREBY CERTIFY THAT THIS LANDSCAPE PLAN CONFORMS TO THE APPROVED SITE GRADING PLAN PLAN FOR THIS APPLICATION.

SIGNATURE OF CONSULTANT _____ **PRINT NAME OF CONSULTANT** _____

DATE _____

GENERAL NOTES:

I. I HEREBY CERTIFY THAT THIS DRAWING CONFIRMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS 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 PLANS CONFIRM 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.

VIII. 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.

IX. ANY FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE LOCATED 15 CM (6.0 IN.) INSIDE THE PROPERTY LINE.

X. 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 CONFIRM TO THE ENGINEER CERTIFIED LIGHTING PLAN.

XI. THE ENGINEER CERTIFIED LIGHTING PLAN MUST BE SIGNED BY THE CONSULTING ENGINEER.

XII. 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.

XIII. THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFIRM TO TRANSPORT CANADA'S RESTRICTIONS.

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.

SPECIFICATIONS FOR THE PROTECTION AND PRESERVATION OF EXISTING VEGETATION :

ALL EXISTING TREES (SINGLES AND GROUPS) WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING ERECTED BEYOND THE DRIP LINE OF THE TREE CANOPY TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. AREAS WITHIN THE HOARDING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS AND EQUIPMENT.
THE PLANNING AND BUILDING DEPARTMENT WILL INSPECT THE HOARDING OF TREES ON PRIVATE PROPERTY, WHILE THE COMMUNITY SERVICES DEPARTMENT WILL INSPECT THE HOARDING OF PUBLIC TREES. HOARDING MUST REMAIN IN PLACE UNTIL AN INSPECTION BY THE CITY AND AN APPROPRIATE REMOVAL TIME HAS BEEN AGREED UPON.
THE DEVELOPER OR AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO THE EXISTING VEGETATION TO BE RETAINED. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION, THEY WILL BE REMOVED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE PRACTICE. WHERE ROOT SYSTEMS OF PROTECTED TREES ADJACENT TO CONSTRUCTION ARE EXPOSED OR DAMAGED THEY SHALL BE NEATLY TRIMMED AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESICCATION.
NO OPEN TRENCHING SHALL OCCUR THROUGH TREE PRESERVATION ZONES (TPZ). ONLY DIRECTIONAL BORING CAN BE USED FOR SERVICE INSTALLATION IN THESE AREAS.
WHERE NECESSARY, VEGETATION WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH, OR TO RESTORE ITS APPEARANCE.
TREES THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR SHALL BE REMOVED AND REPLACED AT THE OWNERS' EXPENSE WITH TREES OF A SIZE AND SPECIES APPROVED BY THE PLANNING AND BUILDING DEPARTMENT.

OWNER'S NOTE - CITY PROJECTS:

UPON COMPLETION OF THE WORKS, WE WILL FORWARD A COPY OF THE COMPLETION NOTIFICATION CERTIFICATE FROM THE LANDSCAPE ARCHITECT TO THE DEVELOPMENT AND DESIGN DIVISION, PLANNING AND BUILDING DEPARTMENT,
ANY REVISION TO THE SITE AND LANDSCAPE PLANS WILL BE SUBMITTED TO THE PLANNING AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF THE WORKS.
WE HEREBY AUTHORIZE THE CITY, ITS AUTHORIZED AGENTS, SERVANTS OR EMPLOYEES TO ENTER UPON OUR LAND TO CARRY OUT INSPECTIONS FROM TIME TO TIME AND AGREE TO INDEMNIFY THE CITY AND ITS AUTHORIZED AGENTS, SERVANTS OR EMPLOYEES OF THE RIGHTS HEREBY GIVEN TO THEM. WE UNDERTAKE TO NOTIFY THE CITY FORTHWITH OF CHANGE OF OWNERSHIP OF THE SAID LANDS.
DEPARTMENT CONTACT SIGNATURE: _____
PRINT NAME: _____
- DATE: _____

NOTE:

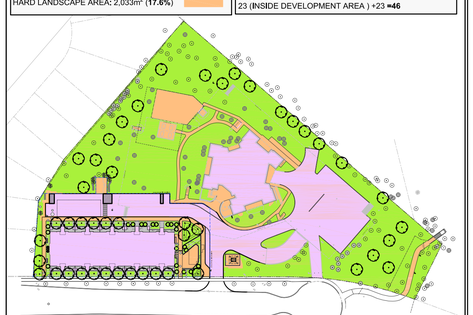
PER THE APPLICABLE ZONING REGULATIONS IN CITY OF MISSISAUGA, THE TOTAL LANDSCAPE AREA PROVIDED ON THE SITE IS TO MEET THE REQUIRED 40% OF THE LOT AREA.

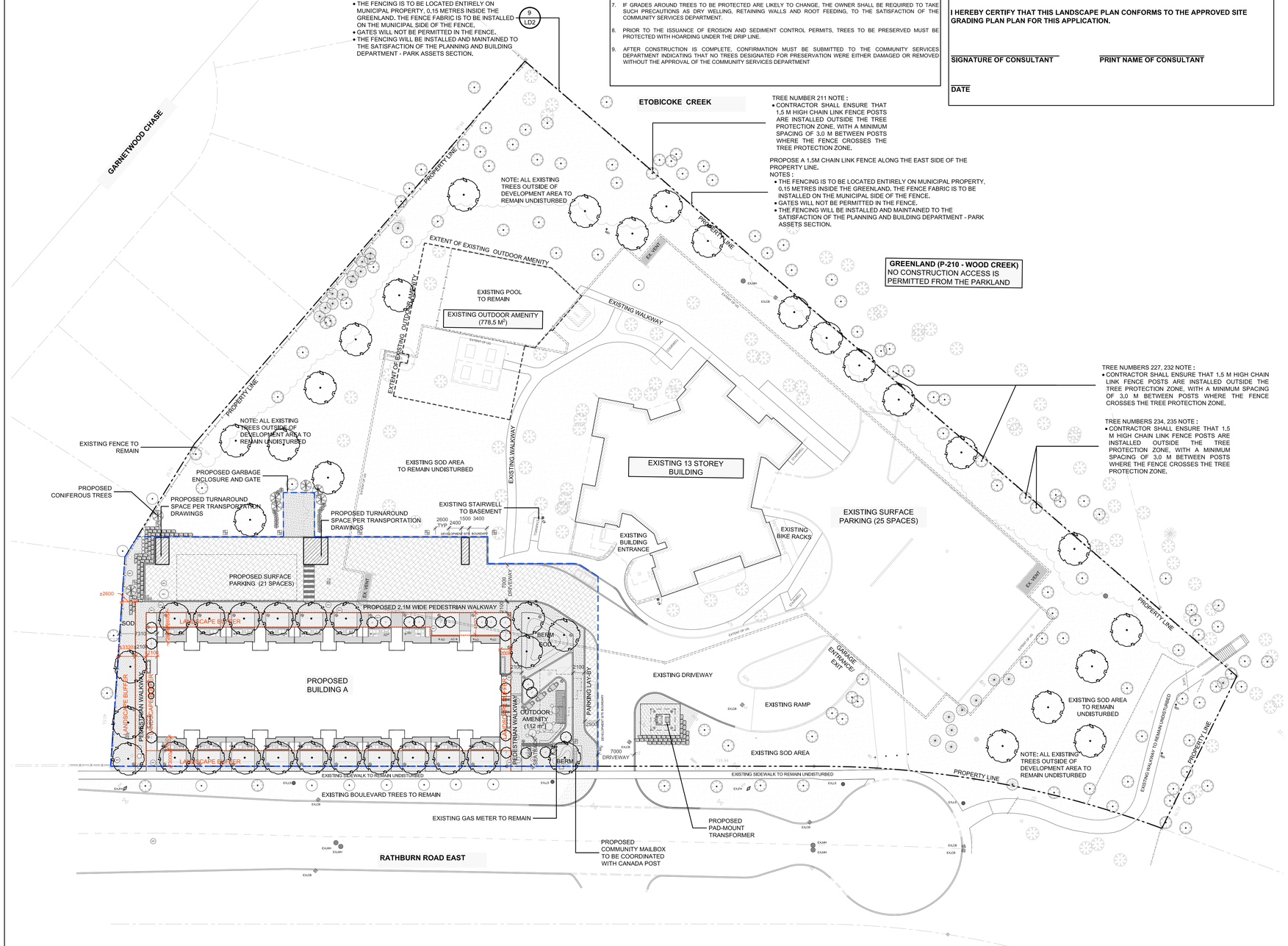
- GROSS LOT AREA: 17,878M^2
- NON-LANDSCAPE AREA (DEDUCTED AREA): 6,333M^2
- LANDSCAPE AREA: 11,545M^2 (64.6%)
- SOFT LANDSCAPE AREA: 9,512M^2 (82.4% OF TOTAL LANDSCAPE AREA)

GROSS LOT AREA = **17,878** m^2
DEVELOPMENT SITE AREA = **4,044** m^2
NON-LANDSCAPE AREA : 6,333 m^2 (**35.4%**)
(BUILDING + PARKING LOT + DRIVEWAY + SERVICING AREA+BICYCLE PARKING SPACES +SIGNAGE PATIOS)
LANDSCAPE AREA : 11,545m^2 (**64.6%**)

LANDSCAPE AREA : 11,545m^2
SOFT LANDSCAPE AREA : 9,512m^2 (**82.4%**)
HARD LANDSCAPE AREA: 2,033m^2 (**17.6%**)

PROPOSED TREES :
23 (INSIDE DEVELOPMENT AREA) +23 =**46**

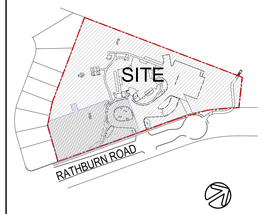




1 Overall Landscape Site Plan — Scale: 1:400

2 Site Surface Diagram

Key Plan



Legend

- PROPOSED DECIDUOUS TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED CONIFEROUS/GRASS PLANTING
- EXISTING TREES TO REMAIN
- PROPOSED GROUNDCOVER AND SHRUB PLANTING
- PROPOSED SOD
- PROPOSED PEDESTRIAN PRECAST CONCRETE UNIT PAVING
- PROPOSED POURED IN PLACE PEDESTRIAN CONCRETE PAVING
- PROPOSED ASPHALT
- PROPOSED CATCHBASINS / PROPOSED MANHOLES
- PROPOSED BIKE RACK
- PROPOSED BENCH
- PROPOSED FENCES / PROPOSED VEHICULAR GRADE BOLLARDS
- PROPOSED ARMOUR STONE
- EXISTING FIRE HYDRANTS
- EXISTING LIGHT STANDARD
- EXISTING CATCHBASINS / EXISTING MANHOLES
- PROPOSED 1.5M CHAIN LINK FENCE
- PROPOSED SOFT LANDSCAPE AREA
- PROPOSED HARD LANDSCAPE AREA

No	Date	Revisions	By
3.0	07.15.2026	ISSUED FOR SPA SUBMISSION #3	SM
2.0	02.27.2026	ISSUED FOR SPA SUBMISSION #2	SM
1.0	09.08.2025	ISSUED FOR SPA SUBMISSION #1	CKA

This drawing as an instrument of service is provided by, and is the property of The MBTW Group. The contractor shall verify and be responsible for all dimensions and report all errors and omissions to the Landscape Architect before work is affected by the drawing. Before proceeding with the work.

Designed By — North Arrow

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Project Name:

2121 Rathburn Road East Stacked Townhouses

City of Mississauga
Site Plan Application Number : SP 25-54 W3

Sheet Title:

Overall Landscape Site Plan

Designed:	Drawn:	Scale:	Drawing No.:
SM	PP	AS SHOWN	L1a
Date of Drawing: August 2025		Job No.: CRT003	