

Zoning Chart – 1775 Thorny Brae Place

Mississauga Road Properties

July 3, 2025

| Zoning By-law No. 0225 - 2007 | | RM9 Zone | RM9 Zone – Exception XXXX | |
|----------------------------------|-----------------------------|---|------------------------------------|-------------------|
| Section Reference | Regulation Category | Zoning Regulation | Proposed | Variance Required |
| 4.14.1.2 | Permitted Uses | (1) Stacked Townhouse (2) Back to Back Townhouse on a condominium road | Stacked Townhouse | - |
| 4.14.1.3 | Minimum Lot Frontage | 38.0 m | 80.95 m | - |
| 4.14.1.4 | Minimum Dwelling Unit Width | 4.5 m | 4.6 m | - |
| 4.14.1.5.1 | Maximum Height: Sloped Roof | 17.0 m and 4 storeys | 12.52 m and 3 storeys | - |
| 4.14.1.5.2 | Maximum Height: Flat Roof | 13.0 m and 4 storeys | N/A | - |
| 4.14.1.6 | Minimum Front | 7.5 m | Front Yard Setback: 4.50 m | Yes |
| 4.14.1.7 | Exterior Side Yard | 7.5 m | Exterior Side Yard Setback: 4.56 m | Yes |
| 4.14.1.8 | Minimum Interior Side Yard | 4.5 m (1) Where any portion of the interior side lot line abuts a zone permitting detached dwellings and/or semi-detached 9.0 m (2) Where the interior side lot line abuts a RM4, RM5, RM6, RM7 (only for duplex or triplex), RM8, RM9, RM10, RM11, or RM12 zone and the rear wall of the building abuts the interior side lot line 7.5 m (3) Where the front wall of a building abuts the interior side lot line 9.0 m | 4.86 m | Yes |
| 4.14.1.9 | Minimum Rear Yard | 7.5 m (1) Where any portion of the rear lot line abuts a zone permitting detached dwellings and/or semi-detached 9.0 m (2) Where the front wall of the building abuts the rear lot line 9.0 m | 4.59 m | Yes |

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| 4.14.1.10 | Maximum Projections | (1) Maximum projection of a balcony, awning or deck, exclusive of stairs, from the outermost face or faces of the building 2.0 m (2) Maximum projection of any part of a building, including architectural features but exclusive of stairs, above a below grade patio 50% of the depth of the patio | Maximum projection of a balcony, awning or deck, exclusive of stairs, from the outermost face or faces of the building: 1.5 m | - |
| 4.14.1.11 | Minimum Internal Setbacks | (1) from a garage face to a condominium road or sidewalk 6.0 m (2) From a garage face to a condominium road or sidewalk, where the garage and driveway are accessed at the rear of the dwelling unit 1.0 m (3) From the front wall of a building to a condominium road, sidewalk, walkway or parking space not located on a driveway 4.5 m (4) From a porch, exclusive of stairs, located at and accessible from the first storey or below the first storey, to a condominium road, sidewalk, walkway or parking space 2.5 m (5) From a rear wall of a building to a side wall of another building on the same lot 12.0 m | (1) from a garage face to a condominium road or sidewalk 6.0 m (2) From a garage face to a condominium road or sidewalk, where the garage and driveway are accessed at the rear of the dwelling unit 6.0 m (3) From the front wall of a building to a condominium road, sidewalk, walkway or parking space not located on a driveway 0.0 m (4) From a porch, exclusive of stairs, located at and accessible from the first storey or below the first storey, to a condominium road, sidewalk, walkway or parking space 0.0 m (5) From a rear wall of a building to a side wall of another building on the same lot >12.0 m | Yes |

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| | | (6) From a rear wall of a building to a rear wall of another building on the same lot 15.0 m (7) From a side wall of a building to a side wall of another building on the same lot 3.0 m (8) From a side wall of any building to a walkway 1.5 m (9) From a side wall of a building to a condominium road, sidewalk, or parking space 3.0 m (10)From a front wall of a building to a front wall of another building on the same lot, where the building is less than or equal to three storeys 12.0 m or where there are buildings with different heights on one lot, the average of the required setbacks (11)From a front wall of a building to a front wall of another building on the same lot, where the building is less than or equal to three storeys and contains a dwelling unit in the basement 15.0 m (12)From a front wall of a building to a front wall of another building on the same lot, where the building is four storeys 15.0 m or where there are buildings with different heights on one lot, the | (6) From a rear wall of a building to a rear wall of another building on the same lot >15.0 m (7) From a side wall of a building to a side wall of another building on the same lot >3.0 m (8) From a side wall of any building to a walkway 0 m (9) From a side wall of a building to a condominium road, sidewalk, or parking space >3.0 m (10)From a front wall of a building to a front wall of another building on the same lot, where the building is less than or equal to three storeys 11.0 m (11)From a front wall of a building to a front wall of another building on the same lot, where the building is less than or equal to three storeys and contains a dwelling unit in the basement N/A (12)From a front wall of a building to a front wall of another building on the same lot, where the building is four storeys N/A (13)From a front wall of a building to a side wall of another building on the same lot >9.0 m | |

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| | | average of the required setbacks (13) From a front wall of a building to a side wall of another building on the same lot 9.0 m or where there are buildings with different heights on one lot, the average of the required setbacks (14) The area created by the minimum separation distance between buildings may not include the required amenity area | (14) The area created by the minimum separation distance between buildings may not include the required amenity area The area area created by the minimum separation distance between buildings includes the required amenity area | |
| 4.14.1.12 | Attached garage, parking and driveway | (1) attached garage Permitted (2) minimum parking spaces See Part 3 - 2.0 resident spaces per unit = 198 resident spaces (3) minimum visitor parking spaces See Part 3 - 0.25 visitor spaces per unit = 24.75 visitors spaces (4) maximum driveway width 2.6 m | 198 resident spaces 26 visitor spaces 3.0 m driveway width | - |
| 4.14.1.13 | Parking areas and parking structure setbacks | (1) Minimum setback between a parking space and an interior side lot line and/or rear lot line 3.0 m (2) Minimum setback of a parking structure constructed above or partially above finished grade to any lot line 6.0 m (3) Minimum setback of a parking structure constructed completely below finished grade to any lot line 3.0 m | (1) Minimum setback between a parking space and an interior side lot line and/or rear lot line >3.0 m (2) Minimum setback of a parking structure constructed above or partially above finished grade to any lot line N/A (3) Minimum setback of a parking structure constructed completely below finished grade to any lot line 4.56 m | - |

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| 4.14.1.14 | Condominium roads, sidewalks, and walkways | (1) minimum width of a condominium road/aisle 7.0 m (2) Condominium roads are permitted to be shared with abutting lands zoned to permit back to back townhouse, stacked townhouse, townhouse or apartment, or any combination thereof (3) Minimum width of a sidewalk traversed by a driveway 2.0 m (4) Minimum width of a sidewalk not traversed by a driveway 1.5 m | (1) minimum width of a condominium road/aisle 6.0 m (2) Condominium roads are permitted to be shared with abutting lands zoned to permit back to back townhouse, stacked townhouse, townhouse or apartment, or any combination thereof (3) Minimum width of a sidewalk traversed by a driveway 2.0 m (4) Minimum width of a sidewalk not traversed by a driveway 1.5 m | Yes |
| 4.14.1.15 | Minimum amenity area and landscaped area | (1) minimum landscaped area 40% of lot area (2) Minimum required landscaped soft area 50% of landscaped area (3) Minimum landscaped buffer abutting any side and rear lot line 3.0 m (4) Minimum contiguous amenity area, excluding private outdoor space The greater of 2.8 m2 per dwelling unit or 5% of the lot area 2.8 m2 x 99 units = 277.2 m2 5% x 15,261.62 m2 = 763.1 m2 (5) Minimum setback from an amenity area to a building and to any type of road 3.0 m | (1) minimum landscaped area 28.91% soft landscaping + 12.67% walkways = 41.58% (2) Minimum required landscaped soft area >50% of landscaped area (3) Minimum landscaped buffer abutting any side and rear lot line 2.73 m (rear lot line) (4) Minimum contiguous amenity area, excluding private outdoor space 241.45 m2 (5) Minimum setback from an amenity area to a building and to any type of road 1.5 m (6) A setback from an amenity area shall be unencumbered except for a perpendicular walkway and shall | Yes |

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| | | <p>(6) A setback from an amenity area shall be unencumbered except for a perpendicular walkway and shall consist of only soft landscaped material</p> <p>(7) Minimum contiguous private outdoor space per unit</p> <p>6.0 m2</p> <p>(8) Notwithstanding Line 15.7 of this Table, minimum contiguous private outdoor space per unit when located on a balcony</p> <p>4.5 m2</p> <p>(9) Minimum setback of a rooftop amenity space from all exterior edges of a building adjacent to low density residential development</p> <p>1.0 m</p> | <p>consist of only soft landscaped material</p> <p>(7) Minimum contiguous private outdoor space per unit</p> <p>6.66 m2 (1st floor balcony)</p> <p>4.57 m2 (2nd floor balconies) - see below</p> <p>4.27 m2 (3rd floor balconies) - see below</p> <p>(8) Notwithstanding Line 15.7 of this Table, minimum contiguous private outdoor space per unit when located on a balcony</p> <p>6.66 m2 (1st floor balcony)</p> <p>4.57 m2 (2nd floor balconies)</p> <p>(9) Minimum setback of a rooftop amenity space from all exterior edges of a building adjacent to low density residential development</p> <p>N/A</p> | |
| Table 3.1.1.12 - Line 5.0 | Minimum Number of Required Electric Vehicle Ready Parking Spaces for Back to back and stacked townhouse, without exclusive use garage and/or driveway | <p>20% of the total required parking spaces or 1.0 space, whichever is greater</p> <p>25 visitors parking spaces x 20% = 5 EV spaces</p> | 0 | Yes |
| Table 3.1.3.1 | Minimum Number of Required Accessible Parking Spaces 13-100 required visitors parking spaces = 4% of the total = | 1 accessible parking space | 1 | - |