

# GROSS FLOOR AREA – INFILL RESIDENTIAL & AVERAGE GRADE DECLARATION



City of Mississauga  
 Planning and Building Department  
 300 City Centre Drive  
 Mississauga, ON L5B 3C1  
 TEL (905) 896-5622; FAX (905) 896-5638  
[www.mississauga.ca/planbldg](http://www.mississauga.ca/planbldg)

A. Project Information	
Building Permit Application No.	Construction Address
Legal Description (Lot / Block Number and Plan / Concession)	

B. Architect / Engineer / Designer Information			
Name	Corporation or Partnership	Phone No.	
Address	City	Province	Postal Code

C. Scope of Construction	
<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Other
<input type="checkbox"/> Addition to an Existing Dwelling	Specify:

D. Lot Area and Gross Floor Area	
Lot Area	m <sup>2</sup>
Existing GROSS FLOOR AREA (GFA) – Infill Residential	m <sup>2</sup>
Existing GROSS FLOOR AREA (GFA) – Infill Residential to be removed	m <sup>2</sup>
Proposed GROSS FLOOR AREA (GFA) – Infill Residential	m <sup>2</sup>
TOTAL GROSS FLOOR AREA (GFA) – Infill Residential	m <sup>2</sup>
Gross Floor Area excluding an attached garage or any part of the building used for motor vehicle parking	m <sup>2</sup>

E. Average Grade	
Average Grade Level – attach average grade calculations with declaration	m
Finished First Floor Elevation (FFE)	m
Vertical distance from FFE to highest ridge of a Sloped Roof	m
Vertical distance from FFE to the lower edge of the eaves	m
Vertical distance from FFE to the highest point of the roof surface of a Flat Roof	m

F. Definitions as per Zoning By-law No. 0225-2007
<p><b>AVERAGE GRADE</b>                  means with reference to a detached, semi-detached, duplex or triplex dwelling, the average of eight (8) grade elevations, six (6) of which are taken along the side lot lines of a lot and two (2) of which are taken at the centreline of the street on which the lot has frontage. The first two (2) grade elevations shall be taken at the points of intersection of the front lot line and each side lot line. The second two (2) grade elevations shall be taken along each side property line at the minimum front yard setback requirement of the zone in which the property is located. The third two (2) grade elevations shall be taken along each side property line at a distance of 15.0 m back from where the second two (2) grade elevations were measured. The last two (2) grade elevations shall be taken at the points of intersection of the street centreline and the projections of the side lot lines.</p> <p><b>GROSS FLOOR AREA (GFA) – Infill Residential</b>                  means the sum of the areas of each storey of a building above average grade, measured from the exterior of outside walls, including an attached garage or any part of the building used for motor vehicle parking.</p> <p><b>ROOF:</b>  <b>Flat Roof</b> means a roof with a roof angle of less than 15 degrees above the horizontal.  <b>Sloped Roof</b> means a roof with a roof angle greater than or equal to 15 degrees above the horizontal.</p>

G. Declaration of Architect, Engineer or Designer
<p>I, _____ solemnly declare that:                  (print name)</p> <ol style="list-style-type: none"> <li>I have read and understood the definitions as per the City of Mississauga Zoning By-law stated herein;</li> <li>The information contained in this declaration and other attached documentation is true and accurate to the best of my knowledge;</li> <li>I acknowledge that Development Charges and Parkland Dedication maybe applicable prior to building permit issuance; and</li> <li>I have authority to bind the corporation or partnership (if applicable).</li> </ol> <p>_____                  Signature of Architect, Engineer or Designer</p> <p>_____                  Date</p>

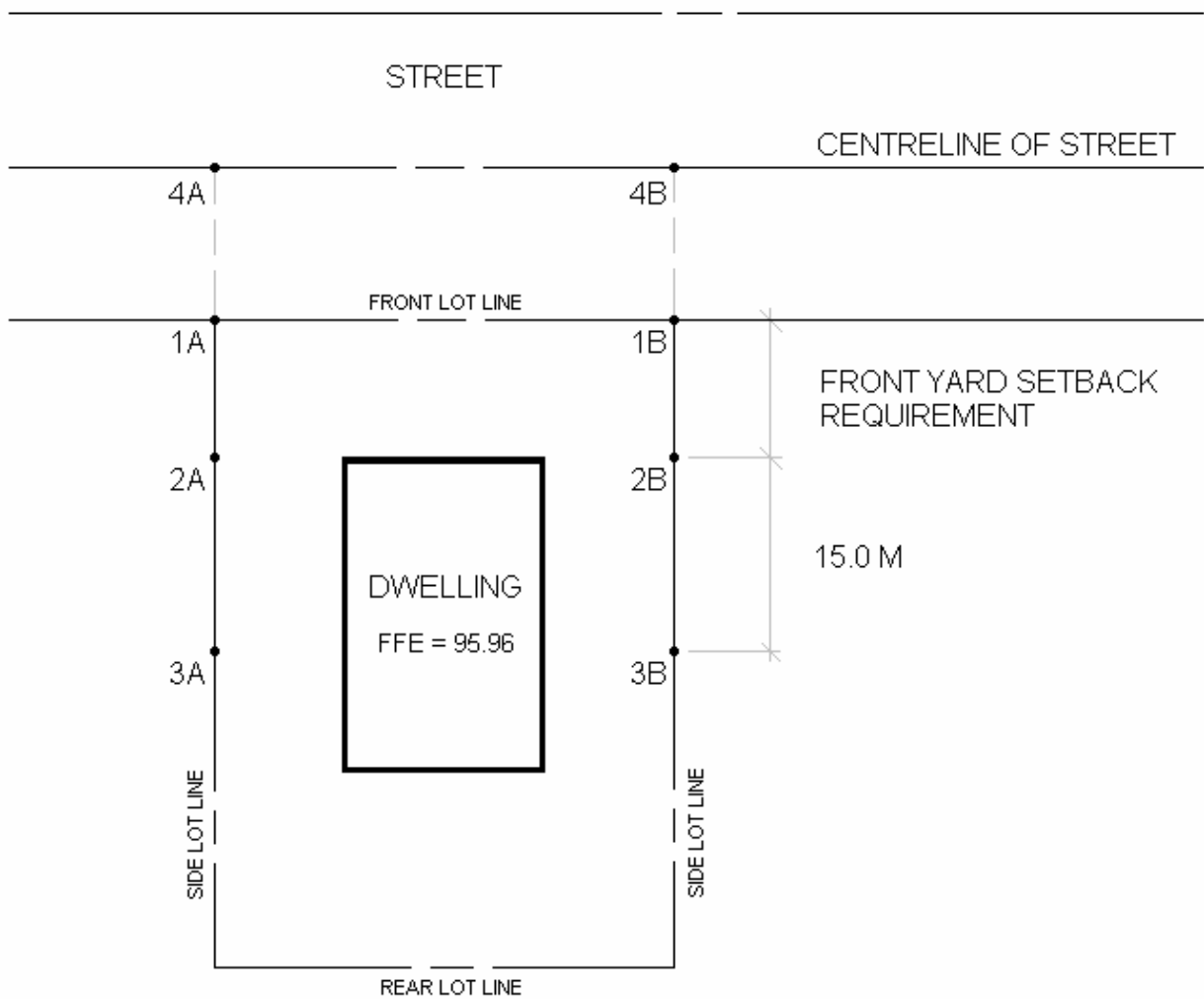
Personal information collected on this form is under the authority of the Planning Act, R.S.O. 1990, c. P.13, Section 34 (1) and 42, the Development Charges Act, 1997, S.O. 1997 c. 27, Section 2, and the Building Code Act, 1992, S.O. 1992, c. 23, Section 8 (1.2), and will be used to process the Building Permit application. Questions about the collection of this information should be directed to the Permit Administrator, Building Division, 300 City Centre Drive, Mississauga, Ontario, L5B 3C1, Telephone: 905-896-5619.

## AVERAGE GRADE CALCULATION

### Definition as per City of Mississauga Zoning By-law No. 225-2007:

**Average Grade** means with reference to a detached, semi-detached, duplex or triplex dwelling, the average of eight (8) grade elevations, six (6) of which are taken along the side lot lines of a lot and two (2) of which are taken at the centreline of the street on which the lot has frontage. The first two (2) grade elevations shall be taken at the points of intersection of the front lot line and each side lot line. The second two (2) grade elevations shall be taken along each side property line at the minimum front yard setback requirement of the zone in which the property is located. The third two (2) grade elevations shall be taken along each side property line at a distance of 15.0 m back from where the second two (2) grade elevations were measured. The last two (2) grade elevations shall be taken at the points of intersection of the street centerline and the projections of the side lot lines.

### SAMPLE CALCULATION:



GRADE ELEVATION 1A	= <u>95.56</u>
GRADE ELEVATION 1B	= <u>94.20</u>
GRADE ELEVATION 2A	= <u>95.40</u>
GRADE ELEVATION 2B	= <u>95.00</u>
GRADE ELEVATION 3A	= <u>95.40</u>
GRADE ELEVATION 3B	= <u>95.00</u>
GRADE ELEVATION 4A	= <u>95.47</u>
GRADE ELEVATION 4B	= <u>94.70</u>
 SUM OF GRADE ELEVATIONS	 = <u>760.73</u>
 DIVIDE BY 8	
AVERAGE GRADE	= <u>95.09</u>