

**Draft Zoning By-Law
Requested Site-Specific Exemptions**

For the lands municipally known as 1489 Hurontario Street in the City of Mississauga

Table 1 – Existing and Proposed Zoning: R1-2

Zone Regulations		R1-2 Base Zone Regulations	RM4-XX Proposed Zone Regulations
2.0	Permitted Uses	Detached Dwelling	In a RM4-XX zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:
3.2	Minimum Lot Area, Corner Lot	835 m ²	Minimum lot area per dwelling unit: 150 m ²
4.2	Minimum Lot Frontage, Corner Lot	22.5 m	N/A
5.0	Maximum Lot Coverage	25%	N/A
6.2	Minimum Front Yard, Corner Lot	7.5 m	Minimum lot line setback from front wall of a townhouse inclusive of stairs to a street line of a designated right-of-way of 20.0 m or greater: 4.5 m
7.0	Minimum Exterior Side Yard	7.5 m	N/A
8.2	Minimum Interior Side Yard, Corner Lot	3.0 m	N/A
9.2	Minimum Rear Yard, Corner Lot	3.0 m	Minimum setback from the rear wall of a townhouse

			to a lot line that is not a street line: 6.0 m
10.0	Maximum Height	10.7 m	12.5 m
11.0	Encroachments, projections and setbacks		
11.1	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided	N/A	Maximum projection of a porch or deck located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, attached to the front and/or side wall of a townhouse: 3.0 m
11.2	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	N/A	N/A
11.3	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 2.5 m from the garage face	N/A	N/A
12.0	Attached garage, parking and driveway		
12.1	Attached garage	Permitted	N/A
12.2	Minimum parking spaces	Permitted	N/A
12.3	Maximum driveway width	Width of garage door opening(s) plus 2.0 m up to a maximum of 8.5 m; if no garage door then maximum width of 6.0 m	N/A

12.4	Minimum landscaped soft area in the yard containing the driveway	40% of the front yard and/or exterior side yard	N/A
13.0	Accessory buildings and structure	Permitted	N/A
4.2.2.2.2	Exception: R1-2, Minimum Lot Frontage	30.0 m	N/A

**A summary of the requested Zoning By-law Amendments, as well as a rationale for the amendments, is included in the Planning and Urban Design Rationale Report, prepared by Bousfields Inc., which is being submitted as part of this Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision application.*