

TREE LEGEND			
ID	Qty	Common Name, Botanical Name	Caliper
Gb	2	Ginkgo, Ginkgo biloba	60mm
Co	2	Hackberry, Celtis occidentalis	60mm
Gd	3	Kentucky coffee tree, Gymnocladus dioicus	60mm
Tc	4	Little leaf linden, Tilia cordata	60mm
Qr	2	Red oak, Quercus rubra	60mm
As	4	Sugar maple, Acer saccharum	60mm

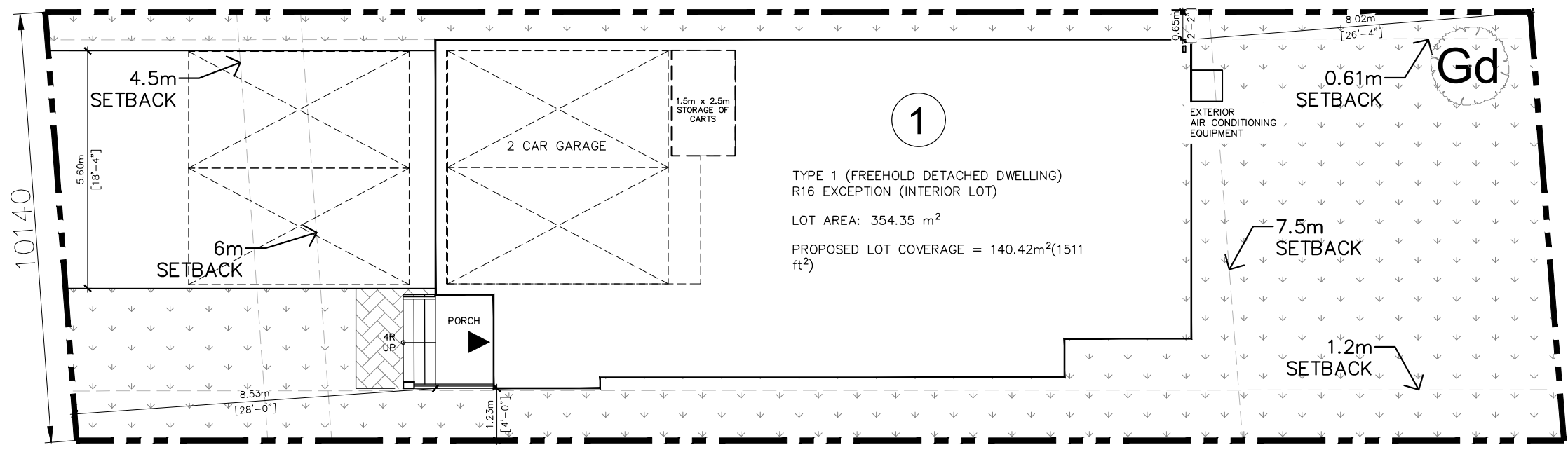
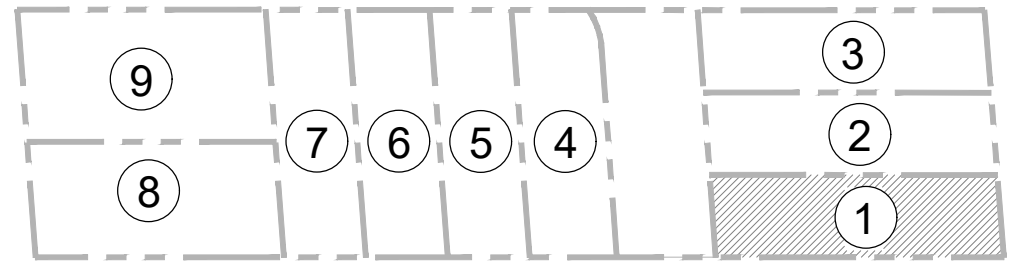
APPROXIMATE GFA CALCULATION

TYPE 1 – LOT 1	
	PROPOSED
FRIST FLOOR	1478 ft <sup>2</sup> (137.39 m <sup>2</sup> )
SECOND FLOOR	1431 ft <sup>2</sup> (133.02 m <sup>2</sup> )
GARAGE	325 ft <sup>2</sup> (30.24 m <sup>2</sup> )
TOTAL GFA (EXCLUDE GARAGE)	2584 ft <sup>2</sup> (240.17 m <sup>2</sup> )

NOT FOR PERMIT/CONSTRUCTION

APPLICANT: LAND & BUILDING EXPERTS  
 570 ALDEN RD., UNIT 6, MARKHAM, ON L3R 8N5  
 CONTACT: 647-340-8649  
 EMAIL: landbuildex@gmail.com

OWNER: DAHAB HOMES INC.  
 362 OXFORD ST E, LONDON, ON, N6A 1V7  
 CONTACT: 226-289-6660, 647-300-0228  
 EMAIL: info@hmareno.com



TYPE 1 (FREEHOLD DETACHED DWELLING)  
 R16 EXCEPTION (INTERIOR LOT)  
 LOT AREA: 354.35 m<sup>2</sup>  
 PROPOSED LOT COVERAGE = 140.42m<sup>2</sup>(1511 ft<sup>2</sup>)

LEGEND	
	PROPERTY LINE
	WALKWAY PAVEMENT
	LANDSCAPED SOFT AREA
	BUILDING ENTRANCE/EXIT
	SCREEN FENCE
	2.75m X 5.2m PARKING SPACE
	WATER METER
	GAS METER
	HYDRO METER
	PROPOSED TREE

ZONING MATRIX			
ADDRESS: 120 FAIRVIEW RD W, MISSISSAUGA, ON L5B 1K6			
ZONING: R16-EXCEPTION (INTERIOR LOT)			
	R16-EXCEPTION REQUIREMENTS	PROPOSED	BY-LAW
LOT AREA	MIN. 300m <sup>2</sup>	354.35m <sup>2</sup>	ZONING BY-LAW 0225-2007, 4.7.1 (3.1)
LOT FRONTAGE	MIN. 10m	10.14m	ZONING BY-LAW 0225-2007, 4.7.1 (4.1)
LOT COVERAGE	MAX. 45%	39.62%	ZONING BY-LAW 0225-2007, 4.7.1 (5.0)
FRONT YARD SETBACK	MIN. 4.5m / MIN. 6m (GARAGE FACE)	8.33m	ZONING BY-LAW 0225-2007, 4.7.1 (6.1)
EXTERIOR SIDE YARD SETBACK	MIN 6.0m FOR EXTERIOR SIDE LOT LINE ABUTTING A STREET/CEC-SIDEWALK; MIN 3.3m FOR EXTERIOR SIDE LOT LINE ABUTTING A SIDEWALK.	-	ZONING BY-LAW 0225-2007, 4.7.1 (7.0)
INTERIOR SIDE YARD SETBACK	MIN. 1.2m ON ONE SIDE & MIN. 0.61m ON THE OTHER SIDE	1.23m AND 0.65m	ZONING BY-LAW 0225-2007, 4.7.1 (8.1)
REAR YARD SETBACK	MIN 7.5m	8.22m	ZONING BY-LAW 0225-2007, 4.7.1 (9.1)
HEIGHT	MAX 10.7m	8.43m	ZONING BY-LAW 0225-2007, 4.7.1 (10.0)
ENCROACHMENTS – PORCH OR DECK INCLUSIVE OF STAIRS LOCATED AT AND ACCESSIBLE FROM THE FIRST STOREY INTO THE REQUIRED FRONT AND EXTERIOR SIDE YARDS	MAX 1.5m	-	ZONING BY-LAW 0225-2007, 4.7.1 (11.1)
ENCROACHMENTS – AWNING, WINDOW, CHIMNEY, PILASTER OR CORBEL, WINDOW WELL, AND STAIRS WITH A MAX. 3 RISERS, INTO THE REQ. FRONT AND EXTERIOR SIDE YARDS	MAX 0.6m	-	ZONING BY-LAW 0225-2007, 4.7.1 (11.2)
ENCROACHMENTS – PORCH OR DECK INCLUSIVE OF STAIRS LOCATED AT AND ACCESSIBLE FROM THE FIRST STOREY, OR AWNING INTO THE REQ. REAR YARD	MAX 5.0m	-	ZONING BY-LAW 0225-2007, 4.7.1 (11.3)

ENCROACHMENTS – BALCONY, WINDOW, CHIMNEY, PILASTER OR CORBEL, WINDOW WELL, AND STAIRS WITH A MAX. OF 3 RISERS, INTO THE REQUIRED REAR YARD	MAX 1.0m	-	ZONING BY-LAW 0225-2007, 4.7.1 (11.4)
SETBACK OF A DETACHED DWELLING TO A CEC – VISITOR PARKING SPACE	MIN. 3.3m	-	ZONING BY-LAW 0225-2007, 4.7.1 (11.5)
SETBACK OF A DETACHED DWELLING TO A CEC – AMENITY AREA	MIN. 1.5m	-	ZONING BY-LAW 0225-2007, 4.7.1 (11.6)
ATTACHED GARAGE	PERMITTED	YES	ZONING BY-LAW 0225-2007, 4.7.1 (12.1)
NUMBER OF PARKING SPACE	MIN. 2	4	ZONING BY-LAW 0225-2007, TABLE 3.1.2.1 (7.0)
VISITOR PARKING SPACES	MIN. 0	0	ZONING BY-LAW 0225-2007, TABLE 3.1.2.1 (7.0)
DRIVEWAY WIDTH	WIDTH OF GARAGE DOOR OPENING(S) PLUS 2.0 M UP TO A MAXIMUM OF 6.0 M; IF NO GARAGE DOOR MAXIMUM WIDTH OF 6.0 M	5.60m	ZONING BY-LAW 0225-2007, 4.7.1 (12.5)
WIDTH OF CEC ROAD	MIN. 7.0m	7.0m	ZONING BY-LAW 0225-2007, 4.7.1 (13.1)
WIDTH OF CEC ROAD ABUTTING PARALLEL COMMON VISITOR PARKING	MIN. 6.0m	-	ZONING BY-LAW 0225-2007, 4.7.1 (13.2)
CEC ROADS AND AISLES TO BE SHARED WITH ABUTTING LANDS WITH THE SAME R16 BASE ZONE and/or R16 EXCEPTION ZONE	PERMITTED	-	ZONING BY-LAW 0225-2007, 4.7.1 (13.3)
SIDEWALK WIDTH	MIN. 2.0m	2.0m	ZONING BY-LAW 0225-2007, 4.7.1 (13.4)
ACCESSORY BUILDING AND STRUCTURES	PERMITTED	NO	ZONING BY-LAW 0225-2007, 4.7.1 (14.0)

NO.	ISSUED FOR	DATE
5	FOR DARC 3	03/14/2024
4	CLIENT REVIEW	02/29/2024
3	FOR DARC 2	12/22/2023
2	FOR SUBMISSION	08/21/2023
1	CLIENT REVIEW	07/24/2023

PREPARED BY:  
**LAND & BUILDING EXPERTS**  
 570 Alden Rd., Unit 6, Markham, ON, L3R 8N5  
 (647) 340-8649 landbuildex@gmail.com

PROJECT INFO:  
**120 FAIRVIEW RD W,  
 MISSISSAUGA, ON L5B 1K6,  
 PLAN 334 LOT 13**

PROJECT NAME:  
**PROPOSED SUBDIVISION TO  
 HAVE DETACHED HOMES**

FILE NUMBER:  
**DARC 23-37 W7**

DRAWING TITLE:  
**SITE PLAN 1**

SCALE AS INDICATED  
 DRAWN BY:  
 CHECKED BY:  
 PROJECT NO.:  
**A-101**