

EXISTING ZONING: R3

ZONING MATRIX		
ADDRESS: 120 FAIRVIEW RD W, MISSISSAUGA, ON L5B 1K6		
LEGAL DESCRIPTION: PLAN 334 LOT 13		
ZONING: R3 (INTERIOR LOT)		
	REQUIREMENTS	BY-LAW
LOT AREA	MIN. 550m ²	ZONING BY-LAW 0225-2007, 4.2.1 (3.1)
LOT FRONTAGE	MIN. 15.0m	ZONING BY-LAW 0225-2007, 4.2.1 (4.1)
LOT COVERAGE	MAX. 35%	ZONING BY-LAW 0225-2007, 4.2.1 (5.0)
FRONT YARD SETBACK	MIN. 7.5m	ZONING BY-LAW 0225-2007, 4.2.1 (6.1)
EXTERIOR YARD SETBACK	MIN. 6.0m	ZONING BY-LAW 0225-2007, 4.2.1 (7.0)
INTERIOR SIDE YARD SETBACK	MIN. 1.2m + 0.61m FOR EACH ADDITIONAL STOREY OR PORTION THEREOF ABOVE ONE STOREY	ZONING BY-LAW 0225-2007, 4.2.1 (8.1)
REAR YARD SETBACK	MIN. 7.5m	ZONING BY-LAW 0225-2007, 4.2.1 (9.1)
HEIGHT	MAX. 10.7m	ZONING BY-LAW 0225-2007, 4.2.1 (10.0)
ATTACHED GARAGE	PERMITTED	ZONING BY-LAW 0225-2007, 4.2.1 (12.1)
NUMBER OF PARKING SPACES	MIN. 2	ZONING BY-LAW 0225-2007, 3.1.2.1.1 (6.0)
DRIVEWAY WIDTH	WIDTH OF GARAGE DOOR OPENING(S) PLUS 2.0 M UP TO A MAXIMUM OF 6.0 M; IF NO GARAGE DOOR MAXIMUM WIDTH OF 6.0 M	ZONING BY-LAW 0225-2007, 4.2.1 (12.3)
LANDSCAPED SOFT AREA	MIN. 40% OF FRONT YARD AND/OR EXTERIOR SIDE YARD	ZONING BY-LAW 0225-2007, 4.2.1 (12.4)
ACCESSORY BUILDINGS AND STRUCTURES	PERMITTED	ZONING BY-LAW 0225-2007, 4.2.1 (13.0)

ZONING MATRIX		
ADDRESS: 120 FAIRVIEW RD W, MISSISSAUGA, ON L5B 1K6		
ZONING: R3 (CORNER LOT)		
LEGAL DESCRIPTION: PLAN 334 LOT 13		
	REQUIREMENTS	BY-LAW
LOT AREA	MIN. 720m ²	ZONING BY-LAW 0225-2007, 4.2.1 (3.2)
LOT FRONTAGE	MIN. 19.5m	ZONING BY-LAW 0225-2007, 4.2.1 (4.2)
LOT COVERAGE	MAX. 35%	ZONING BY-LAW 0225-2007, 4.2.1 (5.0)
FRONT YARD SETBACK	MIN. 6.0m	ZONING BY-LAW 0225-2007, 4.2.1 (6.2)
EXTERIOR YARD SETBACK	MIN. 6.0m	ZONING BY-LAW 0225-2007, 4.2.1 (7.0)
INTERIOR SIDE YARD SETBACK	MIN. 1.2m + 0.61m FOR EACH ADDITIONAL STOREY ABOVE ONE STOREY	ZONING BY-LAW 0225-2007, 4.2.1 (8.2)
REAR YARD SETBACK	MIN. 3m	ZONING BY-LAW 0225-2007, 4.2.1 (9.2)
HEIGHT	MAX. 10.7m	ZONING BY-LAW 0225-2007, 4.2.1 (10.0)
ATTACHED GARAGE	PERMITTED	ZONING BY-LAW 0225-2007, 4.2.1 (12.1)
NUMBER OF PARKING SPACES	MIN. 2	ZONING BY-LAW 0225-2007, 3.1.2.1.1 (6.0)
DRIVEWAY WIDTH	WIDTH OF GARAGE DOOR OPENING(S) PLUS 2.0 M UP TO A MAXIMUM OF 6.0 M; IF NO GARAGE DOOR MAXIMUM WIDTH OF 6.0 M	ZONING BY-LAW 0225-2007, 4.2.1 (12.3)
LANDSCAPED SOFT AREA	MIN. 40% OF FRONT YARD AND/OR EXTERIOR SIDE YARD	ZONING BY-LAW 0225-2007, 4.2.1 (12.4)
ACCESSORY BUILDINGS AND STRUCTURES	PERMITTED	ZONING BY-LAW 0225-2007, 4.2.1 (13.0)

PROPOSED ZONING FOR LOT 1-3: R16-EXCEPTION

ZONING MATRIX				
ADDRESS: 120 FAIRVIEW RD W, MISSISSAUGA, ON L5B 1K6				
ZONING: R16-EXCEPTION				
LEGAL DESCRIPTION: PLAN 334 LOT 13				
	REQUIREMENTS	PROPOSED	EXCEPTION REQUIRED	BY-LAW
LOT AREA	MIN. 550m ²	MIN. 300m ²	YES	ZONING BY-LAW 0225-2007, 4.7.1 (3.1)
LOT FRONTAGE	MIN. 15m	MIN. 10m	YES	ZONING BY-LAW 0225-2007, 4.7.1 (4.1)
LOT COVERAGE	MAX. 35%	MAX. 45%	YES	ZONING BY-LAW 0225-2007, 4.7.1 (5.0)
FRONT YARD SETBACK	MIN. 7.5m	MIN. 4.5m / MIN. 6m (GARAGE FACE)	YES	ZONING BY-LAW 0225-2007, 4.7.1 (6.1)
EXTERIOR SIDE YARD SETBACK	MIN 6.0m FOR EXTERIOR SIDE LOT LINE ABUTTING A STREET/CEC-SIDEWALK; MIN 3.3m FOR EXTERIOR SIDE LOT LINE ABUTTING A SIDEWALK.	-	NO	ZONING BY-LAW 0225-2007, 4.7.1 (7.0)
INTERIOR SIDE YARD SETBACK	1.2m PLUS 0.61m FOR EACH ADDITIONAL STOREY OR PORTION THEREOF ABOVE ONE STOREY	MIN. 1.2m ON ONE SIDE & MIN. 0.61m ON THE OTHER SIDE	YES	ZONING BY-LAW 0225-2007, 4.7.1 (8.1)
REAR YARD SETBACK	MIN 7.5m	MIN 7.5m	NO	ZONING BY-LAW 0225-2007, 4.7.1 (9.1)
HEIGHT	MAX 10.7m	MAX 10.7m	NO	ZONING BY-LAW 0225-2007, 4.7.1 (10.0)
ENCROACHMENTS - PORCH OR DECK INCLUSIVE OF STAIRS LOCATED AT AND ACCESSIBLE FROM THE FIRST STOREY INTO THE REQUIRED FRONT AND EXTERIOR SIDE YARDS	MAX 1.5m	-	NO	ZONING BY-LAW 0225-2007, 4.7.1 (11.1)
ENCROACHMENTS - AWNING, WINDOW, CHIMNEY, PLASTER OR CORBEL, WINDOW WELL, AND STAIRS WITH A MAX. 3 RISERS, INTO THE REQ. FRONT AND EXTERIOR SIDE YARDS	MAX 0.6m	-	NO	ZONING BY-LAW 0225-2007, 4.7.1 (11.2)

ENCROACHMENTS - PORCH OR DECK INCLUSIVE OF STAIRS LOCATED AT AND ACCESSIBLE FROM THE FIRST STOREY, OR AWNING INTO THE REQ. REAR YARD	MAX 5.0m	-	NO	ZONING BY-LAW 0225-2007, 4.7.1 (11.3)
ENCROACHMENTS - BALCONY, WINDOW, CHIMNEY, PLASTER OR CORBEL, WINDOW WELL, AND STAIRS WITH A MAX. OF 3 RISERS, INTO THE REQUIRED REAR YARD	MAX 1.0m	-	NO	ZONING BY-LAW 0225-2007, 4.7.1 (11.4)
SETBACK OF A DETACHED DWELLING TO A CEC - VISITOR PARKING SPACE	MIN. 3.3m	-	NO	ZONING BY-LAW 0225-2007, 4.7.1 (11.5)
SETBACK OF A DETACHED DWELLING TO A CEC - AMENITY AREA	MIN. 1.5m	-	NO	ZONING BY-LAW 0225-2007, 4.7.1 (11.6)
ATTACHED GARAGE	PERMITTED	PERMITTED	NO	ZONING BY-LAW 0225-2007, 4.7.1 (12.1)
NUMBER OF PARKING SPACE	MIN. 2	MIN. 2	NO	ZONING BY-LAW 0225-2007, TABLE 3.1.2.1 (7.0)
VISITOR PARKING SPACES	MIN. 1	MIN. 0	YES	ZONING BY-LAW 0225-2007, TABLE 3.1.2.1 (7.0)
DRIVEWAY WIDTH	LESSER OF 8.5m or 50% OF THE LOT FRONTAGE	WIDTH OF GARAGE DOOR OPENING(S) PLUS 2.0 M UP TO A MAXIMUM OF 6.0 M; IF NO GARAGE DOOR MAXIMUM WIDTH OF 6.0 M	YES	ZONING BY-LAW 0225-2007, 4.7.1 (12.5)
WIDTH OF CEC ROAD	MIN. 7.0m	MIN. 7.0m	NO	ZONING BY-LAW 0225-2007, 4.7.1 (13.1)
WIDTH OF CEC ROAD ABUTTING PARALLEL COMMON VISITOR PARKING	MIN. 6.0m	-	NO	ZONING BY-LAW 0225-2007, 4.7.1 (13.2)
CEC ROADS AND AISLES TO BE SHARED WITH ABUTTING LANDS WITH THE SAME R16 BASE ZONE and/or R16 EXCEPTION ZONE	PERMITTED	-	NO	ZONING BY-LAW 0225-2007, 4.7.1 (13.3)
SIDEWALK WIDTH	MIN. 2.0m	MIN. 2.0m	NO	ZONING BY-LAW 0225-2007, 4.7.1 (13.4)
ACCESSORY BUILDING AND STRUCTURES	PERMITTED	PERMITTED	NO	ZONING BY-LAW 0225-2007, 4.7.1 (14.0)

NOT FOR PERMIT/CONSTRUCTION

APPLICANT: LAND & BUILDING EXPERTS
570 ALDEN RD., UNIT 6, MARKHAM, ON L3R 8N5
CONTACT: 647-340-8649
EMAIL: landbuildexp@gmail.com

OWNER: DAHAB HOMES INC.
362 OXFORD ST E, LONDON, ON, N6A 1V7
CONTACT: 226-289-6660, 647-300-0228
EMAIL: info@hmareno.com

PROPOSED ZONING FOR LOT 4-9: R5 EXCEPTION

ZONING MATRIX				
ADDRESS: 120 FAIRVIEW RD W, MISSISSAUGA, ON L5B 1K6				
ZONING: R5 EXCEPTION (INTERIOR LOT)				
LEGAL DESCRIPTION: PLAN 334 LOT 13				
	REQUIREMENTS	PROPOSED	EXCEPTION REQUIRED	BY-LAW
LOT AREA (INTERIOR LOT)	MIN. 295m ²	-	-	ZONING BY-LAW 0225-2007, 4.2.1 (3.1)
LOT AREA (CORNER LOT)	MIN. 415m ²	MIN. 300m ²	YES	-
LOT FRONTAGE (INTERIOR LOT)	MIN. 9.75m	-	-	ZONING BY-LAW 0225-2007, 4.2.1 (4.1)
LOT FRONTAGE (CORNER LOT)	MIN. 13.5m	MIN. 9m	YES	-
LOT COVERAGE	MAX. 40%	-	-	ZONING BY-LAW 0225-2007, 4.2.1 (5.0)
FRONT YARD SETBACK	MIN. 4.5m / MIN. 6m (GARAGE FACE)	-	-	ZONING BY-LAW 0225-2007, 4.2.1 (6.1)
EXTERIOR YARD SETBACK (INTERIOR LOT)	MIN. 4.5m / MIN. 6m (GARAGE FACE)	-	-	ZONING BY-LAW 0225-2007, 4.2.1 (7.0)
EXTERIOR YARD SETBACK (CORNER LOT)	MIN. 4.5m / MIN. 6m (GARAGE FACE)	MIN. 1.5m	YES	-
INTERIOR SIDE YARD SETBACK	MIN. 1.2m ON ONE SIDE & MIN. 0.61m ON THE OTHER SIDE	-	-	ZONING BY-LAW 0225-2007, 4.2.1 (8.1)
REAR YARD SETBACK	MIN. 7.5m	-	-	ZONING BY-LAW 0225-2007, 4.2.1 (9.1)
HEIGHT	MAX. 10.7m	-	-	ZONING BY-LAW 0225-2007, 4.2.1 (10.0)
PROJECTION OF A GARAGE BEYOND EITHER THE MAIN FRONT ENTRANCE OR BEYOND THE MAIN ENTRY FEATURE WHERE PROVIDED	MAX. 2.5m	-	-	ZONING BY-LAW 0225-2007, 4.2.1 (11.1)
WHERE A MAIN ENTRY FEATURE HAS BEEN PROVIDED, THE PROJECTION OF A GARAGE BEYOND A MAIN FRONT ENTRANCE	MAX. 5.0m	-	-	ZONING BY-LAW 0225-2007, 4.2.1 (11.2)

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 2.5m FROM THE GARAGE FACE	YES	-	-	ZONING BY-LAW 0225-2007, 4.2.1 (11.3)
ATTACHED GARAGE	PERMITTED	-	-	ZONING BY-LAW 0225-2007, 4.2.1 (12.1)
NUMBER OF PARKING SPACES	MIN. 2	-	-	ZONING BY-LAW 0225-2007, 3.1.2.1.1 (6.0)
DRIVEWAY WIDTH	WIDTH OF GARAGE DOOR OPENING(S) PLUS 2.0 M UP TO A MAXIMUM OF 6.0 M; IF NO GARAGE DOOR MAXIMUM WIDTH OF 6.0 M	-	-	ZONING BY-LAW 0225-2007, 4.2.1 (12.3)
LANDSCAPED SOFT AREA	MIN. 40% OF FRONT YARD AND/OR EXTERIOR SIDE YARD	-	-	ZONING BY-LAW 0225-2007, 4.2.1 (12.4)
ACCESSORY BUILDINGS AND STRUCTURES	PERMITTED	-	-	ZONING BY-LAW 0225-2007, 4.2.1 (13.0)

5	FOR DARC 3	03/14/2024
4	CLIENT REVIEW	02/29/2024
3	FOR DARC 2	12/22/2023
2	FOR SUBMISSION	08/21/2023
1	CLIENT REVIEW	07/24/2023
NO.	ISSUED FOR	DATE

PREPARED BY:

LAND & BUILDING EXPERTS
570 Alden Rd., Unit 6, Markham, ON, L3R 8N5
(647) 340-8649 landbuildexp@gmail.com

PROJECT INFO:

**120 FAIRVIEW RD W,
MISSISSAUGA, ON L5B 1K6,
PLAN 334 LOT 13**

PROJECT NAME:

**PROPOSED SUBDIVISION TO
HAVE DETACHED HOMES**

FILE NUMBER:

DARC 23-37 W7

DRAWING TITLE:

**OVERALL
ZONING MATRIX**

SCALE AS INDICATED

DWG. NO.

DRAWN BY:

CHECKED BY:

PROJECT NO.:

A111

1 OVERALL ZONING MATRIX
A111 SCALE : N.T.S

