

APPROXIMATE GFA CALCULATION

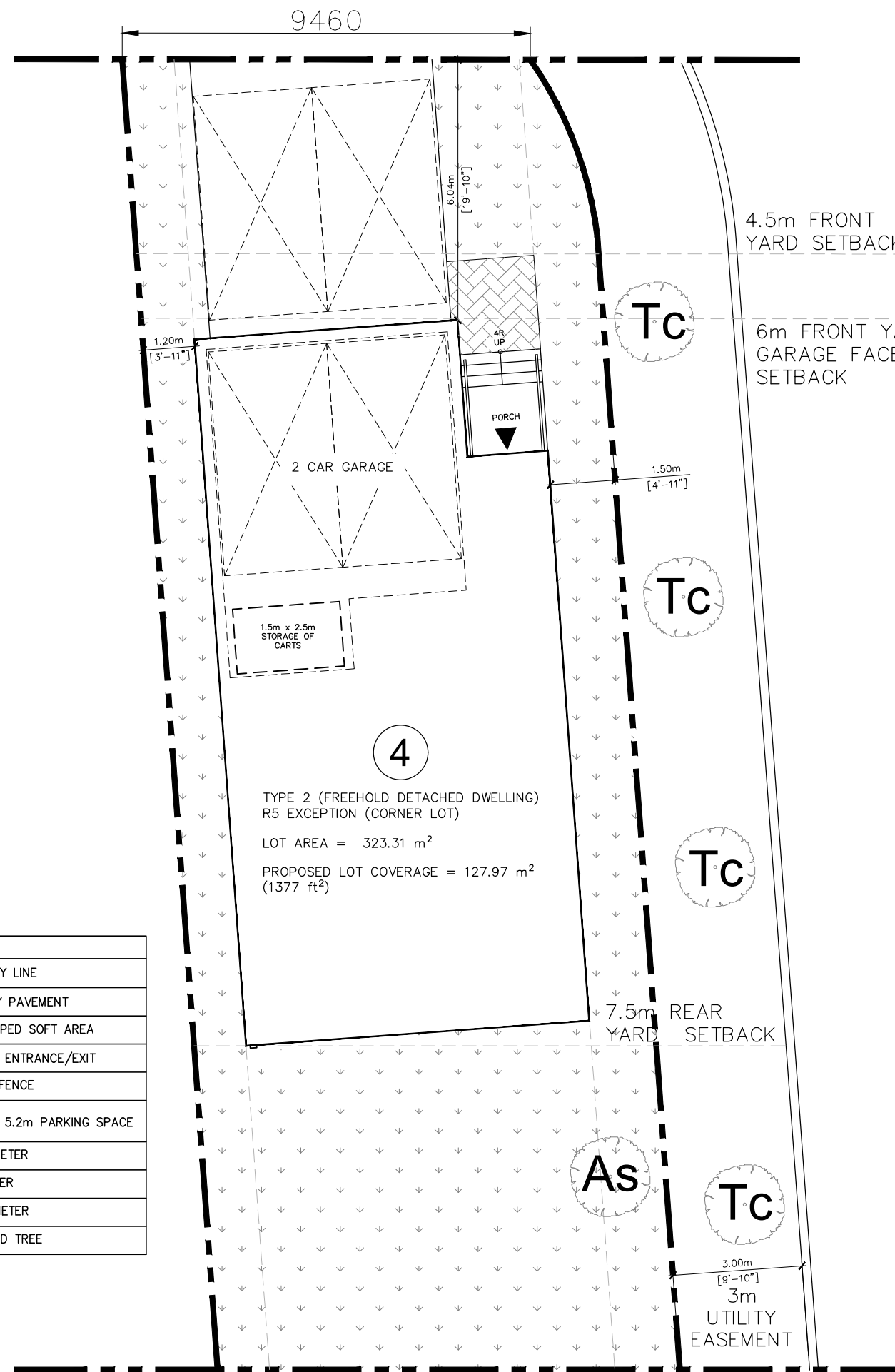
TYPE 2 – LOT 4	
	PROPOSED
FRIST FLOOR	1345 ft ² (124.99 m ²)
SECOND FLOOR	1274 ft ² (118.44 m ²)
GARAGE	319 ft ² (29.71 m ²)
TOTAL GFA (EXCLUDE GARAGE)	2300 ft ² (213.72 m ²)

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

ZONING MATRIX

ADDRESS: 120 FAIRVIEW RD W, MISSISSAUGA, ON L5B 1K6				
ZONING: R5-EXCEPTION (CORNER LOT)				
	R5 REQUIREMENTS	PROPOSED R5-EXCEPTION REQUIREMENTS	PROVIDED	BY-LAW
LOT AREA	MIN. 415m ²	MIN. 300m ²	323.31m ²	ZONING BY-LAW 0225-2007, 4.2.1 (3.2)
LOT FRONTAGE	MIN. 13.5m	MIN. 9m	10.71m	ZONING BY-LAW 0225-2007, 4.2.1 (4.2)
LOT COVERAGE	MAX. 40%	-	39.58%	ZONING BY-LAW 0225-2007, 4.2.1 (5.0)
FRONT YARD SETBACK	MIN. 4.5m / MIN. 6m (GARAGE FACE)	-	6.04m	ZONING BY-LAW 0225-2007, 4.2.1 (6.2)
EXTERIOR YARD SETBACK	MIN. 4.5m / MIN. 6m (GARAGE FACE)	MIN. 1.5m	1.50m	ZONING BY-LAW 0225-2007, 4.2.1 (7.0)
INTERIOR SIDE YARD SETBACK	MIN. 1.2m	-	1.20m	ZONING BY-LAW 0225-2007, 4.2.1 (8.2)
REAR YARD SETBACK	MIN. 7.5m	-	7.50m	ZONING BY-LAW 0225-2007, 4.2.1 (9.2)
HEIGHT	MAX. 10.7m	-	8.43m	ZONING BY-LAW 0225-2007, 4.2.1 (10.0)
PROJECTION OF A GARAGE BEYOND EITHER THE MAIN FRONT ENTRANCE OR BEYOND THE MAIN ENTRY FEATURE WHERE PROVIDED	MAX. 2.5m	-	-	ZONING BY-LAW 0225-2007, 4.2.1 (11.1)
WHERE A MAIN ENTRY FEATURE HAS BEEN PROVIDED, THE PROJECTION OF A GARAGE BEYOND A MAIN FRONT ENTRANCE	MAX. 5.0m	-	3.17m	ZONING BY-LAW 0225-2007, 4.2.1 (11.2)
FOR A DETACHED DWELLING MORE THAN ONE STOREY IN HEIGHT, WHERE THE GARAGE PROJECTS BEYOND THE MAIN FRONT ENTRANCE, A MINIMUM OF 75% OF THE WIDTH OF THE GARAGE, MEASURED FROM THE INSIDE FACE OF THE GARAGE WALLS, SHALL BE COVERED BY A SECOND STOREY WHICH MAY BE SET BACK A MAXIMUM OF 2.5m FROM THE GARAGE FACE	YES	-	YES	ZONING BY-LAW 0225-2007, 4.2.1 (11.3)
ATTACHED GARAGE	PERMITTED	-	YES	ZONING BY-LAW 0225-2007, 4.2.1 (12.1)
NUMBER OF PARKING SPACES	MIN. 2	-	4	ZONING BY-LAW 0225-2007, 3.1.2.1.1 (6.0)
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, 4.2.1 (12.3)
LANDSCAPED SOFT AREA	MIN. 40% OF FRONT YARD AND/OR EXTERIOR SIDE YARD	-	41.68%	ZONING BY-LAW 0225-2007, 4.2.1 (12.4)
ACCESSORY BUILDINGS AND STRUCTURES	PERMITTED	-	NO	ZONING BY-LAW 0225-2007, 4.2.1 (13.0)

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



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
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 EMAIL: info@hmareno.com

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
NO.	ISSUED FOR	DATE

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 2

SCALE AS INDICATED
 DRAWN BY:
 CHECKED BY:
 PROJECT NO.:

DWG. NO.
A-102

1 TYPE 2 – LOT 4 SITE PLAN
 A102 SCALE : 1:125