

1148/1154 Mona Road

City File No.: TBD

122

Type of Application: Official Plan Amendment and

Zoning By-law Amendment and

Type of Use: Residential Low /Medium Density

	Zoning Standard/Regulation	General Provision - Section	Parent Zone - Section	Required Zoning Standard/Regulatio n	Proposed Zoning Standard/ Regulation					
Zone Regulations (notwithstanding the Section(s) outlined in "Required Zoning Standard/Regulation" of the below, the following standards as shown in "Proposed Zoning Standard/Regulation" shall apply)										
Parking, Loading and Stacking	Centreline Setbacks Parking Requirement(s)	2.1.14 3.1.2	N/A (also relates to RM6-XXX - Table 4.12.1 Line 13.4)	0.25 visitor spaces per CEC Townhouse Unit	Delete in it's entirety 0 visitor spaces per CEC Townhouse Unit					
	Width of CEC Road	3.1.1.5.1	(also relates to RM6-XXX - Table 4.12.1 Line 14.1)	Minimum Width of CEC Road – 7.0m	Minimum Width of CEC Road – 6.0m					
	Permitted Uses (in addition to those uses permitted in "ZONE", the uses in "Proposed Zoning Standard/Regulation" shall also be permitted on lands zoned "RM2-XX") N/A – Zone permits Semi Detached Dwellings (Freehold) (Lots 1-4 on Concept Plan) Zone Regulations RM2 – Special Section (Semi-Detached Dwellings)									
	Lot Area	N/A	Lot Regulations Table 4.8.1 Line 3.2	Corner Lot – 280m2 (minimum)	Corner Lot – 220m2 (minimum)					
RM2	Lot Frontage	N/A	Table 4.8.1 Line 4.2	Corner Lot –9.8m (minimum)	Corner Lot –7.9m (minimum)					
	Lot Coverage	N/A	Table 4.8.1 Line 5.0	Maximum 45%	Maximum 51%					
	Minimum Yard(s)	N/A	Table 4.8.1 Line 9.0	Rear Yard – 7.5m (minimum) Exterior Side Yard – 4.5m (minimum)	Rear Yard – 5.5m (minimum) Exterior Side Yard – 1.2m (minimum)					
	Balcony Projection	N/A	uilding Regulation	Maximum 1.0m	Maximum – 1.5m beyond the front face					

GSAI FILE NO.: 1009-004 Owner: Queenscorp (Mona II) Inc.

GSA	
Glen Schnarr & Associates	Inc.
of the wall	

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Permitted Uses

N/A – Zone permits Townhouses on CEC Road (Lots/Units 1-6 on Concept Plan) Zone Regulations RM6 – Special Section (Townhouses on a CEC Road) Lot Regulations Minimum Yard(s) N/A Table 4.12.1 Minimum Interior Side Yard (unattached) – 1.5m Minimum Interior Side Yard (unattached) – 1.5m Minimum Yard(s) N/A Table 4.12.1 Side Yard (unattached) – 1.5m Minimum Interior Side Yard (unattached) of 1.2m Minimum Visitor N/A Table 4.12.1 — Minimum Rear Yard – 6.0m Minimum Visitor N/A Table 4.12.1 Minimum Required Visitor Parking (Per Unit) – 0.25 Minimum Width of a Sidewalk Width N/A Table 4.12.1 Minimum Width of a Sidewalk – 1.0m Width of CEC Road Table 4.12.1 Minimum Width of Line 14.1 CEC Road – 6.0m CEC Road – 6.0m	Parent Zone RM6	(in addition to those uses permitted in "ZONE", the uses in "Proposed Zoning Standard/Regulation" shall also be permitted on lands zoned "ZONE")							
RM6 – Special Section (Townhouses on a CEC Road) Lot Regulations Minimum Yard(s) N/A Table 4.12.1 Line 8.2 Minimum Interior Side Yard (unattached) – 1.5m Minimum Interior Side Yard (unattached) – 1.5m Minimum Visitor N/A Table 4.12.1 Line 9.0 Minimum Rear Yard – 6.0m Minimum Rear Yard – 6.0m Minimum Visitor N/A Table 4.12.1 Line 13.4 Minimum Required Visitor Parking (Per Unit) – 0.25 Minimum Required Visitor Parking (Per Unit) – 0 Midth of CEC Road N/A Table 4.12.1 Line 14.4 Minimum Width of Sidewalk – 1.0m Minimum Width of Sidewalk – 1.0m Building Regulations Building Regulations Minimum Width of Minimum Width of	$\mathbf{P}_{\mathbf{a}}$	N/A – Zone permits Townhouses on CEC Road (Lots/Units 1-6 on Concept Plan)							
Minimum Yard(s) N/A Table 4.12.1 Minimum Interior Minimum Interior Line 8.2 Minimum Interior Side Yard (unattached) – 1.5m with up to 50% of side wall may have a minimum Interior Side Yard Minimum Visitor N/A Table 4.12.1 Minimum Rear Yard -6.0m Minimum Visitor N/A Table 4.12.1 Minimum Rear Yard -6.0m -6.0m Minimum Visitor N/A Table 4.12.1 Minimum Required Minimum Required Parking N/A Table 4.12.1 Minimum Width of a Minimum Width of a Sidewalk Width N/A Table 4.12.1 Minimum Width of a Sidewalk - 2.0m Width of CEC Road Table 4.12.1 Minimum Width of CEC Road - 6.0m Sidewalt of CEC Road - 6.0m		RM6 – Special Section (Townhouses on a CEC Road)							
Parking Line 13.4 Visitor Parking (Per Unit) - 0.25 Visitor Parking (Per Unit) - 0 Sidewalk Width N/A Table 4.12.1 Minimum Width of a Minimum Width of a Width of CEC Road Table 4.12.1 Minimum Width of Line 14.4 Sidewalk - 2.0m Sidewalk - 1.0m Width of CEC Road Table 4.12.1 Minimum Width of Line 14.1 CEC Road - 7.0m CEC Road - 6.0m			N/A	Table 4.12.1 Line 8.2 Table 4.12.1	Side Yard (unattached) – 1.5m Minimum Rear Yard	Side Yard (unattached) – 1.5m with up to 50% of side wall may have a minimum Interior Side Yard (unattached) of 1.2m Minimum Rear Yard			
Sidewalk 2.0m Sidewalk 2.0m Width of CEC Road Table 4.12.1 Minimum Width of Minimum Width of Line 14.1 CEC Road CEC Road CEC Road CEC Road			N/A		Visitor Parking (Per	Visitor Parking (Per			
Building Regulations	<u>``</u>	Sidewalk Width	N/A						
	RMd	Width of CEC Road							
		N/A		Building Regulatio	ns				

