

1720 Sherwood Forrest Circle

City File: DARC 23-97

Type of Application: Zoning By-law Amendment

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-law(s) prior to approval.

Notwithstanding the Section(s) outlined under the 'Required Zoning Standard / Regulation', the standard(s) shown under 'Proposed Zoning Standard / Regulation' shall apply.

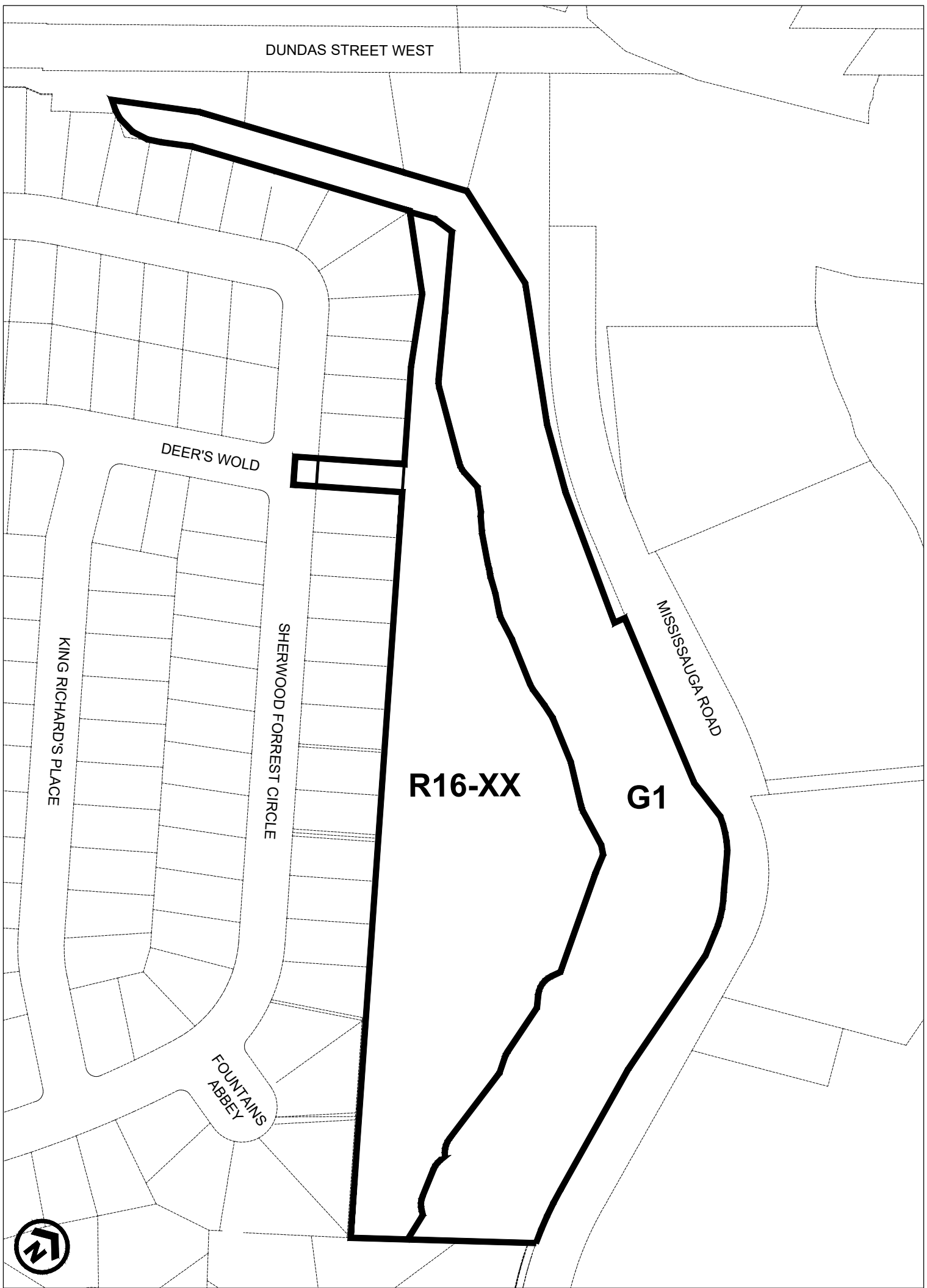
BY – LAW SECTION	REGULATION	REQUIRED (R16 Zone) STANDARD	REQUESTED (R16-XX) STANDARD
2.1.14	Centreline Setbacks	Where a lot abuts a right-of-way or a 0.3 metre reserve abutting a right-of-way identified on Schedules 2.1.14(1) and (2) of this Subsection, the minimum distance required between the nearest part of any building or structure to the centreline of the right-of-way shall be as contained in Table 2.1.14.1 – Centreline Setbacks Line 16.0 [26 m ROW – 13.0 m + required yard / setback (16.0 m + required yard within 90.0 m of the intersecting centreline of a major intersection)]	Delete provision – setbacks shall be in accordance with those specified in this By-law
3.1.2.1	Required Number of Parking Spaces for Residential Uses	Precinct 4 Condominium Detached Dwelling: 2.0 resident spaces per unit 0.25 visitor spaces per unit	Provision met
3.1.3.1.B.	Required Number of Accessible Parking Spaces	4% of the total visitor parking spaces required	Provision met
4.1.1.	Dwelling Unit	A maximum of one dwelling unit permitted on a lot in a R1 o R16, RM1 to RM3, RM5 and RM6 zone	Provision met
4.1.1.3	Dwelling Unit	A dwelling unit shall be located within a storey, but not below the first storey	Provision met
4.1.5.9	Building Projection	A building projection, with windows that cover a minimum of 50% of the total projection, may encroach a maximum of 0.61 m into a required front, exterior	Provision met

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		and/or rear yard, provided that the building projection is not more than 3.0 m wide	
4.1.9.12	Driveways	A maximum of one (1) driveway shall be permitted per lot in R1 to R1'6, RM1 o RM3 and RM6 zones	Provision met
4.1.9.4	Driveways and Parking	The nearest part of a driveway or any other parking area for a detached, semi-detached, linked, duplex, triplex and end unit of a street townhouse shall be a minimum distance of 0.6 m from any side lot line other than the common side lot line separating an attached semi-detached, an attached street townhouse or a detached garage with a joint party wall	Provision met
4.1.13	Minimum Gross Floor Area – Residential	All dwelling units in R1 to R16 and RM1 to RM6 zones shall have a minimum gross floor area – residential of 60 sq m	Provision met
4.1.14.1	Common Element Condominium (CEC)	CEC-visitor parking spaces shall be provided within a common element area	Provision met
4.1.14.2	Common Element Condominium (CEC)	The width of the paved portion of a CEC-road shall be the perpendicular distance measured between the inside faces of opposing curbs. At the point where a CEC-visitor parallel parking space abuts a CEC-road, the width of the paved portion of the CEC-road shall be the perpendicular distance measured between the CEC-visitor parallel parking space and the inside face of the opposing curb	Provision met
4.7.1	R16 – Permitted Uses	Detached dwelling on a CEC – Road	Provision met
4.7.1	R16 – Zone Regulations	Minimum Lot Area – Interior Lot –550 sq m	Delete provision – a minimum lot area of 230 square metres is requested
4.7.1	R16 – Zone Regulations	Minimum Lot Area – CEC – Corner Lot – 720 sq m	Delete provision – a minimum lot area of 260 square metres is requested
4.7.1	R16 – Zone Regulations	Minimum Lot Frontage – Interior Lot – 15.0 m	Delete provision – a minimum lot frontage of 10.0 m is requested

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4.7.1	R16 – Zone Regulations	Minimum Lot Frontage – CEC - Corner Lot – 19.5 m	Delete provision – a minimum lot frontage of 10.0 m is requested
4.7.1	R16 – Zone Regulations	Maximum Lot Coverage – 35%	Delete provision – a maximum lot coverage of 53% is requested
4.7.1	R16 – Zone Regulations	<i>Minimum Front Yard</i>	
4.7.1	R16 – Zone Regulations	Interior Lot / CEC – corner lot – 7.5 m	Delete provision – a minimum front yard of 6.0 m is requested. For the purposes of zoning, the private road is deemed to be the front lot line
4.7.1	R16 – Zone Regulations	Minimum setback from a garage face to a street, CEC – road or CEC-sidewalk – 7.5 m	Delete provision – a minimum setback from a garage face of 6.0 m is requested
4.7.1	R16 – Zone Regulations	<i>Minimum Exterior Side Yard</i>	
4.7.1	R16 – Zone Regulations	Lot with an exterior side lot line abutting a street –6.0 m	Not Applicable
4.7.1	R16 – Zone Regulations	Lot with an exterior side lot line abutting a CEC – road – 6.0 m	Delete provision – a reduced exterior side yard to a CEC-road is requested on Lot 31, Lot 30, Lot 35, Lot 41 and Lot 3. These setbacks shall be in accordance with those specified by this By-law
4.7.1	R16 – Zone Regulations	Lot with an exterior side lot line abutting a CEC – sidewalk – 3.3 m	Provision met
4.7.1	R16 – Zone Regulations	Minimum setback from a garage face to a street, CEC- road or CEC – sidewalk – 6.0 m	Not Applicable
4.7.1	R16 – Zone Regulations	<i>Minimum Interior Side Yard</i>	
4.7.1	R16 – Zone Regulations	Interior lot/corner lot – 1.2 m plus 0.61 m for each additional storey or portion thereof above one storey	Delete provision – an interior side yard setback of 0.6 metres where an attached

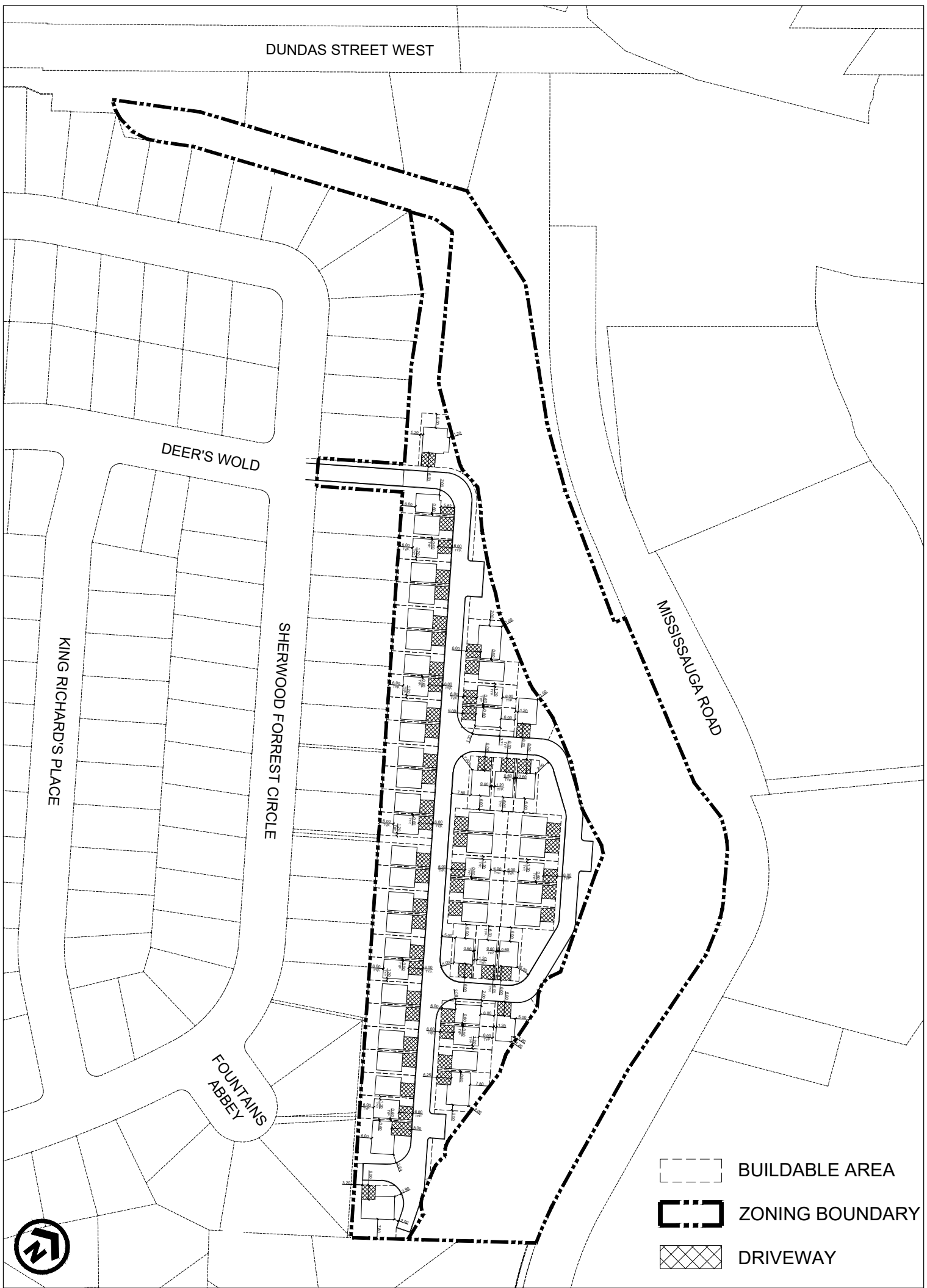
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			private garage is provided, and 1.2 metres where an attached private garage is not provided is requested
4.7.1	R16 – Zone Regulations	Where interior side lot line is the rear lot line of an abutting parcel – 2.5 m	Delete provision – an interior side yard of 1.2 m is requested where an interior side lot line is the rear lot line of an abutting parcel
4.7.1	R16 – Zone Regulations	<i>Minimum Rear Yard</i>	
4.7.1	R16 – Zone Regulations	Interior lot / CEC-corner lot – 7.5 m	Delete provision – a 6.0 m rear yard setback is requested
4.7.1	R16 – Zone Regulations	Maximum height – 10.7 m	Delete provision – a maximum height of 12.6 m is requested
4.7.1	R16 – Zone Regulations	<i>Encroachments, Projections and Setbacks</i>	
4.7.1	R16 – Zone Regulations	Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into the required front and exterior side yards – 1.5 m	Delete provision – a maximum encroachment of 1.5 m of a porch or deck, exclusive of stairs located at and accessible from the first storey into the required front yard is requested
4.7.1	R16 – Zone Regulations	Maximum encroachment of an awning, window, chimney, pilaster or corbel, window well, and stairs with a maximum of three risers, into the required front and exterior side yards – 0.6 m	Provision met
4.7.1	R16 – Zone Regulations	Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey, or awning into the required rear yard – 5.0 m	Provision met
4.7.1	R16 – Zone Regulations	Maximum encroachment of a balcony, window, chimney, pilaster or corbel, window well, and stairs with a maximum of three risers, into the required rear yard – 1.0 m	Provision met

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4.7.1	R16 – Zone Regulations	Minimum setback of a detached dwelling to a CEC-visitor parking space – 3.3 m	Provision met
4.7.1	R16 – Zone Regulations	Minimum setback of a detached dwelling to a CEC-amenity area – 1.5 m	Not applicable
4.7.1	R16 – Zone Regulations	<i>Attached Garage, Parking and Driveway</i>	
4.7.1	R16 – Zone Regulations	Attached garage – required	Provision met
4.7.1	R16 – Zone Regulations	Minimum parking spaces – required	Provision met
4.7.1	R16 – Zone Regulations	Minimum visitor parking spaces – required	Provision met
4.7.1	R16 – Zone Regulations	Maximum driveway width – Lesser of 8.5 m or 50% of the lot frontage	Provision met
4.7.1	R16 – Zone Regulations	<i>CEC – Road, Aisles and Sidewalks</i>	
4.7.1	R16 – Zone Regulations	Minimum width of a CEC-road – 7.0 m	Provision met
4.7.1	R16 – Zone Regulations	Minimum width of a CEC-road with an abutting parallel visitor parking space – 6.0 m	Not Applicable
4.7.1	R16 – Zone Regulations	CEC-road and aisles are permitted to be shared with abutting lands with the same R16 Base Zone and/or R16 Exception Zone – required	Provision met
4.7.1	R16 – Zone Regulations	Minimum width of a sidewalk – 2.0 m	Provision met



1720 SHERWOOD FORREST CIRCLE
LOT 3, RANGE 1, S.D.S., RACEY TRACT
(GEOGRAPHIC TOWNSHIP OF TORONTO)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

THIS IS SCHEDULE 'A' TO
BY-LAW _____
PASSED BY COUNCIL



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THIS IS SCHEDULE 'B' TO
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