DRAFT PLAN OF CONDOMINIUM OF
PART OF LOT 7, CONCESSION 2
NORTH OF DUNDAS STREET

(GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEEL)

CITY OF MISSISSAUGA

REGIONAL MUNICIPALITY OF PEEL

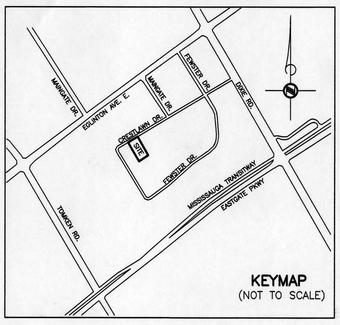
SCALE 1: 250

5 0 5 10 15 20 25 metres

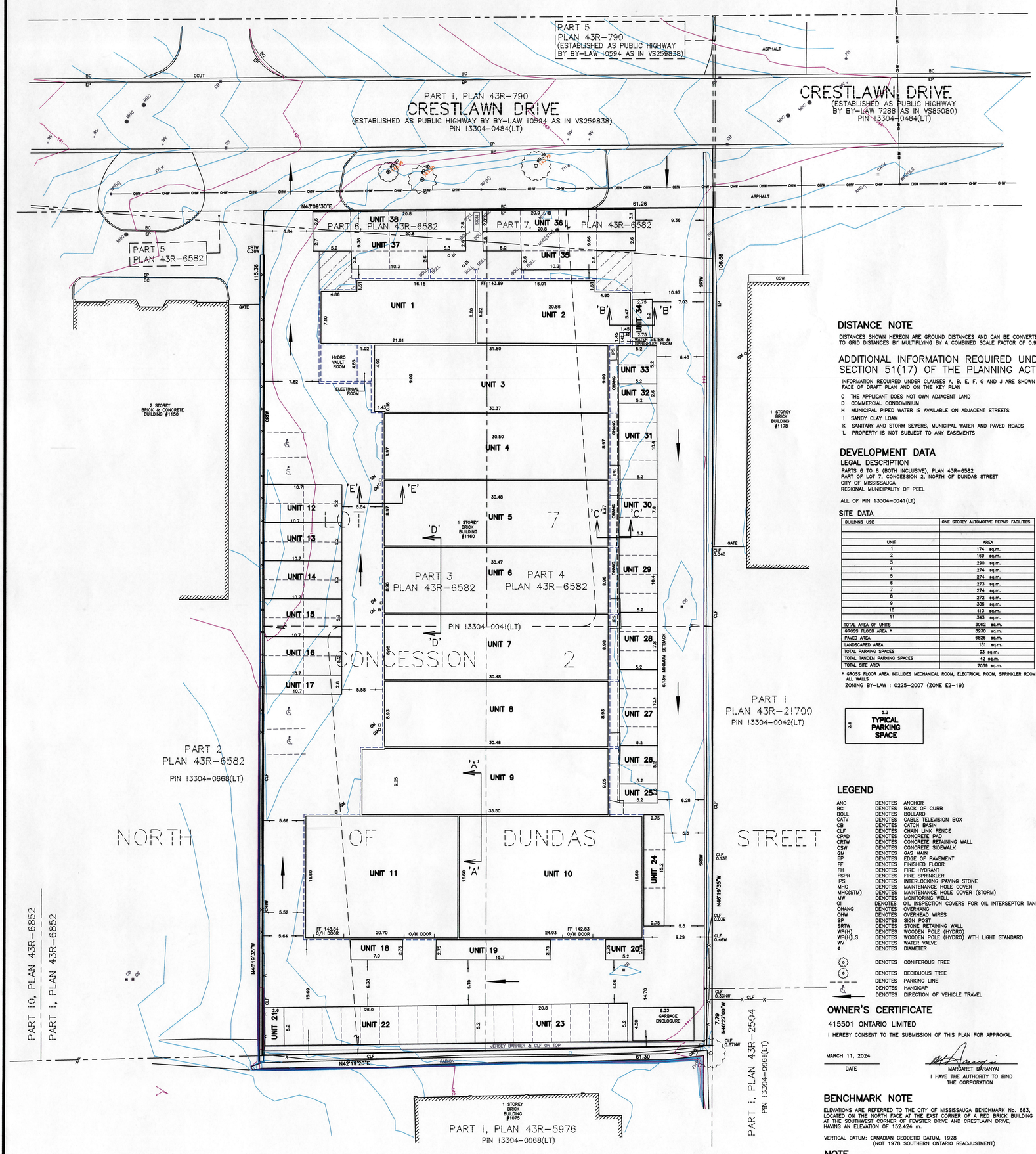
David B. Searles Surveying Ltd.
ONTARIO LAND SURVEYORS

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



KEYMAP
(NOT TO SCALE)



DISTANCE NOTE

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999735.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

INFORMATION REQUIRED UNDER CLAUSES A, B, E, F, G AND J ARE SHOWN ON FACE OF DRAFT PLAN AND ON THE KEY PLAN

C THE APPLICANT DOES NOT OWN ADJACENT LAND
D COMMERCIAL CONDOMINIUM
H MUNICIPAL PIPED WATER IS AVAILABLE ON ADJACENT STREETS
I SANDY CLAY LOAM
K SANITARY AND STORM SEWERS, MUNICIPAL WATER AND PAVED ROADS
L PROPERTY IS NOT SUBJECT TO ANY EASEMENTS

DEVELOPMENT DATA

LEGAL DESCRIPTION

PARTS 6 TO 8 (BOTH INCLUSIVE), PLAN 43R-6582
PART OF LOT 7, CONCESSION 2, NORTH OF DUNDAS STREET
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

ALL OF PIN 13304-0041(LT)

SITE DATA

BUILDING USE	ONE STOREY AUTOMOTIVE REPAIR FACILITIES
UNIT	AREA
1	174 sq.m.
2	169 sq.m.
3	290 sq.m.
4	274 sq.m.
5	274 sq.m.
6	273 sq.m.
7	274 sq.m.
8	272 sq.m.
9	306 sq.m.
10	413 sq.m.
11	343 sq.m.
TOTAL AREA OF UNITS	3062 sq.m.
GROSS FLOOR AREA *	3230 sq.m.
PAVED AREA	6826 sq.m.
LANDSCAPED AREA	151 sq.m.
TOTAL PARKING SPACES	93 sq.m.
TOTAL TANDEM PARKING SPACES	42 sq.m.
TOTAL SITE AREA	7039 sq.m.

* GROSS FLOOR AREA INCLUDES MECHANICAL ROOM, ELECTRICAL ROOM, SPRINKLER ROOM ALL WALLS

ZONING BY-LAW : 0225-2007 (ZONE E2-19)

5.2
2.6
TYPICAL PARKING SPACE

LEGEND

ANC	DENOTES	ANCHOR
BC	DENOTES	BACK OF CURB
BOLL	DENOTES	BOLLARD
CATV	DENOTES	CABLE TELEVISION BOX
CB	DENOTES	CATCH BASIN
CLF	DENOTES	CHAIN LINK FENCE
CPAD	DENOTES	CONCRETE PAD
CRTW	DENOTES	CONCRETE RETAINING WALL
CSW	DENOTES	CONCRETE SIDEWALK
GM	DENOTES	GAS MAIN
EP	DENOTES	EDGE OF PAVEMENT
FF	DENOTES	FINISHED FLOOR
FH	DENOTES	FIRE HYDRANT
FSPR	DENOTES	FIRE SPRINKLER
IPS	DENOTES	INTERLOCKING PAVING STONE
MHC	DENOTES	MAINTENANCE HOLE COVER
MHC(STM)	DENOTES	MAINTENANCE HOLE COVER (STORM)
MW	DENOTES	MONITORING WELL
OI	DENOTES	OIL INSPECTION COVERS FOR OIL INTERSEPTOR TANK
OHANG	DENOTES	OVERHANG
OHW	DENOTES	OVERHEAD WIRES
SP	DENOTES	SIGN POST
SRTW	DENOTES	STONE RETAINING WALL
WP(H)	DENOTES	WOODEN POLE (HYDRO)
WP(H)LS	DENOTES	WOODEN POLE (HYDRO) WITH LIGHT STANDARD
WV	DENOTES	WATER VALVE
ø	DENOTES	DIAMETER
	DENOTES	CONIFEROUS TREE
	DENOTES	DECIDUOUS TREE
	DENOTES	PARKING LINE
	DENOTES	HANDICAP
	DENOTES	DIRECTION OF VEHICLE TRAVEL

OWNER'S CERTIFICATE

415501 ONTARIO LIMITED

I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.

MARCH 11, 2024
DATE

MARGARET BARANYAI
I HAVE THE AUTHORITY TO BIND THE CORPORATION

BENCHMARK NOTE

ELEVATIONS ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK No. 683, LOCATED ON THE NORTH FACE AT THE EAST CORNER OF A RED BRICK BUILDING #1365 AT THE SOUTHWEST CORNER OF FEWSTER DRIVE AND CRESTLAWN DRIVE, HAVING AN ELEVATION OF 152.424 m.

VERTICAL DATUM: CANADIAN GEODETIC DATUM, 1928
(NOT 1978 SOUTHERN ONTARIO READJUSTMENT)

NOTE

PROPERTY LIMITS ARE NOT FENCED UNLESS OTHERWISE NOTED ON THE FACE OF THE PLAN.

BOUNDARY INFORMATION ILLUSTRATED HEREON HAS BEEN COMPILED FROM SURVEYOR'S REAL PROPERTY REPORT BY DAVID B. SEARLES SURVEYING LTD, OLS
DATED NOVEMBER 2023
FIELDWORK COMPLETED NOVEMBER 16, 2023

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE DEVELOPED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

MARCH 11, 2024
DATE

ALISTER SANKEY
ONTARIO LAND SURVEYOR

David B. Searles Surveying Ltd. ONTARIO LAND SURVEYORS 4255 Sherwoodtowne Blvd., Suite 206, Mississauga, Ontario L4Z 1Y5 Tel: (905) 273-6840 Fax: (905) 896-4410 Email: info@dbsearles.ca		Calculator AV	Draftsperson IV
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