



**NOTES**

- REFER TO THE SITE GRADING PLAN PREPARED BY SKIRA & ASSOCIATES LTD. SITE GRADING PLAN - C101, REVISION FOR THE PURPOSES OF OBTAINING SITE GRADING INFORMATION
- THE ACoustical CONSULTANT SHALL CERTIFY TO THE PLANNING AND BUILDING DEPARTMENT THAT THE AS CONSTuctED SITE FLOORING FOR NOISE AND VIBRATION CONTROL, INCLUDING BUT NOT LIMITED TO NOISE WALLS AND BERMS, THE AS CONSTuctED BUILDINGS, MECHANICAL EQUIPMENT AND VENTILATION SYSTEMS FOR THE BUILDINGS ON-SITE AND THE OFF-SITE STATIONARY NOISE SOURCES ARE IN COMPLIANCE WITH THE DETAILED NOISE REPORT AS PREPARED FOR THE PARTICULAR BUILDING AND IN COMPLIANCE WITH THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS (MECP) GUIDELINES FOR TRANSPORTATION AND STATIONARY NOISE SOURCES. THE ACoustical CONSULTANT SHALL ALSO CERTIFY TO THE PLANNING AND BUILDING DEPARTMENT THAT THE INDOOR NOISE LEVELS AND NOISE LEVELS FOR OUTDOOR LIVING AREAS RESULTANT FROM ALL TRANSPORTATION NOISE SOURCES WILL MEET REGIONAL GUIDELINE CONDITIONS BASED ON OUTSIDE SOUND ENERGY EXPOSURES OUTLINED IN THE DETAILED NOISE REPORT FOR THE SUBJECT BUILDINGS
- FIRE ROUTE WILL BE DESIGNATED AS PER BYLAW 1036-81 AS AMENDED
- FIRE ACCESS ROUTE WILL 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

**PLANNING AND BUILDING NOTES**

- 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
- ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES
- ALL ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT
- GRADES WILL BE MET WITH A 3% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE
- ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES
- 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
- ANY FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE LOCATED 15 CM (6.0 IN) INSIDE THE PROPERTY LINE
- 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
- THE ENGINEER CERTIFIED LIGHTING PLAN MUST BE SIGNED BY THE CONSULTING ENGINEER
- 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
- 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 80 CM TOPSOIL FOR SHRUBS
  - 15 CM OF DRAINAGE GRAVEL PLUS 90 CM FOR TREESOR- 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 80 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
- 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
- CONTINUOUS 15 CM HIGH BARRIER TYPE POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE
- 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

**ADDITIONAL STANDARD NOTES FOR INFILL HOUSE SITE PLANS**

- ALL EXCESS EXCAVATED MATERIALS WILL BE REMOVED FROM THE SITE
- AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE
- ALL PROPOSED CURBING AT THE ENTRANCES TO THE SITE IS TO STOP AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK
- THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT
- THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED
- ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE SITE AND WITHIN THE LIMITS OF THE CITY BOULEVARD AREA. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES RELOCATIONS NECESSITATED BY THE PLAN
- SHOULD THE INSTALLATION OF BELOW GROUND SERVICES REQUIRE HOARDING TO BE REMOVED, PLANNING AND BUILDING STAFF ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH
- SHOULD AN ALTERNATIVE SERVICE ROUTE NOT BE POSSIBLE, STAFF WILL INSPECT AND DOCUMENT THE CONDITION OF THE VEGETATION AND SERVICING INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO THE VEGETATION

**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: JANUARY 10, 2022

**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:

**SIGNED CONDOMINIUM DECLARATION FOR MULTIPLE FAMILY RESIDENTIAL DEVELOPMENTS**

AS FOLLOWS:

DOMINION OF CANADA PROVINCE OF ONTARIO

IN THE MATTER OF MULTIPLE RESIDENTIAL BUILDING DEVELOPMENT

ON THE PROPERTY LOCATED IN THE CITY OF MISSISSAUGA BEING KNOWN AS

TO WIT:

MAKE OATH AND SAY AS FOLLOWS:

I, THE PRESIDENT OF SKY CAWTHRA DEVELOPMENT, WHICH IS THE OWNER AND BUILDER OF MULTI RESIDENTIAL BUILDING(S) ON THE PROPERTY DESCRIBED ABOVE,

2. THAT THE SAID MULTI RESIDENTIAL BUILDING(S) IS BEING BUILT TO BE SOLD / RENTED AS CONDOMINIUM / RENTAL TOWNHOUSES / APARTMENTS (AS APPLICABLE), AND I MAKE THIS SOLEMN DECLARATION CONSCIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS ON THE SAME FORCE AND EFFECT AS IF I MAKE IT UNDER OATH.

DECLARED BEFORE ME AT THE

IN THE MUNICIPALITY OF

THIS 11 DAY OF JANUARY 2022

A COMMISSIONER

**KEY PLAN NTS**

<b>KEY PLAN NTS</b>			
<b>SUBJECT LANDS</b>			
<b>SITE STATISTICS</b>			
TOTAL NUMBER OF UNITS = 6			
SITE AREA	= 1,369.61 m <sup>2</sup>		
	= .14 ha approx.		
	= 0.34 acres approx.		
LOT FRONTAGE	= 19.07m		
BUILDING COVERAGE	= 630.44 m <sup>2</sup>	= 46.03 %	
PAVED AREA	= 245.79 m <sup>2</sup>	= 17.95 %	
ONTARIO BUILDING CODE CLASSIFICATION PART 9 - 3 STOREY TOWNHOUSE BLOCKS			
PARKING			
MINIMUM PARKING SPACE	= 2.60m X 5.70m		
REQ'D PARKING	= 2/UNIT		
PARKING REQUIRED	= 6 X 2	12 SPACES	
PARKING PROVIDED	= 12 SPACES		
PARKING SPACES FOR PERSONS WITH DISABILITIES = PROVIDED OFF SITE ON DEVELOPMENT AT NORTH.			
VISITOR PARKING SPACES = PROVIDED OFF SITE ON DEVELOPMENT AT NORTH.			
REGISTERED PERSON:			
D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS			
FIRM BCIN 28461			
STEPHEN P. KENNEDY reviewed and take responsibility for this design.			
Signature			
BCIN	23411	Date:	JAN. 10, 2022
No.	Description	Date	Rev.
9	ISSUED SPA PACKAGE TO KLM - SUBMISSION No. 3	2022-01-10	TB
8	REVISED AS PER 2ND SUBMISSION COMMENTS. ISSUED SITE PLAN TO CONSULTANTS FOR COORDINATION	2021-12-15	TB
7	ADDED MUNICIPAL ADDRESSES. ISSUED FOR SUBMISSION No. 2	JUNE 26, 2021	AS
6	COORDINATED SITE PLAN WITH M-PLAN REC'D MAY 7, 2021. ELECTRICAL BASE REC'D MAY 14, 2021 AND CIVIL BASE REC'D MAY 14, 2021. ISSUED TO CONSULTANTS FOR COORDINATION	MAY 17, 2021	AS
5	COORDINATED SITE PLAN WITH M-PLAN RECEIVED MARCH 8, 2021. ISSUED TO CLIENT AND KLM.	MAR. 11, 2021	AS
4	ISSUED TO CONSULTANTS FOR COORDINATION	FEB. 1, 2021	AS
3	REVISED AS PER 1ST SUBMISSION COMMENTS. ISSUED SITE PLAN TO KLM FOR DISCUSSION	JAN. 27, 2021	AS
2	ISSUED SPA PACKAGE TO KLM - SUBMISSION No. 1	AUG. 14, 2020	AS
1	ISSUED SITE PLAN TO KLM FOR COORDINATION	JULY 8, 2020	AS
Drawn by: AS Checked by: PK Date printed: January 10, 2022			
<b>Cassidy + Company</b>			
Residential Design Consultants			
60 RANDALL DRIVE, SUITE 11, PICKERING VILLAGE, AJAX, ONTARIO (905) 619-1270 INFO@CASSIDYCO.COM			
Client: SKY - CAWTHRA DEVELOPMENTS INC.			
Project Name: PROPOSED RESIDENTIAL COMMON ELEMENT PRIVATE INTERNAL ROAD CONDOMINIUM 3105 CAWTHRA ROAD			
PART OF LOT 10 CONCESSION 1, NDS CITY OF MISSISSAUGA REGIONAL MUNICIPALITY OF PEEL			
Sheet Title: SITE PLAN			
Date: January 10, 2022	Project No.: 2017-06	OWG. NO.:	
Scale: 1 = 200 m	City File No.:		
SP 20-101 W3			A101