



SIGNED CONDOMINIUM DECLARATION FOR TOWNHOUSE RESIDENTIAL DEVELOPMENT

AS FOLLOWS:

DOMINION OF CANADA } IN THE MATTER OF A
PROVINCE OF ONTARIO } TOWNHOUSE RESIDENTIAL
REGIONAL MUNICIPALITY OF YEEH } BUILDING DEVELOPMENT
ON PROPERTY LOCATED IN
THE CITY OF MISSISSAUGA } BEING KNOWN AS

TO WIT: _____

MAKE OATH AND SAY AS FOLLOWS:

I, I AM THE PRESIDENT OF _____ WHICH IS THE OWNER AND BUILDER OF SINGLE FAMILY RESIDENTIAL BUILDINGS ON PROPERTY DESCRIBED

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

3. THE CITY OF MISSISSAUGA DOES NOT REQUIRE OFF SITE SNOW REMOVAL, HOWEVER, IN THE CASE OF HEAVY SNOW FALLS, THE LIMITED SNOW STORAGE 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 EXPENSE FEES.

AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF I MAKE 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 13.6kg per sqm 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 designated as per Bylaw 1036-81 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
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 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 (2) years following completion of all site works.

NOTE
Works in the municipal right-of-way being performed by the City's contractor will require 4 to 6 weeks notice prior to commencement of construction after all drawings have been approved and securities have been received.

NOTE
The City of Mississauga does not require off site snow removal, however in the case of heavy snowfalls, the limited snow storage 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 fees.

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
Any proposed curbing at the entrances to the site to stop at the property line or at the municipal sidewalk.

NOTE
All excess excavated material will be removed from the site.

NOTE
Any fencing adjacent to municipal lands is to be located 15m(0.0m) inside the property line. Satisfactory arrangements are to be made with the Transportation & Works Departments for the erection & maintenance of hoarding adjacent to all existing residential properties throughout all phases of construction.

The applicant will erect and maintain snow fencing adjacent to all existing residential properties throughout all phases of construction.

NOTE
PLANNING AND BUILDING DEPARTMENT

(i) "I hereby certify that this drawing conforms in all respects to the site development plans as approved by the City of Mississauga under the number _____"

Architect's or Engineer's Signature (if applicable): _____

(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 plans as approved by the City of Mississauga."

(iii) "All exterior lighting will be directed onto the site and will not intrude upon the adjacent properties."

(iv) "All roof top mechanical units shall be screened from view by the applicant."

(v) "Parking space(s) reserved for disabled persons must be identified by a sign, installed at the applicant's expense, in accordance with the design specifications of Figure 1 to a Schedule 1 of By-law 134-83."

NOTE
Millennium camps, curb cuts must be provided and conform to the Ontario Building Code 1997-Section 3.8 Barrier-Free Design.

NOTE
Springs 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.

NOTE
Grates will be met within a 33% maximum slope of the property lines and within the site.

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.

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

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

NOTE
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.

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

NOTE
The Acoustical Consultant shall certify that the buildings and air conditioning condenser units are in compliance with the acoustical analysis prepared for the particular building.

SITE STATISTICS - COMMON ELEMENT TOWNHOUSES

GROSS SITE AREA	6978.85 m ²
1.725 Ac	
0.6988 Ha	
FREEHOLD TOWNHOUSE AREA	1534.76 m ²
NET SITE AREA	5444.09 m ²
1.345 Ac	
0.544 Ha	

UNIT BREAKDOWN

MODEL	UNITS	HEIGHT (STOREYS)	UNIT GFA (SF)	TOTAL GFA (SF)
DETACHED (BLOCK 1)	1	3 (10.9 m)	2356	2356
TOWNHOUSE (BLOCK 2-3)	2	3 (10.9 m)	2140	4280
END	2	3 (10.9 m)	2220	4440
INTERIOR	6	3 (10.9 m)	2060	12360
INTERIOR	6	3 (10.9 m)	2140	12840
BARBER CONDO (BLOCK 4)	2	2	1196	2392
FRONT	2	2	1275	2550
REAR	2	2	1275	2550
TOTAL	21		41218 SF / 3829.28 SQ.M.	

DENSITY

21 UNITS/0.544 Ha	38.603 UPH
21 UNITS/1.345 Ha	15.613 UPA

COVERAGE

1624.69 M ²	29.8432%
1532.48 M ²	28.1494%
2286.92 M ²	42.0074%

LANDSCAPE

2286.92 M² 42.0074%

PARKING:

(2 CARS PER UNIT, 1 IN GARAGE; 1 IN DRIVEWAY)

VISITOR PARKING: required

(0.25/unit x 17 units = 4.25)

provided

BARBER CONDO PARKING: required

(2 CARS PER UNIT) 2X4=

VISITOR PARKING: required

(0.25 spaces/ unit X 4 = 1)

provided

TOTAL: 48

TOTAL G.F.A. 3829.28 m²

F.S.I. 3829.28/5444.09 = 0.7034

NOTE:
The lot frontage, lot area, and lot coverage as currently shown are not certified. The lot frontage, lot area calculations will be certified by an accredited Ontario Land Surveyor at the time of creating the parcels of land through the registration of a reference plan when the Condominium application is processed.

SITE STATISTICS - FREEHOLD TOWNHOUSES

LOT NUMBER	FRONTAGE (m)	LOT AREA (m ²)	COVERAGE
1	10.94	251.11	67.01/259.11 = 34.65%
2	7.56	178.96	76.54/178.96 = 42.77%
3	6.00	141.63	74.56/141.63 = 52.64%
4	6.00	141.62	74.61/141.63 = 52.68%
5	6.00	141.62	74.56/141.62 = 52.65%
6	6.00	141.62	74.57/141.62 = 52.65%
7	6.00	141.60	74.56/141.60 = 52.66%
8	6.00	141.60	74.56/141.60 = 52.66%
9	10.81	254.92	76.54/254.92 = 30.03%

KEY PLAN NTS

SIGNED CONDOMINIUM DECLARATION FOR TOWNHOUSE RESIDENTIAL DEVELOPMENT

AS FOLLOWS:

DOMINION OF CANADA } IN THE MATTER OF A
PROVINCE OF ONTARIO } TOWNHOUSE RESIDENTIAL
REGIONAL MUNICIPALITY OF YEEH } BUILDING DEVELOPMENT
ON PROPERTY LOCATED IN
THE CITY OF MISSISSAUGA } BEING KNOWN AS

TO WIT: _____

MAKE OATH AND SAY AS FOLLOWS:

I, I AM THE PRESIDENT OF _____ WHICH IS THE OWNER AND BUILDER OF SINGLE FAMILY RESIDENTIAL BUILDINGS ON PROPERTY DESCRIBED

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

3. THE CITY OF MISSISSAUGA DOES NOT REQUIRE OFF SITE SNOW REMOVAL, HOWEVER, IN THE CASE OF HEAVY SNOW FALLS, THE LIMITED SNOW STORAGE 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 EXPENSE FEES.

AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF I MAKE 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 13.6kg per sqm 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 designated as per Bylaw 1036-81 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
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 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 (2) years following completion of all site works.

NOTE
Works in the municipal right-of-way being performed by the City's contractor will require 4 to 6 weeks notice prior to commencement of construction after all drawings have been approved and securities have been received.

NOTE
The City of Mississauga does not require off site snow removal, however in the case of heavy snowfalls, the limited snow storage 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 fees.

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
Any proposed curbing at the entrances to the site to stop at the property line or at the municipal sidewalk.

NOTE
All excess excavated material will be removed from the site.

NOTE
Any fencing adjacent to municipal lands is to be located 15m(0.0m) inside the property line. Satisfactory arrangements are to be made with the Transportation & Works Departments for the erection & maintenance of hoarding adjacent to all existing residential properties throughout all phases of construction.

The applicant will erect and maintain snow fencing adjacent to all existing residential properties throughout all phases of construction.

NOTE
PLANNING AND BUILDING DEPARTMENT

(i) "I hereby certify that this drawing conforms in all respects to the site development plans as approved by the City of Mississauga under the number _____"

Architect's or Engineer's Signature (if applicable): _____

(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 plans as approved by the City of Mississauga."

(iii) "All exterior lighting will be directed onto the site and will not intrude upon the adjacent properties."

(iv) "All roof top mechanical units shall be screened from view by the applicant."

(v) "Parking space(s) reserved for disabled persons must be identified by a sign, installed at the applicant's expense, in accordance with the design specifications of Figure 1 to a Schedule 1 of By-law 134-83."

NOTE
Millennium camps, curb cuts must be provided and conform to the Ontario Building Code 1997-Section 3.8 Barrier-Free Design.

NOTE
Springs 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.

NOTE
Grates will be met within a 33% maximum slope of the property lines and within the site.

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.

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

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

NOTE
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.

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

NOTE
The Acoustical Consultant shall certify that the buildings and air conditioning condenser units are in compliance with the acoustical analysis prepared for the particular building.

NOTE
The lot frontage, lot area, and lot coverage as currently shown are not certified. The lot frontage, lot area calculations will be certified by an accredited Ontario Land Surveyor at the time of creating the parcels of land through the registration of a reference plan when the Condominium application is processed.

SITE STATISTICS - FREEHOLD TOWNHOUSES

LOT NUMBER	FRONTAGE (m)	LOT AREA (m ²)	COVERAGE
1	10.94	251.11	67.01/259.11 = 34.65%
2	7.56	178.96	76.54/178.96 = 42.77%
3	6.00	141.63	74.56/141.63 = 52.64%
4	6.00	141.62	74.61/141.63 = 52.68%
5	6.00	141.62	74.56/141.62 = 52.65%
6	6.00	141.62	74.57/141.62 = 52.65%
7	6.00	141.60	74.56/141.60 = 52.66%
8	6.00	141.60	74.56/141.60 = 52.66%
9	10.81	254.92	76.54/254.92 = 30.03%

SP

CITY PARK (STREETSVILLE) INC.

BARBER HOUSE

PROPOSED RESIDENTIAL DEVELOPMENT

STREETVILLE, MISSISSAUGA ONTARIO

Sheet Title SITEPLAN

Scales 1:200

Sheet Number 15-1276-SP1