

900 Mississauga Heights Drive

Type of Application: Official Plan Amendment and Zoning By-law Amendment

Please note: Nothing in this document precludes our ability to add and/or change provisions throughout the planning process. We reserve the right to review any final by-laws prior to approval.

	Zoning Standard/Regulation	General Provision - Section	Parent Zone - Section	Required Zoning Standard/Regulation	Proposed Zoning Standard/ Regulation
(notwith	nstanding the Section(s) outlin	Zone Reguled in "Required Zoning S		gulation" of the below, the	
	shown is	n "Proposed Zoning Stand	lard/Regula	tion" shall apply)	
	Common Element Condominium	4.1.14.1		CEC - visitor parking spaces shall be provided within a common element area.	No visitor parking spaces provided
	Setback to Greenlands Zones	4.1.8.1		The minimum setback for all buildings, structures, parking areas and swimming pools in Residential Zones to all lands zoned G1 or G2 Base Zone, shall be the greater of 5.0 m or the required	✓
				yard/setback	
	(in addition to those use			yard/setback s Proposed Zoning Standard	/Regulation" shall also
	(in addition to those use Permitted Uses	s permitted in "ZONE", the be permitted on 4.7.1 Line 2.0, Table 4.7.1	ne uses in "I n lands zone R16	yard/setback s Proposed Zoning Standard ed "ZONE") Detached dwelling on a CEC – road	/Regulation" shall also
	Permitted Uses (notwithstanding the Sec	s permitted in "ZONE", the be permitted on 4.7.1 Line 2.0, Table 4.7.1 Zone ction(s) outlined in "Required as shown in "Proposed"	R16 Regulation Red Zoning Roning State	yard/setback s Proposed Zoning Standard ed "ZONE") Detached dwelling on a CEC – road ns s Standard/Regulation" of to ndard/Regulation" shall approximately	the below, the following
9	Permitted Uses (notwithstanding the Secsional Standars	4.7.1 Line 2.0, Table 4.7.1 Zone ction(s) outlined in "Proposed Lot	ne uses in "I n lands zone R16 e Regulation ired Zoning	yard/setback s Proposed Zoning Standard ed "ZONE") Detached dwelling on a CEC – road ns s Standard/Regulation" of to ndard/Regulation" shall approximately	the below, the following
nt Zone 216) RT 4)	Permitted Uses (notwithstanding the Secstandary Minimum Lot Area	s permitted in "ZONE", the be permitted on 4.7.1 Line 2.0, Table 4.7.1 Zone ction(s) outlined in "Required as shown in "Proposed"	R16 Regulation Red Zoning Roning State	yard/setback s Proposed Zoning Standard ed "ZONE") Detached dwelling on a CEC – road ns s Standard/Regulation" of t ndard/Regulation" shall ap	the below, the following
Parent Zone (R16) (PART 4)	Permitted Uses (notwithstanding the Secstandar Minimum Lot Area Interior Lot	4.7.1 Line 2.0, Table 4.7.1 Zono ction(s) outlined in "Proposed by 4.7.1 Line 4.7.1 Line 4.7.1 Line 4.7.1	R16 Regulation Red Zoning Roning State	yard/setback s Proposed Zoning Standard ed "ZONE") Detached dwelling on a CEC – road ns e Standard/Regulation" of a ndard/Regulation" shall ap ns 550 m²	the below, the following
	Permitted Uses (notwithstanding the Secstandary Minimum Lot Area	4.7.1 Line 2.0, Table 4.7.1 Zone dis as shown in "Proposed Lot 4.7.1 Line 3.0, Table 4.7.1 Line 3.1, Table 4.7.1 4.7.1. Line 3.1, Table 4.7.1 4.7.1.	R16 Regulation Red Zoning Roning State	yard/setback s Proposed Zoning Standard ed "ZONE") Detached dwelling on a CEC – road ns s Standard/Regulation" of t ndard/Regulation" shall ap	the below, the following oply)
	Permitted Uses (notwithstanding the Secstandar Minimum Lot Area Interior Lot	4.7.1 Line 2.0, Table 4.7.1 Zone (stion(s) outlined in "Proposed Lot 4.7.1 Line 3.0, Table 4.7.1 Line 3.1, Table 4.7.1 4.7.1. Line 3.2, Table 4.7.1 4.7.1. Line 3.2, Table 4.7.1 4.7.1.	R16 Regulation Red Zoning Roning State	yard/setback s Proposed Zoning Standard ed "ZONE") Detached dwelling on a CEC – road ns e Standard/Regulation" of a ndard/Regulation" shall ap ns 550 m²	the below, the following oply)
	Permitted Uses (notwithstanding the Secstandar Minimum Lot Area Interior Lot CEC – Corner Lot	4.7.1 Line 2.0, Table 4.7.1 Zone dis as shown in "Proposed Lot 4.7.1 Line 3.0, Table 4.7.1 Line 3.1, Table 4.7.1 4.7.1. Line 3.2, Table 4.7.1 4.7.1. Line 4.0, Table 4.7.1 4.7.1.	R16 Regulation Red Zoning Roning State	yard/setback s Proposed Zoning Standard ed "ZONE") Detached dwelling on a CEC – road ns e Standard/Regulation" of a ndard/Regulation" shall ap ns 550 m²	the below, the following oply)
	Permitted Uses (notwithstanding the Secstandar Minimum Lot Area Interior Lot CEC – Corner Lot Minimum Lot Frontage	4.7.1 Line 2.0, Table 4.7.1 Zone dis as shown in "Proposed Lot 4.7.1 Line 3.0, Table 4.7.1 4.7.1 Line 3.1, Table 4.7.1 4.7.1. Line 3.2, Table 4.7.1 4.7.1. Line 4.0, Table 4.7.1	R16 Regulation Red Zoning Roning State	yard/setback s Proposed Zoning Standard ed "ZONE") Detached dwelling on a CEC – road ns s Standard/Regulation" of tendard/Regulation" shall applies 550 m² 720 m²	the below, the following oply)



				Glen Schnarr & Associa
	Line 5.0, Table 4.7.1			
Minimum Front Yard	4.7.1.			
	Line 6.0, Table 4.7.1			
Interior lot/CEC –	4.7.1.		7.5 m	6.0 m
Corner Lot	Line 6.1, Table 4.7.1		7.10 111	010 111
Minimum setback from	4.7.1.		7.5 m	√
a garage face to a street,	Line 6.1, Table 4.7.1		7.0 111	V
CEC-road	2 0, 14010 1			
Minimum Exterior Side	4.7.1.			
Yard	Line 7.0, Table 4.7.1			
Lot with an exterior side	4.7.1.		6.0	./
lot line abutting a street	Line 7.1, Table 4.7.1		0.0	V
Lot with an exterior side	4.7.1.		6.0	./
lot line abutting a CEC -	Line 7.2, Table 4.7.1		0.0	V
road	Line 7.2, 1 abic 4.7.1			
Lot with an exterior side	4.7.1.		3.3 m	✓
lot line abutting a CEC -	Line 7.3, Table 4.7.1		3.5 111	V
sidewalk	Line 7.3, 1 abic 4.7.1			
Lot with an exterior side	4.7.1.		6.0 m	/
lot line abutting a CEC-	Line 7.4, Table 4.7.1		0.0 111	✓
sidewalk	Line 7.4, 1 able 4.7.1			
Minimum Interior Side	4.7.1.			
Yard	Line 8.0, Table 4.7.1			
Interior lot/corner lot	4.7.1.		1.2 m plus 0.61 m for	1.2 m
interior lot/corner lot	Line 8.1, Table 4.7.1		each additional	Lot 5 – existing 0.64
	Lille 6.1, Table 4.7.1		storey or portion	m is to remain.
			thereof above one	iii is to remain.
Where interior side lot	4.7.1.		storey 2.5 m	/
line is the rear lot line of	Line 8.2, Table 4.7.1		2.3 111	✓
abutting parcel	Lille 6.2, 1 able 4.7.1			
Minimum Rear Yard	4.7.1.			
William Kear Taru	Line 9.0, Table 4.7.1			
Interior lot/CEC - corner	4.7.1.		7.5 m	6.0 m
lot			7.3 III	0.0 III
	Line 9.1, Table 4.7.1		10.7	,
Maximum Height	4.7.1.		10.7 m	\checkmark
	Line 10.0, Table			
	4.7.1	ITC AND I	DOIECTIONS	
Maximum	ENCROACHMEN	NIS AND F		/
	4.7.1.		1.5 m	✓
encroachment of a porch	Line 11.1, Table			
or deck inclusive of	4.7.1			
stairs located at and accessible from the first				
storey or below the first				
storey into the required				
front and exterior side				
yards	A 7 1		0.6	,
Maximum	4.7.1.		0.6 m	√
encroachment of an	Line 11.2, Table			
awning, window,	4.7.1			
chimney, pilaster or				
corbel, window well,		1		



			Glen Schnarr & Associa
and stairs with a maximum of three			
risers, into the required			
front and exterior side			
yards			
Maximum	4.7.1.	5.0 m	✓
encroachment of a porch	Line 11.3, Table		, v
or deck inclusive of	4.7.1		
stairs located at and			
accessible from the first			
storey or below the first			
storey, or awning into			
the required rear yard			
Maximum	4.7.1.	1.0 m	✓
encroachment of a	Line 11.4, Table		
balcony, window,	4.7.1		
chimney, pilaster or			
corbel, window well,			
and stairs with a			
maximum of three			
risers, into the required			
rear yard			
Minimum setback of a	4.7.1.	3.3 m	√(N/A)
detached dwelling to a	Line 11.5, Table		
CEC - visitor parking	4.7.1		
space			
Minimum setback of a	4.7.1.	1.5 m	$\sqrt{(N/A)}$
detached dwelling to a	Line 11.6, Table		
CEC - amenity area	4.7.1		X7 A X7
		PARKING AND DRIVEY	1
Attached garage	4.7.1.	Permitted	i 🗸
	Line 12.1, Table		
Minimum podrino	4.7.1 4.7.1.	2 and and man dr	valling /
Minimum parking		2 spaces per dy	vening /
spaces	Line 12.3, Table 4.7.1	unit	
Minimum visitor	4.7.1.	0.25 spaces	per No visitor parking
parking spaces	Line 12.4, Table	dwelling u	
parking spaces	4.7.1	uwening u	provided.
Maximum driveway	4.7.1.	Lesser of 8.5	m or
width	Line 12.5, Table	50% of the	v
Wideli	4.7.1	frontage	
		SLES AND SIDEWALKS	
Minimum width of a	4.7.1.	7.0 m	✓
CEC - road	Line 13.1, Table		
	4.7.1		
Minimum width of a	4.7.1 4.7.1.	6.0 m	√(N/A)
Minimum width of a CEC - road with an	4.7.1 4.7.1. Line 13.2, Table	6.0 m	√(N/A)
Minimum width of a CEC - road with an abutting parallel	4.7.1 4.7.1.	6.0 m	√(N/A)
Minimum width of a CEC - road with an abutting parallel common visitor parking	4.7.1 4.7.1. Line 13.2, Table	6.0 m	√(N/A)
Minimum width of a CEC - road with an abutting parallel	4.7.1 4.7.1. Line 13.2, Table	6.0 m	√(N/A)



are permitted to be shared with abutting lands with the same R16 Base Zone and/or R16 Exception Zone	Line 13.3, Table 4.7.1		
Minimum width of a sidewalk	4.7.1. Line 13.4, Table 4.7.1	2.0 m	No sidewalk proposed

SPECIAL EXCEPTIONS					
	Zoning Standard/Regulation	General Provision - Section	Parent Zone - Section	Required Zoning Standard/Regulation	Proposed Zoning Standard/ Regulation
	Tree Preservation Area	New Regulation	N/A	N./A	The areas identified on Schedule R16-XX of this Exception as a tree preservation area, shall only be used for conservation purposes, and no buildings or structures, swimming pools, tennis courts or any like recreational facilities, except for fences along the lot lines, shall be permitted
	Tree Preservation Area – Setbacks: Minimum setback that includes and/or abuts a tree preservation area, measured from the limit of the tree preservation area, as defined in Schedule R16-XX	New Regulation	N/A	N/A	3.0 m



Schedules

