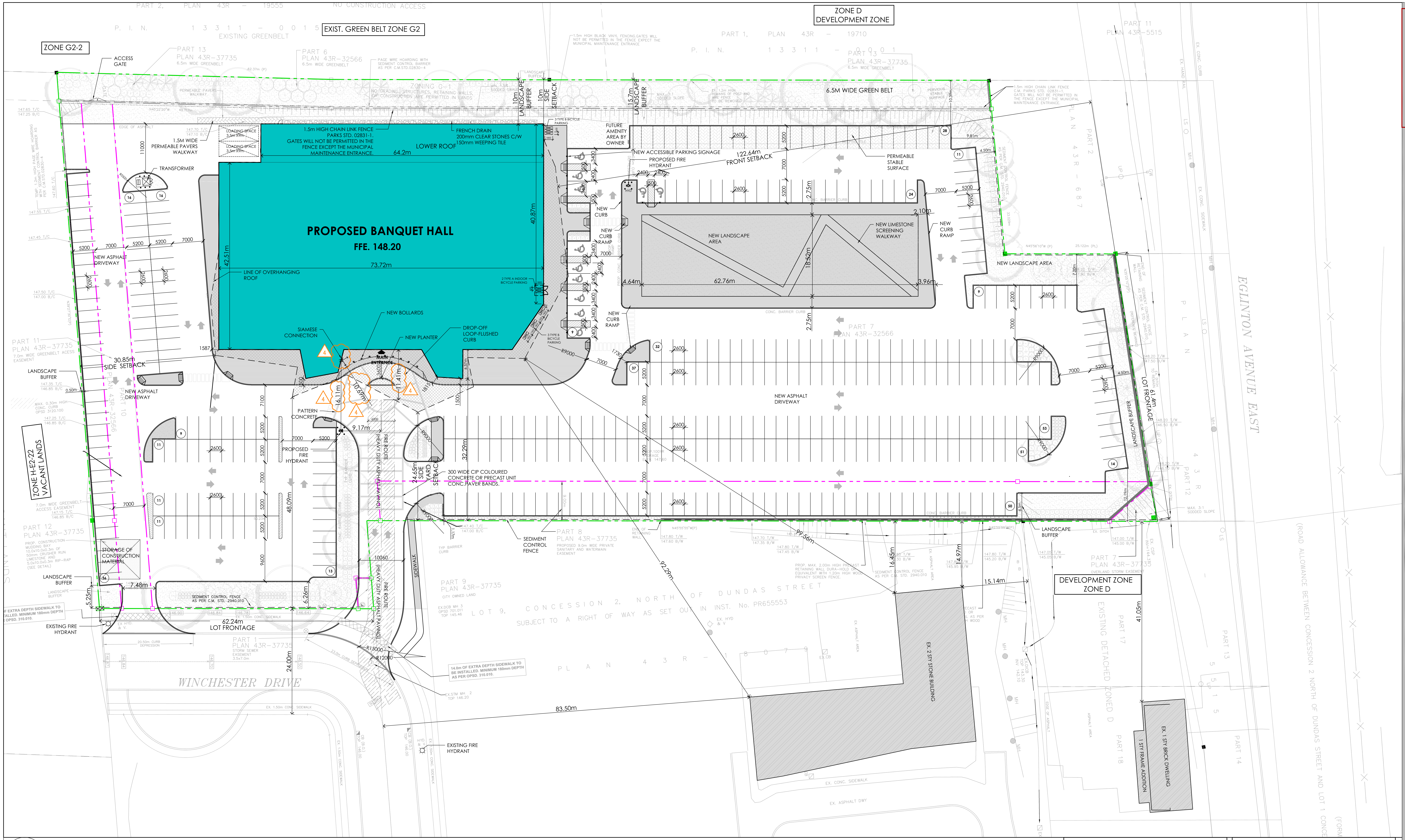
PART 2, PLAN 43R – 19555
NO CONSTRUCTION ACCESS
P. I. N. 13311 – 0015
EXISTING GREENBELT
EXIST. GREEN BELT ZONE G2
ZONE G2-2
ZONE D DEVELOPMENT ZONE
PART 1, PLAN 43R – 19710
P. I. N. 13311 – 0001
ACCESS GATE
PART 13 PLAN 43R–37735 6.5m WIDE GREENBELT
PART 6 PLAN 43R–32566 6.5m WIDE GREENBELT
PAGE WIRE HOARDING WITH SEDIMENT CONTROL BARRIER AS PER C.M.STD.02830-4
ZONING G-1 NO GRADING, STRUCTURES, RETAINING WALLS, OR CONSTRUCTION ARE PERMITTED IN LANDS
MIN. 1.5% SODDED SWALE
10m LANDSCAPE BUFFER
10m SIDE SETBACK
15.7m LANDSCAPE BUFFER
1.5m HIGH BLACK VINYL FENCING.GATES WILL NOT BE PERMITTED IN THE FENCE EXPECT THE MUNICIPAL MAINTENANCE ENTRANCE
EX. 1.2m HIGH REMAINS OF POST AND WIRE FENCE TO BE REMOVED
MAX. 3:1 SODDED SLOPE
6.5M WIDE GREEN BELT
PERVIOUS STABLE SURFACE
1.5m HIGH CHAIN LINK FENCE C.M. PARKS STD. 02831-1. GATES WILL NOT BE PERMITTED IN THE FENCE EXCEPT THE MUNICIPAL MAINTENANCE ENTRANCE.
PERMEABLE PAVERS WALKWAY
1.5M WIDE PERMEABLE PAVERS WALKWAY
LOADING SPACE 3.5m X9m
1.5m HIGH CHAIN LINK FENCE PARKS STD. 02831-1. GATES WILL NOT BE PERMITTED IN THE FENCE EXCEPT THE MUNICIPAL MAINTENANCE ENTRANCE.
FRENCH DRAIN 200mm CLEAR STONES C/W 150mm WEEPING TILE
LOWER ROOF
64.2m
TRANSFORMER
PROPOSED BANQUET HALL
FFE. 148.20
73.72m
42.51m
40.87m
LINE OF OVERHANGING ROOF
2 TYPE A INDOOR BICYCLE PARKING
3 TYPE B BICYCLE PARKING
NEW BOLLARDS
SIAMESE CONNECTION
NEW PLANTER
DROP-OFF LOOP-FLUSHED CURB
MAIN ENTRANCE
16.11m
10.69m
11.41m
PATTERN CONCRETE
9.17m
PROPOSED FIRE HYDRANT
FIRE ROUTE (HEAVY DUTY ASPHALT PAVING)
24.65m SIDE YARD SETBACK
300 WIDE CIP COLOURED CONCRETE OR PRECAST UNIT CONC.PAVER BANDS.
32.29m
48.09m
NEW ASPHALT DRIVEWAY
30.85m SIDE SETBACK
PART 11 PLAN 43R–37735 7.0m WIDE GREENBELT ACESS EASEMENT
LANDSCAPE BUFFER
MAX. 0.30m HIGH CONC. CURB OPSD 3120.100
PART 10 PLAN 43R–32566
ZONE H-E2-22 VACANT LANDS
7.0m WIDE GREENBELT ACCESS EASEMENT
PART 12 PLAN 43R–37735
PROP. CONSTRUCTION MUDDING BAY 10.0x10.0x0.3m OF 50mm CRUSHER RUN LIMESTONE AND 5.0x10.0x0.3m RIP-RAP (SEE DETAIL)
STORAGE OF CONSTRUCTION MATERIAL
TEMP. 1.2m HIGH PAGE WIRE HOARDING WITH SEDIMENT CONTROL BARRIER AS PER C.M.STD.02830-4
7.48m
5.25m
6.26m
SEDIMENT CONTROL FENCE AS PER C.M. STD. 2940.010
62.24m LOT FRONTAGE
14.0m OF EXTRA DEPTH SIDEWALK TO BE INSTALLED. MINIMUM 180mm DEPTH AS PER OPSD. 310.010.
EXISTING FIRE HYDRANT
PART 1 PLAN 43R–37735 STORM SEWER EASEMENT 3.5x7.0m
20.50m CURB DEPRESSION
23.0m CURB DEPRESSION
24.00m
R15000
R12000
WINCHESTER DRIVE
EX. 1.50m CONC. SIDEWALK
FUTURE AMENITY AREA BY OWNER
NEW ACCESSIBLE PARKING SIGNAGE
PROPOSED FIRE HYDRANT
122.64m FRONT SETBACK
NEW CURB
NEW CURB RAMP
PERMEABLE STABLE SURFACE
NEW LANDSCAPE AREA
NEW LIMESTONE SCREENING WALKWAY
62.76m
18.52m
4.64m
3.96m
2.10m
2.75m
PART 7 PLAN 43R–32566
SEDIMENT CONTROL FENCE
PART 8 PLAN 43R–37735 PROPOSED 9.0m WIDE PRIVATE SANITARY AND WATERMAIN EASEMENT
PROP. MAX. 2.00m HIGH PRECAST RETAINING WALL DURA-HOLD OR EQUIVALENT WITH 1.20m HIGH WOOD PRIVACY SCREEN FENCE.
99.56m
92.29m
83.50m
16.45m
14.97m
15.14m
PART 9 PLAN 43R–37735 CITY OWNED LAND
LOT 9, CONCESSION 2, NORTH OF DUNDAS STREET SUBJECT TO A RIGHT OF WAY AS SET OUT IN INST. No. PR655553
PLAN 43R – 18079
EX. 2 STY STONE BUILDING
EX. CONC. SIDEWALK
EX. ASPHALT DWY
DEVELOPMENT ZONE ZONE D
LANDSCAPE BUFFER
61.4m LOT FRONTAGE
SEDIMENT CONTROL FENCE AS PER C.M. STD. 2940.010
PART 2 PLAN 43R – 687
PART 11 PLAN 43R–5515
EGLINTON AVENUE EAST
PART 12 PLAN 43R
PART 7 PLAN 43R–37735 OVERLAND STORM EASEMENT
41.05m
EXISTING DETACHED ZONED D
PART 17
PART 18
EX. 1 STY BRICK DWELLING
1 STY FRAME ADDITION
(ROAD ALLOWANCE BETWEEN CONCESSION 2 NORTH OF DUNDAS STREET AND LOT 1 CONCE
PART 13
PART 14

MISSISSAUGA
PLANNING AND BUILDING
APPROVED
SITE PLAN
Key Plan: **File No.: SP 24-25 W3**
2025-11-25

Project North: True North:

No.	Date:	Issue/Revision	By:
4	Nov 18,2025	SITE PLAN COMMENTS RESPONSE	X.Z
3	May 06,2025	SITE PLAN COMMENTS RESPONSE	X.Z
2	Jan 29,2025	SITE PLAN COMMENTS RESPONSE	X.Z
1	Aug.26,2024	SITE PLAN COMMENTS RESPONSE	X.Z

Drawing Issues/Revisions:

Note:
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF MATAJ ARCHITECTS INC.
USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

2025-11-18
ETLEVA GURAKUQI MATAJ
LICENCE 7609

MATAJ ARCHITECTS INC

Architect's Stamp

MATAJ ARCHITECTS INCORPORATED
206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.281.4444

Project:
WINCHESTER CONVENTION CENTRE
855 WINCHESTER DRIVE, MISSISSAUGA, ON

Sheet Title:
SITE PLAN

Design By:	Drawn By:	Approved By:
X.Z	X.Z	E.M
Scale: AS NOTED	Date: Nov 18,2025	Project No.: 24-018

Drawing No:
A1.2

Drawing Series:
SP 24-25 W3

1 A1.2 SITE PLAN
1:400

Note:
[P&B NOTES]-
i. I hereby certify that this drawing confirms in all respects to the site development plans. Include 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 plan conform 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.
ix. 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.
x. Any fencing adjacent to municipal lands is to be located 15 cm (6.0 in.) inside the property line.
xi. 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.
xii. The Engineer Certified Lighting Plan must be signed by the Consulting Engineer.
xiii. 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.
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.

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SITE PLAN GENERAL NOTES
1. FIRE ROUTE WILL BE DESIGNATED AS PER CITY OF MISSISSAUGA FIRE ROUTE BY-LAW.
2. THE FIRE ACCESS ROUTE WILL BE DESIGNED TO SUPPORT THE LOADS IMPOSED BY FIREFIGHTING EQUIPMENT.
3. THE FIRE ACCESS ROUTE WILL HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m.
4. ALL BICYCLE PARKINGS MUST COMPLY WITH CITY OF MISSISSAUGA ILLUSTRATION NO.18.
5. ALL PARKING MUST COMPLY WITH CITY OF MISSISSAUGA ILLUSTRATION NO.8 AND NO.15

PLAN OF SURVEY OF
PART LOT 9, CONCESSION 2
NORTH OF DUNDAS STREET
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
(GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEEL)

SCALE 1:500

NOTE
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM THE 6° UTM COORDINATE SYSTEM NAD 83, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE USING HORIZONTAL CONTROL MONUMENTS , HAVING THE FOLLOWING PUBLISHED VALUES

HCM 75850093	4831502.594	610163.777
HCM 75850094	4831734.292	609889.877

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99975437

LEGEND

⌑	DENOTES SURVEY MONUMENT PLANTED
■	DENOTES SURVEY MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
S	DENOTES SET
M	DENOTES MEASURED
OU	DENOTES ORIGIN UNKNOWN
P	DENOTES PLAN 43R–32566
P1	DENOTES PLAN 43R–18079
P2	DENOTES PLAN 43R–36194
CP	DENOTES CONCRETE PIN
NDS	DENOTES NORTH OF DUNDAS STREET
922	DENOTES SCHAEEFER,BENNETT, DZALDOV LTD.
1670	DENOTES PEARSON AND PEARSON SURVEYING LTD.
1373	DENOTES D.J. NORGROVE OLS
1225	DENOTES D.B.SEARLES LTD. OLS
MTO	DENOTES MINISTRY OF TRANSPORTATION ONTARIO
PB	DENOTES PLASTIC BAR

ALL FOUND MONUMENTS WERE BY R.G.PEARSON OLS(1670) UNLESS OTHERWISE NOTED.
ALL PLANTED MONUMENTS ARE IB'S UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT,THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 18th. DAY OF MAY , 2017

MAY 24, 2017
DATE

ROBERT G.PEARSON
ONTARIO LAND SURVEYOR

PEARSON AND PEARSON SURVEYING LTD
ONTARIO LAND SURVEYORS ARPENTEURS
10933 JANE STREET, UNIT B, MAPLE ONTARIO L6A 1SA
PHONE 416 907–7327 FAX 416 907–7328 CELL 416 845–2655

DRAWN BY BA	CHECKED BY : RP	PROJECT No. 0594 RP

SITE PLAN LEGEND	
━ · ━	PROPERTY LINE
━ · ━	EASEMENT
— —	ZONE BOUNDARY
▭	RETAINING WALL
—··—··—	TEMPORARY HOARDING
— — —	SEDIMENT CONTROL FENCE
—x—x—	FENCE
⊗	EXISTING TOWN HYDRANT
⊕	PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS -REFER TO CIVIL DWGS
⤳	FIRE DEPARTMENT CONNECTION

SITE PLAN LEGEND	
⊠	PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS
▨	FIRE ROUTE (HEAVY DUTY ASPHALT PAVING)
▦	PERMEABLE PAVER
░	LANDSCAPE AREA
▩	SIDEWALK

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