

1148/1154 Mona Road

City File No.:
OZ/OPA 25-2

Type of Application:
Official Plan Amendment and
Zoning By-law Amendment

Type of Use:
Residential Low
/Medium Density

	Zoning Standard/Regulation	General Provision - Section	Parent Zone - Section	Required Zoning Standard/Regulation	Proposed Zoning Standard/Regulation
Zone Regulations <i>(...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)</i>					
	Centreline Setbacks	2.1.14	N/A		Delete in it's entirety
Parking, Loading and Stacking	Parking Requirement(s)	3.1.2	<i>(also relates to RM6-XXX - Table 4.12.1 Line 13.4)</i>	0.25 visitor spaces per CEC Townhouse Unit	0 visitor spaces per CEC Townhouse Unit
	Width of CEC Road	3.1.1.5.1	<i>(also relates to RM6-XXX - Table 4.12.1 Line 14.1)</i>	Minimum Width of CEC Road – 7.0m	Minimum Width of CEC Road – 6.0m
RM2	Permitted Uses <i>(...in addition to those uses permitted in “ZONE”, the uses in “Proposed Zoning Standard/Regulation” shall also be permitted on lands zoned “RM2-XX”)</i>				
	N/A – Zone permits Semi Detached Dwellings (Freehold) (Lots 1-4 on Concept Plan)				
	Zone Regulations RM2 – Special Section (Semi-Detached Dwellings)				
	Lot Regulations				
	Lot Area	N/A	Table 4.8.1 Line 3.2	Corner Lot – 280m2 (minimum)	Corner Lot – 220m2 (minimum)
	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 50%
	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 – 4.2m (minimum) for a Corner Lot Rear Yard – 6.0m (minimum) for an Interior Lot

					Exterior Side Yard – 1.2m (minimum)
	Building Regulations				
	Balcony Projection	N/A		Maximum 1.0m	Maximum – 1.5m beyond the front face of the wall
Parent Zone RM6	Permitted Uses <i>(...in addition to those uses permitted in “ZONE”, the uses in “Proposed Zoning Standard/Regulation” shall also be permitted on lands zoned “ZONE”)</i>				
	N/A – Zone permits Townhouses on CEC Road (Lots/Units 1-6 on Concept Plan)				
RM6	Zone Regulations <i>RM6 – Special Section (Townhouses on a CEC Road)</i>				
	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) – 1.2m
			Table 4.12.1 Line 9.0	Minimum Rear Yard – 7.5m	Minimum Rear Yard – 6.0m
	Minimum Visitor Parking	N/A	Table 4.12.1 Line 13.4	Minimum Required Visitor Parking (Per Unit) – 0.25	Minimum Required Visitor Parking (Per Unit) – 0
	Width of CEC Road		Table 4.12.1 Line 14.1	Minimum Width of CEC Road – 7.0m	Minimum Width of CEC Road – 6.0m
	Building Regulations				
	N/A				