

2620 Chalkwell Close

City File: DARC 23-155 W2

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 (RM11 Zone) STANDARD | REQUESTED (RM11-XX) STANDARD |
|------------------|--|--|--|
| 3.1.1.12.1 | Minimum Number of Required Electric Vehicle Ready Parking Spaces | Precinct 4 Back-to-Back Townhouse with exclusive use garage and / or driveway: 20% of the total required parking spaces or 1.0 space, whichever is greater | Provision met |
| 3.1.2.1.1 | Required Number of Parking Spaces for Residential Uses | Precinct 4 Back-to-Back Townhouse with exclusive use garage and driveway 2.0 resident spaces per unit 0.25 visitor spaces per unit | Delete provision – permit a visitor parking standard of 0.23 spaces per unit |
| 3.1.3.1. | Required Number of Accessible Parking Spaces | 4% of the total visitor parking spaces required | Provision met |
| 3.1.3.1.2 | Accessible Parking Spaces | Where more than one accessible parking space is required: (1) If an even number of accessible parking spaces is required, an equal number of Type A and Type B accessible parking spaces must be provided | 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 |
| 4.1.14.1 | Common Element | CEC-visitor parking spaces shall be provided within a common element area | Provision met |

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|------------------|----------------------------------|---|---|
| | Condominium (CEC) | | |
| 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 |
| 4.14A.1 | RM11 – Permitted Uses | Back to back townhouses on a CEC – Road | Provision met |
| 4.14A.1 | RM11 – Zone Regulations | Minimum Lot Frontage – Interior Lot – 5.0 m | Delete provision – a minimum interior lot frontage of 4.5 metres is requested |
| 4.14A.1 | RM11 – Zone Regulations | Minimum Lot Frontage – CEC - Corner Lot – 8.3 m | Delete provision – a minimum corner lot frontage of 4.7 m is requested in accordance with Schedule B of this By-law |
| 4.14A.1 | RM11 – Zone Regulations | Minimum Dwelling Unit Width – 5.0 m | Delete provision – a minimum dwelling unit width of 4.5 m is requested in accordance with Schedule B of this By-law |
| 4.14A.1 | RM11 – Zone Regulations | <i>Maximum Height</i> | |
| 4.14A.1 | RM11 – Zone Regulations | Highest Ridge Sloped Roof – 15.0 m and 3 storeys | Not Applicable |
| 4.14A.1 | RM11 – Zone Regulations | Highest Ridge Flat Roof – 11.0 m and 3 storeys | Delete provision – a maximum height of 12.0 m and 3 storeys is requested in accordance with Schedule B of this By-law |
| 4.14A.1 | RM11 – Zone Regulations | Calculation of maximum height shall be exclusive of structures for rooftop access, provided that the structure complies with the following: | Delete provision – a rooftop structure shall be permitted in |

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| | | Maximum height – 3.0 m Maximum floor area – 20.0 sq m Minimum setback from the exterior edge of the building – 3.0 m | accordance with the following: A maximum height of 4 m; A maximum floor area of 20 sq m; A 1.0 m minimum setback from the exterior edge of the building |
| 4.14A.1 | RM11 – Zone Regulations | <i>Minimum Front Yard</i> | |
| 4.14A.1 | RM11 – Zone Regulations | Interior Lot / CEC – corner lot – 4.5 m | Delete provision – a minimum front yard of 1.45 m is requested |
| 4.14A.1 | RM11 – Zone Regulations | Minimum setback from a garage face to a street, CEC – road or CEC-sidewalk – 6.0 m | Not Applicable |
| 4.14A.1 | RM11 – Zone Regulations | <i>Minimum Exterior Side Yard</i> | |
| 4.14A.1 | RM11 – Zone Regulations | Lot with an exterior side lot line that is a street line – 7.5 m | Not Applicable |
| 4.14A.1 | RM11 – Zone Regulations | Minimum setback from a garage face to a street, CEC-road or CEC – sidewalk – 6.0 m | Not Applicable |
| 4.14A.1 | RM11 – Zone Regulations | <i>Minimum Interior Side Yard</i> | |
| 4.14A.1 | RM11 – Zone Regulations | Attached side – 0.0 m | Provision met |
| 4.14A.1 | RM11 – Zone Regulations | Unattached side – 1.5 m | Provision met |
| 4.14A.1 | RM11 – Zone Regulations | Where interior side lot line abuts a CEC – landscaped buffer – 4.5 m | Provision met |
| 4.14A.1 | RM11 – Zone Regulations | <i>Encroachments, Projections and Setbacks</i> | |

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| 4.14A.1 | RM11 – Zone Regulations | Maximum encroachment of an awning, window, chimney, pilaster or corbel, window well into the required front and exterior side yards – 0.6 m | Provision met |
| 4.14A.1 | RM11 – Zone Regulations | Maximum projection of a balcony or deck, exclusive of stairs, from the outermost face or faces of the building – 2.0 m | Provision met |
| 4.14A.1 | RM11 – Zone Regulations | Minimum setback from a lot with any side lot line abutting a CEC-road – 4.5 m | Delete provision – a 2.0 m setback to a lot with any side lot line abutting a CEC-road is requested in accordance with Schedule B of this By-law |
| 4.14A.1 | RM11 – Zone Regulations | Minimum setback from a lot with any side lot line abutting a CEC-sidewalk – 1.5 m | Delete provision – permit a 0.5 m setback from a lot with any side lot line abutting a CEC-sidewalk |
| 4.14A.1 | RM11 – Zone Regulations | Minimum setback from a porch, exclusive of stairs, located at and accessible from the first storey, to a CEC-road, sidewalk or parking space – 2.5 m | Provision met |
| 4.14A.1 | RM11 – Zone Regulations | Minimum setback from a side wall of a building to a CEC-road, sidewalk or parking space – 3.0 m | Delete provision – permit a 2.0 m setback from a side wall of a building to a CEC-road, sidewalk or parking space |
| 4.14A.1 | RM11 – Zone Regulations | Minimum setback of a building to a CEC-amenity area – 1.5 m | Provision met |
| 4.14A.1 | RM11 – Zone Regulations | Minimum setback between a parking space and a street – 3.0 m | Not Applicable |
| 4.14A.1 | RM11 – Zone Regulations | <i>Attached Garage, Parking and Driveway</i> | |
| 4.14A.1 | RM11 – Zone Regulations | Attached garage – required | Provision met |
| 4.14A.1 | RM11 – Zone Regulations | Minimum parking spaces – required | Provision met |

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| 4.14A.1 | RM11 – Zone Regulations | Minimum visitor parking spaces – required | Delete provision – a reduced visitor parking standard of 0.23 spaces per unit is requested |
| 4.14A.1 | RM11 – Zone Regulations | Maximum driveway width – 2.6 m | Provision met |
| 4.14A.1 | RM11 – Zone Regulations | <i>MINIMUM LANDSCAPE AREA & PRIVATE OUTDOOR SPACE</i> | |
| 4.14A.1 | RM11 – Zone Regulations | Minimum required landscaped soft area per lot – 3.0 sq m | Provision met |
| 4.14A.1 | RM11 – Zone Regulations | Minimum contiguous private outdoor space per lot – 6.0 sq m | Provision met |
| 4.14A.1 | RM11 – Zone Regulations | Minimum setback of a rooftop amenity spaces from all exterior edges of a building within 7.5 m, or less, of a zone which permits detached dwellings and / or semi-detached – 1.0 m | Provision met |
| 4.14A.1 | RM11 – Zone Regulations | <i>CEC – Road, Aisles and Sidewalks</i> | |
| 4.14A.1 | RM11 – Zone Regulations | Minimum width of a CEC-road – 7.0 m | Delete provision – permit a 6.0 m CEC-road width |
| 4.14A.1 | RM11 – Zone Regulations | Minimum width of a CEC-road with an abutting parallel visitor parking space – 6.0 m | Provision met |
| 4.14A.1 | RM11 – Zone Regulations | CEC-road and aisles are permitted to be shared with abutting lands with the same Base Zone and/or Exception Zone – required | Provision met |
| 4.14A.1 | RM11 – Zone Regulations | Minimum width of a sidewalk traversed by a driveway – 2.0 m | Delete provision – permit a 1.8 m width of a sidewalk traversed by a driveway |
| 4.14A.1 | RM11 – Zone Regulations | Minimum width of a sidewalk not traversed by a driveway – 1.5 m | Provision met |

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| 4.14A.1 | RM11 – Zone Regulations | Minimum CEC-landscaped buffer abutting any side and rear lot line – 3.0 m | Delete provision – permit a reduced landscaped buffer in accordance with Schedule B of this By-law |
| 4.14A.1 | RM11 – Zone Regulations | Minimum contiguous CEC-amenity area – the greater of 2.8 sq m per dwelling unit or 5% of the lot area | Provision met |

DRAFT

LOCKHART ROAD

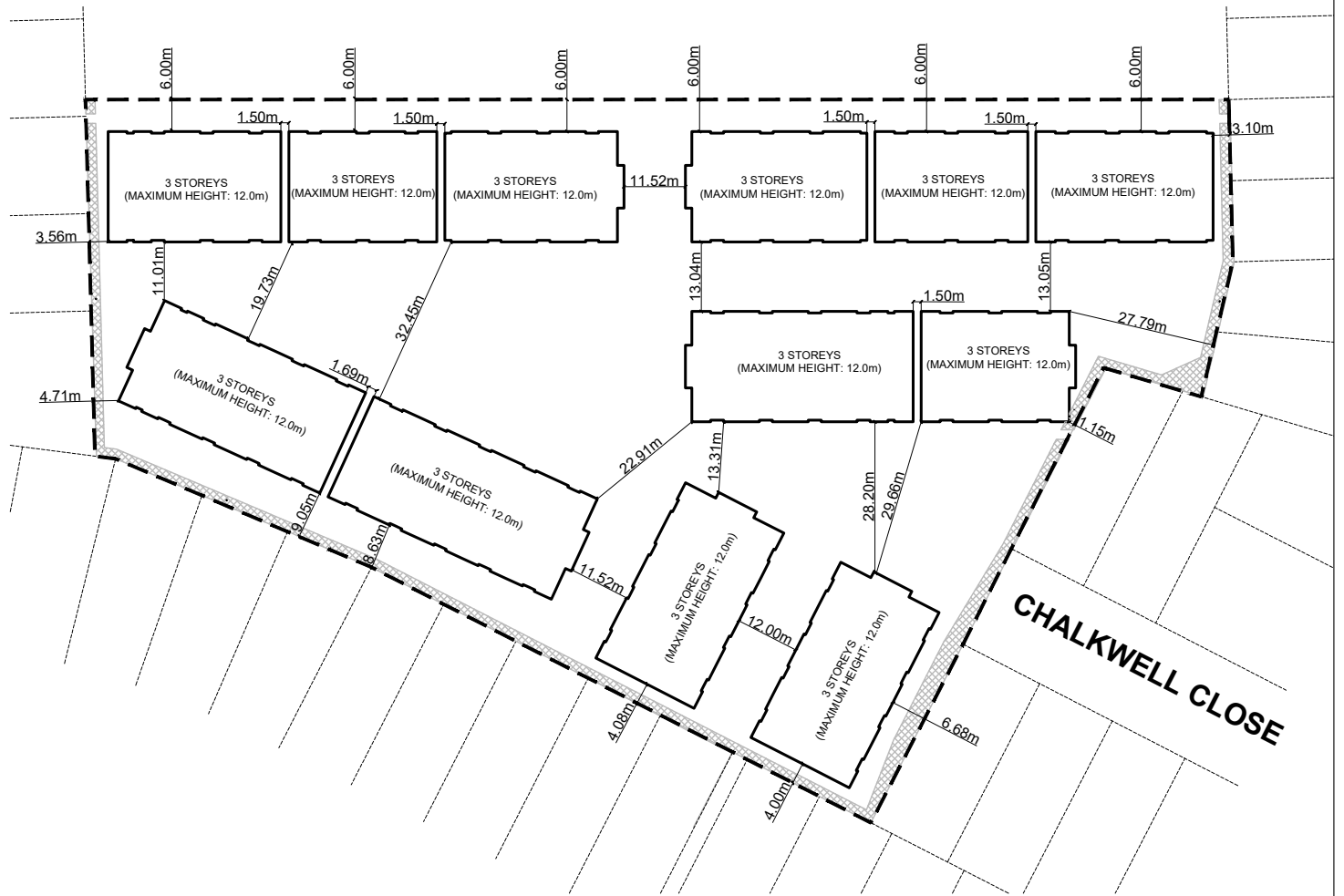
RM-11XX

CHALKWELL CLOSE



BLOCK B, REGISTERED PLAN 618
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

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



NOTES:

- ALL MEASUREMENTS ARE IN METRES AND ARE MINIMUM SETBACKS, UNLESS OTHERWISE NOTED.
- HEIGHT MEASURED BASED ON THE CALCULATION OF ESTABLISHED GRADE.

LEGEND

- BUILDABLE AREA
- LANDSCAPE BUFFER

BLOCK B, REGISTERED PLAN 618
 CITY OF MISSISSAUGA
 REGIONAL MUNICIPALITY OF PEEL

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