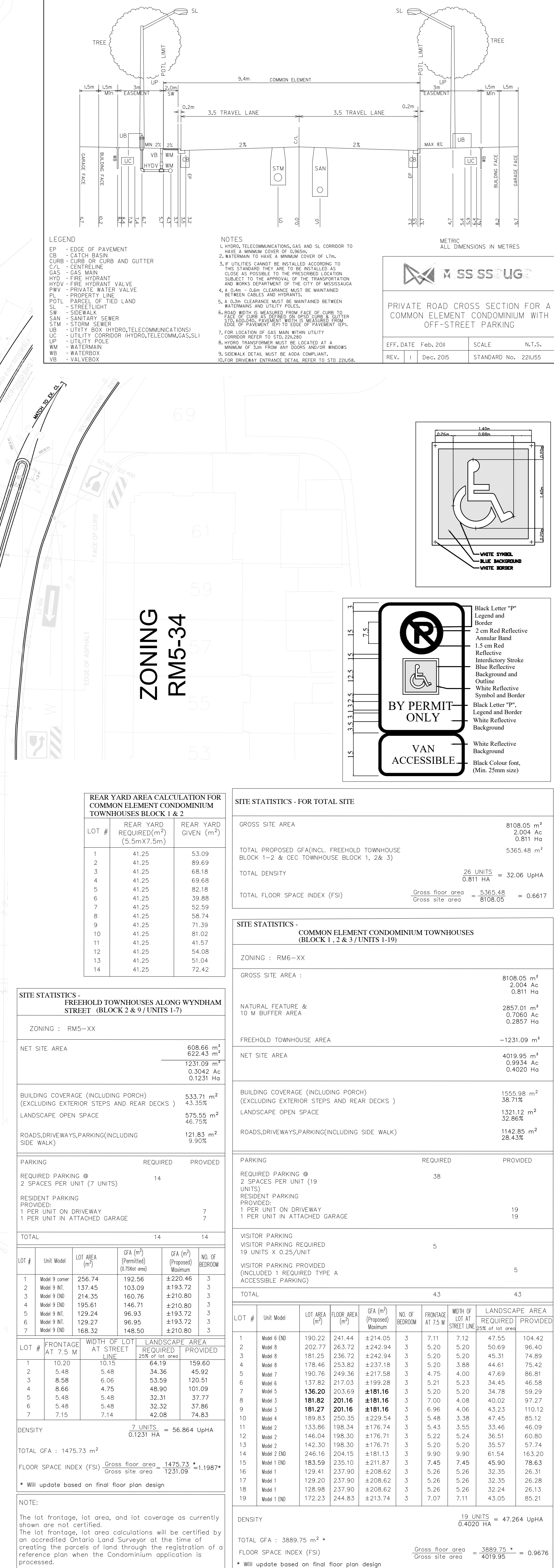
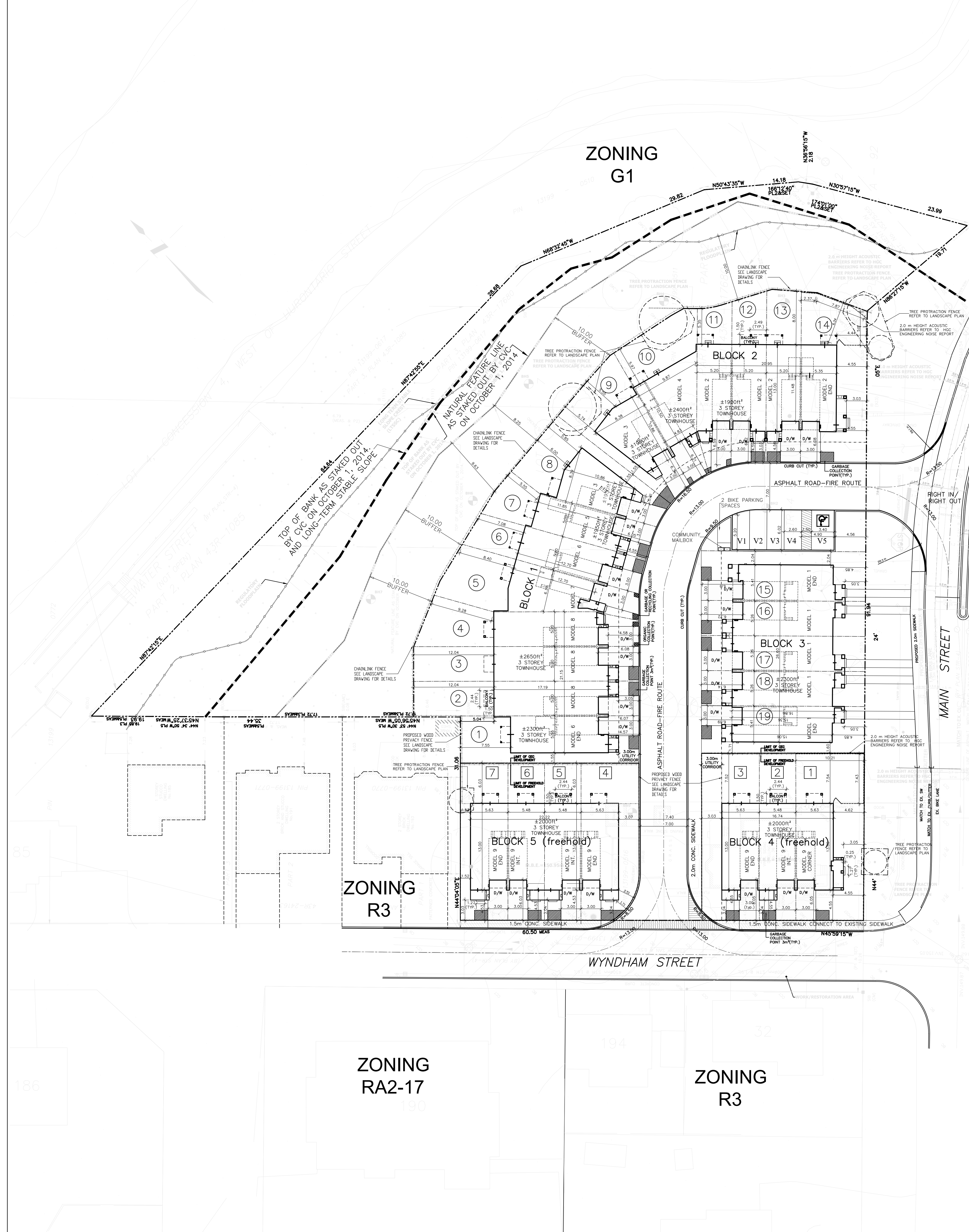




SIGNED CONDOMINIUM DECLARATION
FOR TOWNHOUSE RESIDENTIAL DEVELOPMENT

AS FOLLOWS:

1. I AM THE PRESIDENT OF WHICH IS THE OWNER AND BUILDER OF SINGLE FAMILY RESIDENTIAL BUILDINGS ON PROPERTY DESCRIBED ABOVE.

2. THAT THE SAID TOWNHOUSE RESIDENTIAL BUILDINGS ARE BEING BUILT TO BE SOLD AS TOWNHOUSE FREEHOLD CONDOMINIUM UNITS.

3. THAT THE CITY OF MISSISSAUGA DOES NOT REQUIRE OFF SITE SHOW REMOVAL, HOWEVER, IN THE CASE OF HEAVY SNOW FALLS, THE UNITS SHOWN FOR SPACIAL AVAILABILITY IN THE PROPERTY MAY MAKE IT NECESSARY TO TRUCK SNOW OFF THE SITE AND THE COST OF SAME WILL BE INCLUDED IN THE COMMON EXPENSE FEES.

4. I MAKE THIS DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF I MADE IT UNDER OATH.

DECLARED BEFORE ME AT THE _____

IN THE MUNICIPALITY OF _____

THIS DAY OF _____ 200__

A COMMISSIONER ETC. _____

NOTE
The fire access route will be designed to support a load of not less than 11.3kN/m per side and have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15m. The fire route will be designed as per Bylaw 1036-01 as amended.

NOTE
Where possible building design & site design have been implemented to conserve energy & water. Wherever possible buildings have been designed, oriented and landscaped to minimize interior heat loss and to capture & retain solar heat energy in winter & to minimize solar heat penetration in summer.

NOTE
Works in the municipal right-of-way being performed by the City's contractor will require a 4 to 6 weeks notice prior to commencement of construction for the erection and maintenance of hoarding adjacent to all existing residential properties throughout all phases of construction.

NOTE
All proposed curbing at the entrances to the site to stop at the property line or at the municipal sidewalk. The limited area along space available on the property may make it necessary to truck snow off the site and the cost of same will be included in the common expenses fee.

NOTE
The City of Mississauga does not require off site snow removal, however it may be necessary to truck snow off the site and the cost of same will be included in the common expenses fee.

NOTE
Satisfactory arrangements are to be made with the Transportation and Works Department for the erection and maintenance of hoarding adjacent to all existing residential properties throughout all phases of construction.

NOTE
All surface drainage will be self contained, collected and discharged at a location to be approved prior to the issuance of a building permit. The portion of the driveway within the municipal boulevard will be paved by the applicant.

NOTE
At the entrances to the site the municipal boulevard will be continuous through the driveway.

NOTE
All internal curbing shall be OPSD 600.070, standard two slope curb and gutter.

NOTE
Driveways to be asphalt. Paths from driveways to entry shall be concrete pavers min. 0.80m wide.

NOTE
The Architectural Consultant shall certify that the buildings and/or conditioning condenser units are in compliance with the acoustic analysis prepared for the particular building.

NOTE
i) "I hereby certify that this drawing conforms to all respects of the site development plan as approved by the City of Mississauga under file number _____." **Architect's 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 be certified by the architect or engineer as being in conformity with the site development plans as approved by the City of Mississauga."
iii) "All exterior lighting will be directed onto the site and will not shine upon the adjacent properties."
iv) "All roof top mechanical units shall be screened from view by the applicant."
v) "Where needed" reserved for people with disabilities must be identified by a sign, installed at the applicant's expense, in accordance with the design specifications of Schedule 2 & 3 of By-law 001-2008."
vi) "The applicant will be responsible for ensuring the all plans conform to Transport Canada's restrictions."
vii) "All damaged areas are to be rehabilitated with topsoil and sod prior to release of securities."
viii) Storage shown on the site development plans is for information purposes only.
ix) All signs will be subject to the provisions of Sign By-law 0054-2009, as amended, and a separate sign application will be required through the Building Division.
x) "Any fencing adjacent to municipal lands to be located 15m(6.0m) inside the property line."
xi) City "landed" 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 conform to the Engineer Certified Lighting Plan.
xii) The Engineer Certified Lighting Plan must be signed by the consulting Engineer.
xiii) The Owner consents 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) The applicant will be responsible for ensuring the all plans conform to Transport Canada's restrictions.
xv) Where planting is to be located in landscape 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 Engineer. Underground parking structures with landscaping are to be capable of supporting the following loads:
- 15 cm of drainage gravel plus 40 cm topsoil for seed
- 15 cm of drainage gravel plus 60 cm topsoil for shrubs
- 15 cm of drainage gravel plus 90 cm topsoil for trees
- Prefabricated sheet drain system with a compressive strength of 1003 kPa plus 40 cm topsoil for seed
- 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
* Teracraft 800 or approval equal
xvi) The structural design of any retaining wall over 0.6m 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 Consulting Engineer for the project.
xvii) Continuous 15 m on barrier type poured concrete curbing will be provided between all asphalt and landscaped areas throughout the site.
xviii) 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 & Building Department. No materials (building materials, soil, etc.) may be deposited 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 (2) years following completion of all site works.

Owner's Signature: _____
Date: _____

KEY PLAN N.T.S.

LEGEND

PROPOSED GRADES
LOT CORNER
PROPOSED GRADE
HIGH POINT @ PROPERTY LINE
HIGH POINT @ BUILDING
DIRECTION OF FLOW
FINISHED FLOOR LEVEL
TOP OF FOUNDATION WALL
FINISHED BASEMENT SLAB
UNDERSIDE OF FOOTINGS
STREET LIGHT
HYDRANT
TRANSFORMER
BELL PEDESTAL
CABLE TV PEDESTAL
CATCH BASIN
VALVE CHAMBER
DOWNSPOUT
COMMUNITY MAILBOX
WATER SERVICE
STORM & SANITARY CONNECTION
EXTERIOR DOOR LOCATION
SMALL DIRECTION
STANDARD PLAN
REVERSE PLAN
"STOP" SIGN
ACCESSIBLE PARKING SIGN
HYDRO METER
GAS METER
SANITARY MANHOLE
STORM MANHOLE
SANITARY PIPE
STORM PIPE
HYDRO LINE
HYDRO LINE
GAS MAIN
SOUND BARRIER FENCE
3/0 AND TRIPLE AL COMPT 600V
XPEL PVCJ SECONDARY CABLE

PROPERTY LINE (CEC)
PROPERTY LINE (FREEHOLD)
NATURAL FEATURE LINE
10 M BUFFER LINE
DROPPED CURB
MONOPOL ADDRESS (UNIT)

File Number (D11 Plan)
217-M17007 W11

Zoning File Number (OZ 17 20)

CITY PARK (MAIN ST.) HOMES INC.

950 Nashville Road Kleinburg, Ontario L4J 1C0
Tel: 905-552-5200
Fax: 905-552-5201

36,38,40,44 & 46
MAIN STREET

PROPOSED COMMON ELEMENT CONDOMINIUM & FREEHOLD TOWNHOUSE DEVELOPMENT

CITY OF MISSISSAUGA, ONTARIO

SITE PLAN

Sheet Title: 17-1371-SP1
Scale: 1:250
Sheet Number: 17-1371-SP1