



# Corporate Report

Clerk's Files

Originator's

Files OZ 06/021 W11  
T-M06005 W11

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**DATE:** January 15, 2008

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 4, 2008

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**Rezoning and Draft Plan of Subdivision Applications**  
**To permit seven (7) detached dwellings with frontage on a**  
**common element condominium road**  
**6680 McLaughlin Road**  
**West of McLaughlin Road, north of Courtneypark Drive West**  
**Owner: Ranko & Natasa Lazarevic**  
**Applicant: Michael Wortel, John D. Rogers & Associates**  
**Bill 20**

**Public Meeting** **Ward 11**

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**RECOMMENDATION:** That the Report dated January 15, 2008, from the Commissioner of Planning and Building regarding the applications to change the Zoning from "R1" (Detached Dwellings – Typical Lots) and "D" (Development) to "R16-Exception" (Detached Dwellings on a Common Element Condominium Private Road) and "G1" (Greenbelt) to permit six (6) detached dwellings and the retention of one (1) detached dwelling on a common element condominium road under files OZ 06/021 W11 & T-M06005 W11, Ranko and Natasa Lazarevic, 6680 McLaughlin Road, be received for information.

**BACKGROUND:**

The above-noted applications have been circulated for technical comments.

The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	October 16, 2006 Revised September 20, 2007
Net Density:	9.2 units/ha 3.6 units/acre
Number of units:	7 detached dwellings (6 proposed and 1 existing)
Anticipated Population:	23* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2005 Growth Forecasts for the City of Mississauga.
Supporting Documents:	Planning Justification Report; Functional Servicing Report; Sight Line Assessment; Environmental Noise Analysis; Tree Inventory/Preservation Plan; Arborist Report; Geomorphic Streambank Assessment; Geotechnical Investigation; Phase I & II Environmental Assessment; Archaeological Assessment; Concept Plan

<b>Site Characteristics</b>	
Frontage:	McLaughlin Road – 161.63 m (530.28 ft.)
Depth:	Irregular - 394.33 m (1,293.73 ft.)
Net Lot Area:	0.76 ha (1.90 ac.)

Future Greenbelt:	3.50 ha (8.64 ac.)
Existing Use:	Detached dwelling

The applicant has not yet initiated the design of the dwelling units; therefore, no information has been provided regarding the appearance of the units.

Additional information is provided in Appendices I-1 to I-10.

### **Neighbourhood Context**

The subject property is located on the west side of McLaughlin Road, north of Courtneypark Drive West. The site is irregular in shape with frontage along McLaughlin Road. The existing detached dwelling was built in 1915; however, it is not listed on the City's Heritage Register.

The majority of the site is located within the hazard lands associated with Fletcher's Creek which flows east to west through the site. These valley lands are characterized by grass-cover, vegetation, and a significant number of mature trees. A small walking-bridge crosses over Fletcher's Creek to a grass-covered open space. The floodplain associated with Fletcher's Creek is identified as site MV2, Meadowvale Station Woods and Fletcher's Creek, in the Natural Areas Survey.

Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Detached dwellings, predominately two-storeys in height (under construction).
- East: East of McLaughlin Road is a stormwater management facility.
- South: Fletcher's Creek and beyond the creek to the south are detached dwellings, predominantly two-storeys in height.
- West: City owned Park #428, Fletcher's Flats, traversed by Fletcher's Creek. The park is characterized by grass-

cover, vegetation and a significant number of mature trees.

**Current Mississauga Plan Designation and Policies for Meadowvale Village District (May 5, 2003)**

**"Residential – Low Density II"** which permits detached, semi-detached, duplexes and street townhouses, to a maximum density of 37 units per net residential hectare (15 units per net residential acre).

**"Greenbelt"** which permits flood and/or erosion works; conservation; other uses which complement the principal conservation functions; facilities which by their nature must locate near water or traverse watercourses (i.e. bridges, storm sewer outlets and stormwater management facilities); and passive recreation activities.

The applications are in conformity with the land use designations and no official plan amendments are proposed.

**Section 3.11.2 Aircraft Noise Policies** set out the restrictions on development within areas that are subject to high levels of aircraft noise. The subject site is located within the "Exempt Area" of the Lester B. Pearson International Airport (LBPIA) Operating Area, within which development, redevelopment and infilling may be processed for approval provided that it meets certain criteria.

Official Plan Amendment 25 came into effect on September 10, 2007, portions of which are under appeal. The appeals do not impact the current applications for the subject property.

**Existing Zoning**

**"R1" (Residential – Detached Dwellings – Typical Lots)**, which permits detached dwellings with a minimum lot frontage of 22.50 m (73.81 ft.) and a minimum lot area of 750.00 m<sup>2</sup> (8,073.20 sq. ft.).

**"D" (Development)**, which permits buildings and structures that legally existed on the date of passing of By-law 0225-2007 (June 20, 2007).

**"G1" (Greenbelt)**, which permits a limited range of uses and activities specific to the protection of people and property from flooding and erosion hazards, and the protection of natural features.

A greenbelt overlay is identified on the existing zoning map. The greenbelt overlay is a system to identify lands that may have a development constraint due to natural hazards, and are identified in Mississauga Plan, but are not zoned Greenbelt. In this instance, the greenbelt overlay identifies Fletcher's Creek and the hazard lands associated with Fletcher's Creek.

### **Proposed Zoning By-law Amendment**

**"R16-Exception" (Residential – Detached dwellings on a CEC – Private Road)**, to permit detached dwellings in accordance with the proposed zoning standards contained on Appendix I-10.

**"G1" (Greenbelt)**, to permit a limited range of uses and activities specific to the protection of people and property from flooding and erosion hazards, and the protection of natural features.

### **COMMUNITY ISSUES**

No community meetings were held and no written comments were received by the Planning and Building Department.

### **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-7 and school accommodation information is contained in Appendix I-8.

Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

### **Elevations**

Prior to Supplementary Report, the applicant is required to submit detailed elevation drawings.

### **Greenbelt**

Both the City and the Credit Valley Conservation will require that all hazard lands including those below the established stable top of bank and a 5.00 m (16.40 ft.) buffer setback be dedicated to the City and zoned "G1" for conservation purposes. To date, the extent of the hazard has not been accurately identified and will be determined through the review of additional information and resolution of issues. A minor change to the concept plan and draft plan of subdivision is required to show the correct location of the stable slope and top of the bank towards the northerly limit of Parcel of Tied Land (POTL) 6.

Further, on POTL 7, the patio for the existing house intrudes into the required 5.00 m (16.40 ft.) buffer area adjacent to Fletcher's Creek. The resolution of the patio location in relation to the proposed property line will need to be resolved prior to the Supplementary Report.

### **OTHER INFORMATION**

#### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering and conservation matters and warning provisions which will require the applicant to enter into the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision T-M06005 W11.

In the event that the rezoning application is approved, pursuant to Section 41 of the *Planning Act*, the applicant will be required to obtain site plan approval which includes the approval of site plan

drawings, elevation drawings and landscape plans prior to issuance of building permits.

**FINANCIAL IMPACT:** Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

**CONCLUSION:** All agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

**ATTACHMENTS:**

- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Meadowvale Village District Land Use Map
- Appendix I-4 - Excerpt of Existing Land Use Map
- Appendix I-5 - Draft Plan of Subdivision
- Appendix I-6 - Concept Plan
- Appendix I-7 - Agency Comments
- Appendix I-8 - School Accommodation
- Appendix I-9 - General Context Map
- Appendix I-10 - Proposed Zoning Standards

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Antonia Krijan, Development Planner*

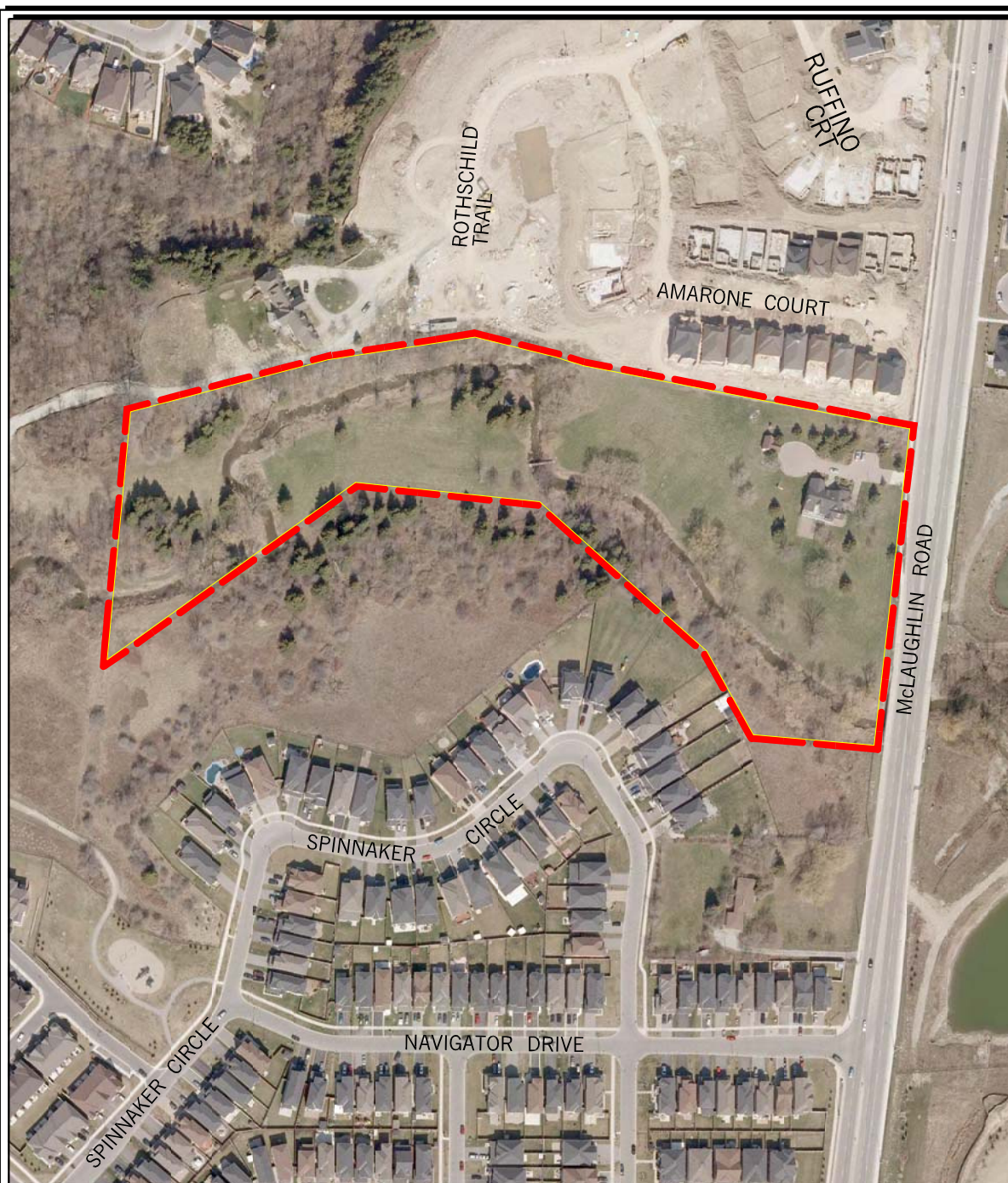
**Ranko & Natasa Lazarevic**

**File: OZ 06/021 W11  
T-M06005 W11**

### **Site History**

- January 22, 1987 – The Committee of Adjustment approved a minor variance application under file 'A' 22/87 for the subject lands permitting the construction of a detached dwelling on a property zoned "A" (Agricultural).
- April 14, 1994 – The Land Division Committee approved a severance application under file 'B' 28/94, which added land with an area of approximately 0.11 ha (0.28 acres) and with a front lot line of approximately 5.00 m (16.40 ft.) along McLaughlin Road, to the subject property.
- May 5, 2003 – The Meadowvale Village District Policies of Mississauga Plan were approved by the Region of Peel which designated the subject lands "Residential – Low Density II" and "Greenbelt".





# LEGEND:

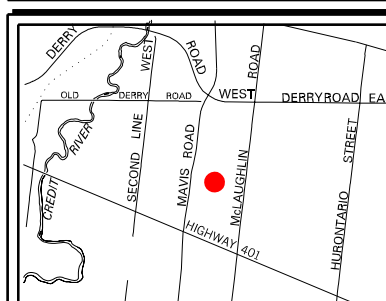


SUBJECT LANDS

DATE OF AERIAL PHOTO: 2007



SUBJECT: JOHN D. ROGERS & ASSOCIATES  
(FOR RANKO & NATASA LAZAREVIC)

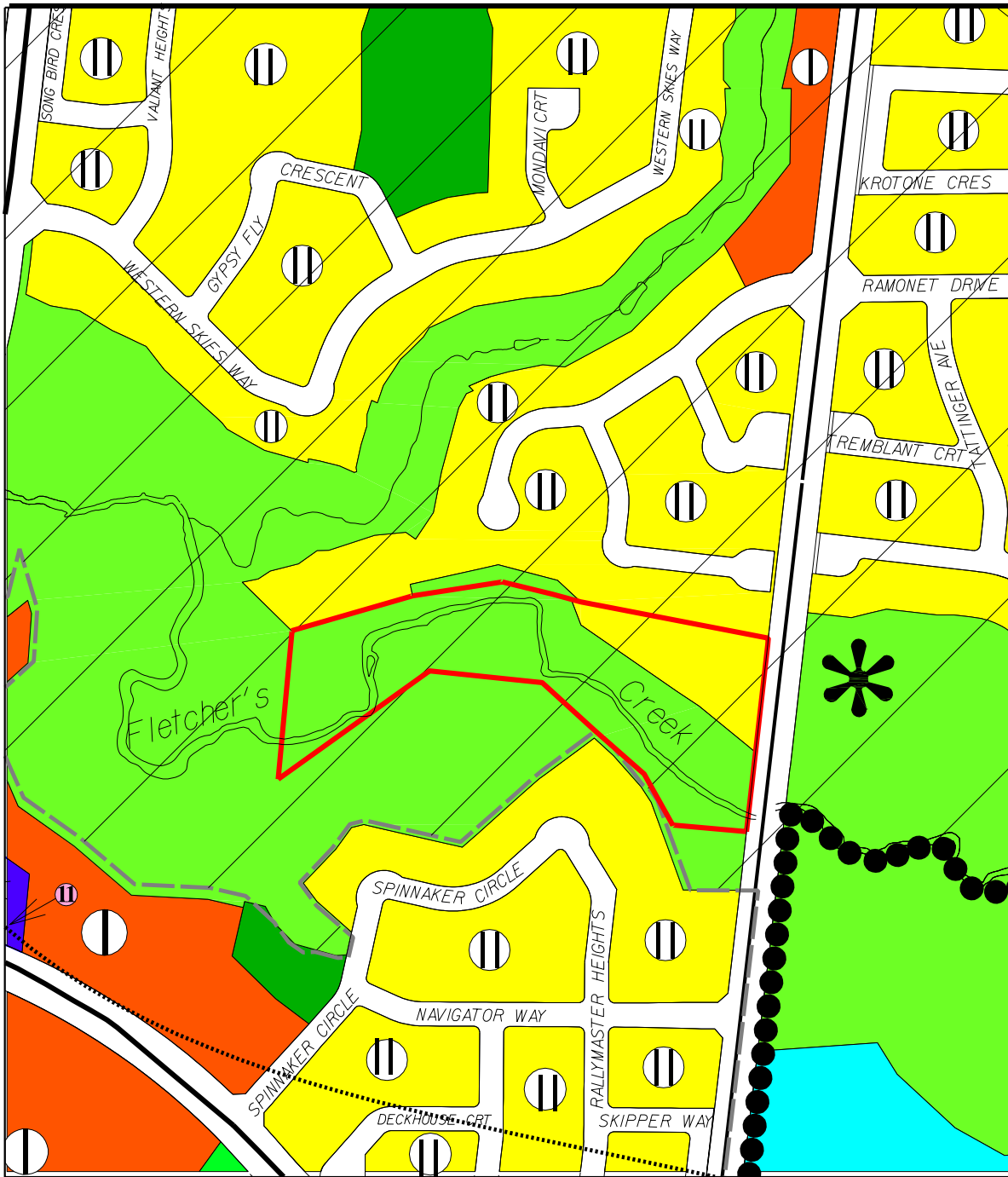


FILE NO:  
OZ 06021 W11  
T-M06005 W11  
DWG. NO:  
06021A  
SCALE:  
NTS  
PDC DATE:  
2008 02 04  
DRAWN BY:  
R.DICOSOLA

APPENDIX I-2

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics



**PART OF MEADOWVALE VILLAGE DISTRICT LAND USE MAP  
MEADOWVALE VILLAGE DISTRICT POLICIES OF  
MISSISSAUGA PLAN**

LAND USE DESIGNATIONS

- Residential - Low Density I
- Residential - Low Density II
- Residential - Medium Density I
- General Commercial
- Convenience Commercial
- Motor Vehicle Commercial
- Business Employment
- Public Open Space
- Greenbelt
- Parkway Belt West
- Utility

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Minor Collector
- Local Road
- Major Transit Corridor

LAND USE LEGEND

- Heritage Conservation District
- LBPIA Operating Area Boundary - See Aircraft Noise Policies  
(Note: in Meadowvale Village this includes all lands to the East.)
- Lands Exempt From LBPIA Operating Area
- Lands experiencing noise levels of greater than 35 NEF
- Proposed Stormwater Management Facility
- Existing Stormwater Management Facility
- 1996 NEP/2000 NEF Composite Noise Contours
- Planning District

**SUBJECT LANDS**

Special Site Areas  
(See Special Site Policies)

**NOTE:**  
ANY PART OF THE ROAD NETWORK SHOWN  
OUTSIDE THE CITY BOUNDARIES IS SHOWN  
FOR INFORMATION PURPOSES ONLY.

**SUBJECT: JOHN D. ROGERS & ASSOCIATES  
(for RANKO & NATASA LAZAREVIC)**

OLD DERRY ROAD WEST  
CREDIT RIVER  
SECOND LINE ROAD  
HIGHWAY No. 401

**FILE NO:**  
OZ 06/021 W11 &  
T-M06005 W11

**DWG. NO:**  
06021L

**SCALE:**  
NTS

**PDC DATE:**  
2008 02 04

**DRAWN BY:**  
K. PROKOP

**MISSISSAUGA**  
Planning and Building

*Produced by  
T&W, Geomatics*

APPENDIX 1-3

# BY-LAW 0225-2007

## LEGEND:



SUBJECT LANDS

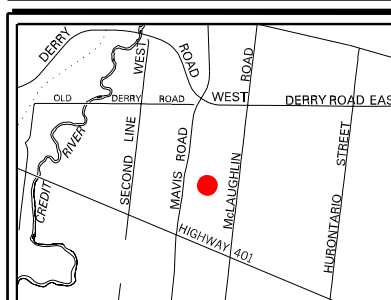
PROPOSED REZONING FROM "R1" (RESIDENTIAL DETACHED DWELLINGS) TO "R16-EXCEPTION" (RESIDENTIAL DETACHED DWELLINGS ON A CEC PRIVATE ROAD) TO PERMIT 7 DETACHED DWELLINGS ON A COMMON ELEMENT CONDOMINIUM ROAD.

PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "G1" (GREENBELT).

NOTE: EXISTING ZONING DELINEATED ON THE PLAN  
PROPOSED ZONING INDICATED BY SHADING WITHIN  
THE APPLICATION AREA.



SUBJECT: JOHN D. ROGERS & ASSOCIATES  
(FOR RANKO & NATASA LAZAREVIC)



FILE NO:  
OZ 06021 W11 &  
T-M06005 W11

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06021R

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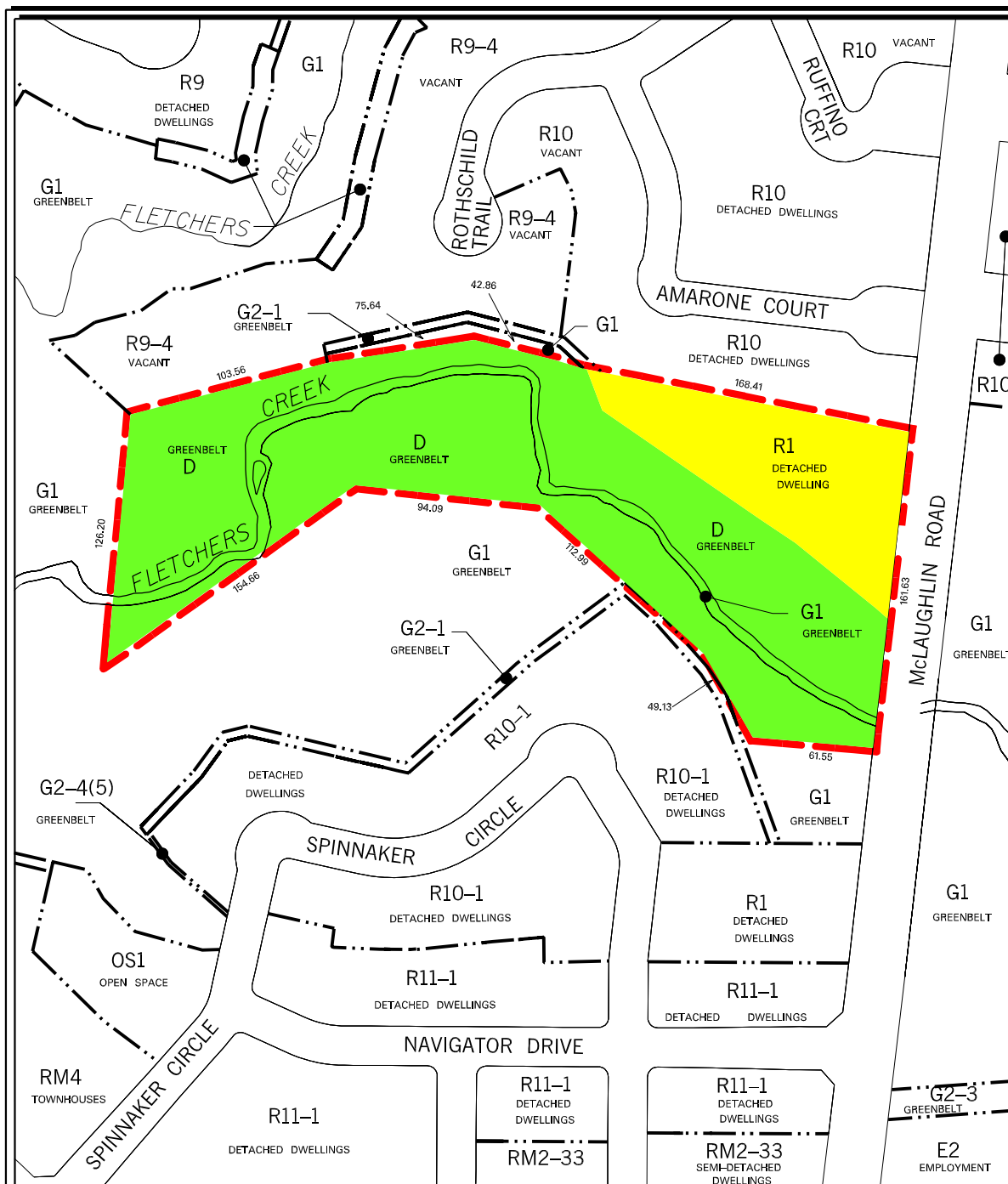
PDC DATE:  
2008 02 04

DRAWN BY:  
R.DICOSOLA

APPENDIX 1-4

**MISSISSAUGA**  
Planning and Building

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# BY-LAW 0225-2007

## LEGEND:

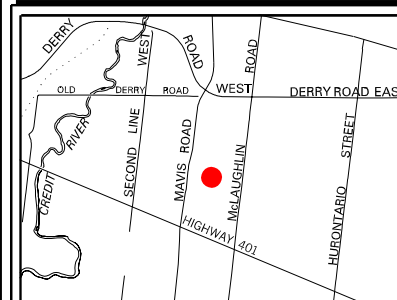


AREA OF DRAFT PLAN OF SUBDIVISION  
T-M06005 W11

NOTE: PROPOSED ZONING IS DELINEATED AND  
SHOWN IN ITALICS WITHIN THE APPLICATION AREA.



SUBJECT: **JOHN D. ROGERS & ASSOCIATES  
(FOR RANKO & NATASA LAZAREVIC)**



FILE NO:  
OZ 06021 W11 &  
T-M06005 W11

DWG. NO:  
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SCALE:  
1:3000

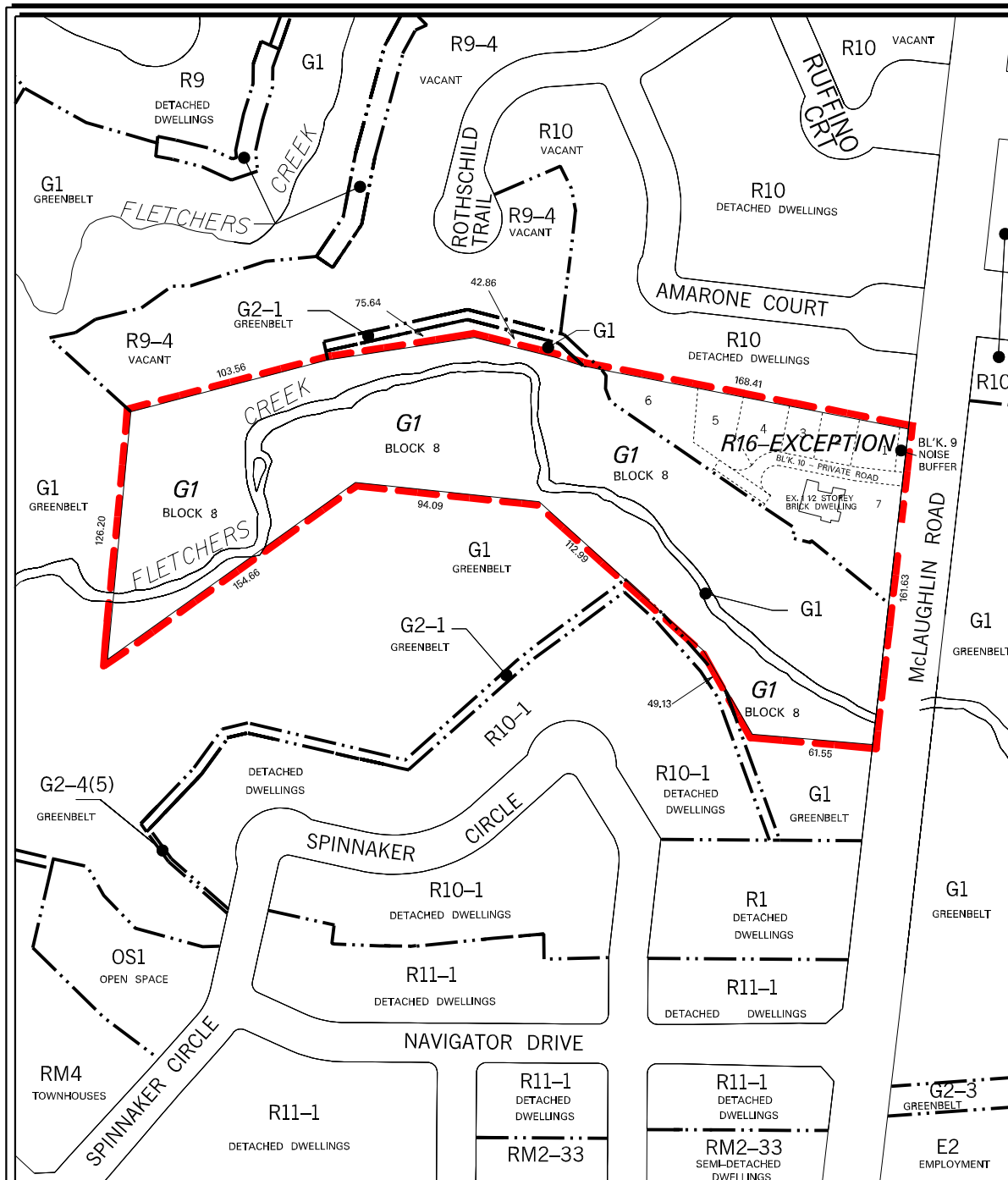
PDC DATE:  
2008 02 04

DRAWN BY:  
R.DICOSOLA

APPENDIX 1-5

**MISSISSAUGA**  
Planning and Building

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N72°48'20"W 21.97

N50°00'20"E 168.41

**Block 9**  
4.5m NOISE BUFFER  
104 m<sup>2</sup> (0.02 ac.)

**Block 8**  
GREENBELT  
34881 m<sup>2</sup> (8.62 ac.)

**Block 10**  
7.0m PRIVATE ROAD  
1018 m<sup>2</sup> (0.25 ac.)

FIRE ROUTE

McLaughlin Rd.

# CONCEPT PLAN

PART OF LOT 9, CONCESSION 2, W.H.S.  
CITY OF MISSISSAUGA, REGION OF PEEL

RANKO & NATASA LAZAREVIC  
6680 McLAUGHLIN ROAD

## PROPOSED SINGLE FAMILY DETACHED CONDOMINIUM

GROSS SITE AREA - 42413 m<sup>2</sup> (10.48 ac.)  
GREENBELT AREA - 34881 m<sup>2</sup> (8.62 ac.)  
4.5m NOISE BUFFER AREA - 104 m<sup>2</sup> (0.02 ac.)  
7.4m PRIVATE ROAD AREA - 1018 m<sup>2</sup> (0.25 ac.)  
NET RESIDENTIAL AREA - 6410 m<sup>2</sup> (1.59 ac.)  
NUMBER OF UNITS - 7  
NET DENSITY - 10.9 uph (4.4 upa)

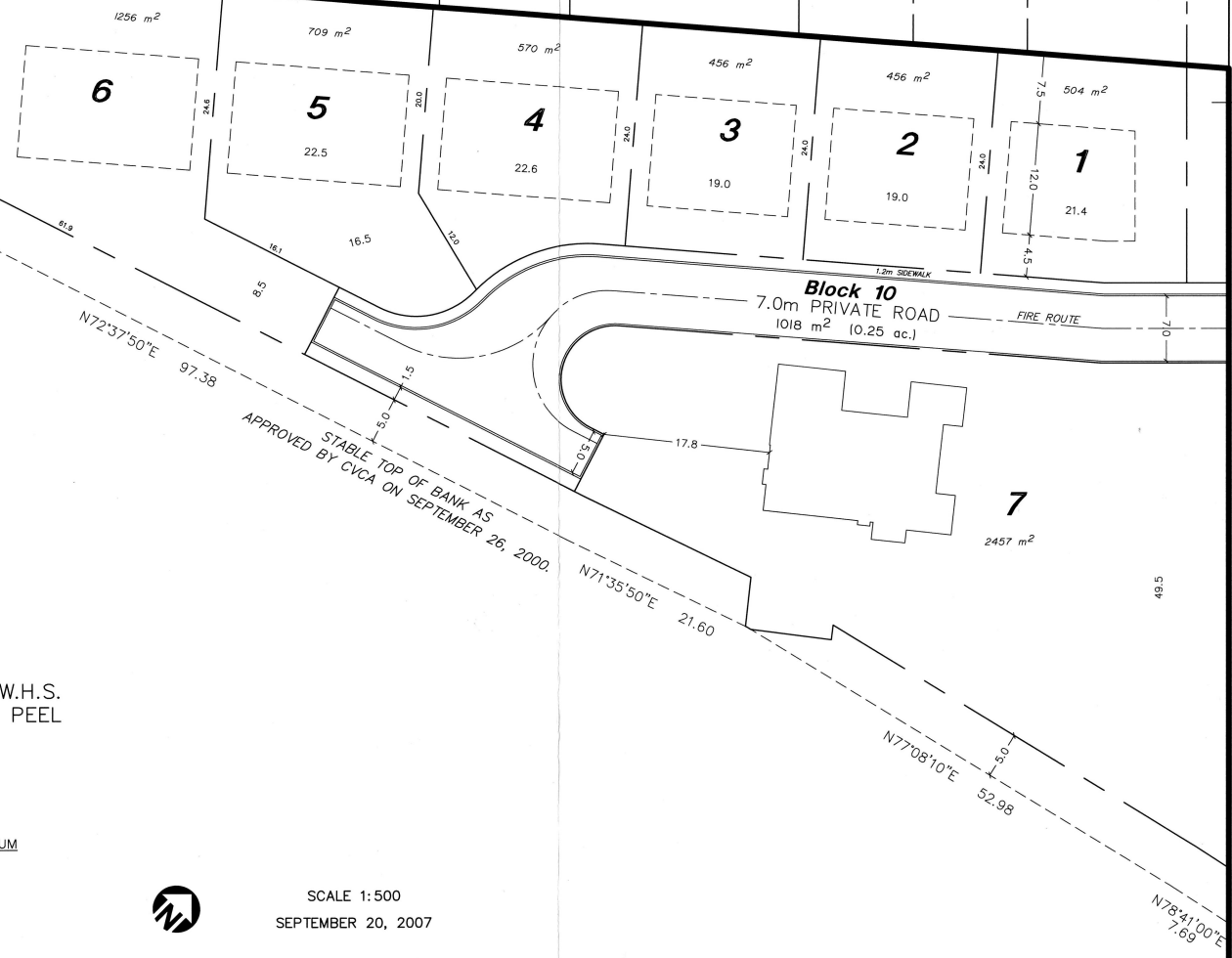
[ ] PROPOSED BUILDING ENVELOPE



**JOHN D. ROGERS & ASSOCIATES INC.**  
Planners  
Project Management  
Land Development Consultants  
34 Thomas Street, Mississauga, ON L5M 1Y5  
Tel 905.812.3900 Fax 905.812.2770 e-mail: jrogers@jdrplan.com

SCALE 1:500  
SEPTEMBER 20, 2007

APPROVED BY CVCA ON SEPTEMBER 26, 2000.  
STABLE TOP OF BANK AS



N44°30'00"W 161.63

Ranko &amp; Natasa Lazarevic

File: OZ 06/021 W11  
T-M06005 W11**Agency Comments**

The following is a summary of comments from agencies and departments regarding the applications.

Agency / Comment Date	Comment
Region of Peel (December 4, 2006, updated October 26, 2007)	<p>The Regional Official Plan (ROP) designates Fletcher's Creek as a Core Area of the Greenlands System in Peel, under Policy 2.3.2.6. Regional staff are unable to support final approval of this application until all environmental concerns have been addressed to the satisfaction of Credit Valley Conservation (CVC).</p> <p>Municipal sanitary sewer facilities consist of a 250 mm (10 in.) diameter sanitary sewer on McLaughlin Road and a 1050 mm (42 in.) sanitary trunk sewer on an easement within the proposed development. Municipal water facilities consist of a 300 mm (12 in.) diameter watermain located on McLaughlin Road. External easements and construction may be required for both water and sanitary services.</p> <p>The subject land is not located within the vicinity of hazardous wastes or a municipal waste disposal site. Curbside waste collection will be provided by the Region of Peel.</p>
Dufferin-Peel Catholic District School Board (November 20, 2006, updated October 25, 2007)	<p>The School Board responded that it is satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>In addition, if approved, the School Board also requires that the following conditions be incorporated into the conditions of draft approval:</p> <ol style="list-style-type: none"> <li>1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed:</li> </ol> <p>"Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the</p>

Ranko &amp; Natasa Lazarevic

File: OZ 06/021 W11  
T-M06005 W11

Agency / Comment Date	Comment
	<p>area, you are hereby notified that students may be accommodated in temporary facilities and/or bused to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."</p> <p>"That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."</p>
Peel District School Board (November 15, 2006, updated October 25, 2007)	<p>The School Board responded that it is satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>In addition, if approved, the School Board also requires the inclusion of the following conditions in the Conditions of Draft Approval as well as the Engineering Agreement:</p> <ol style="list-style-type: none"> <li>1. "The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Board's Transportation Policy."</li> <li>2. The Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the subdivision agreement: "Whereas, despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities or bused to a school outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."</li> </ol>

Ranko &amp; Natasa Lazarevic

File: OZ 06/021 W11  
T-M06005 W11

Agency / Comment Date	Comment
Credit Valley Conservation (February 12, 2006, updated November 12, 2007)	The subject property is traversed by Fletcher's Creek. As such, it is partially contained within the Regulated Area associated with that watercourse and is subject to our Authority's Regulation of Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses (Ontario Regulations No. 160/06). The Concept Plan and Draft Plan of Subdivision should be revised to indicate separate lines representing the Top of Bank and the Stable Slope towards the northerly property limit of POTL 6. Although the area is to be zoned Greenbelt, a portion of POTL 7 is shown to encroach within the 5.00 m (16.4 ft.) setback area from the identified slope hazard area. Due to the location of the existing patio, it is the policy of CVC to restrict new development within this required setback area. It is requested that the portion of the patio encroaching within the 5.00 m (16.4 ft.) setback area be removed and the area be dedicated to the City for Conservation Purposes as part of Block 8. Enhancement of the valley system through the use of native plant materials will be a condition of subdivision approval. The stormwater management reports are not satisfactory and must be revised to address a number of technical concerns with respect to the disposal of stormwater from the site.
City Community Services Department – Planning, Development and Business Services Division (December 1, 2006, updated October 31, 2007)	Prior to the Supplementary Report proceeding to Council, the applicant shall prepare a Greenbelt Concept Plan that identifies a proposed location of the Class I trail proposed for Greenbelt Block 8. Prior to registration, the applicant will provide a cash contribution for trail signage; shall receive approval for the Greenbelt and Buffer Masterplans; will be required to install the necessary signage identifying the use of Greenbelt Block 8; and will ensure that all Warning Clauses have been incorporated into the Development agreement. Prior to the issuance of building permits, the proponent shall provide payment of cash-in-lieu for park or other public recreational purposes for this application pursuant to Section 42(6) of the <i>Planning Act</i> , as a condition of development for all lots or block prior to the issuance of building permits.
City Community Services Department – Fire and Emergency Services Division (April 19, 2007)	This proposal is located within the response area of Fire Station 121. At present average travel times to emergencies in this area of the City is 1.5 minutes based on normal traffic and weather conditions. The private road is to be designed and serviced in conformance with by-law 1036-81 as a designed fire route complete with fire hydrants.



Ranko &amp; Natasa Lazarevic

File: OZ 06/021 W11  
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Agency / Comment Date	Comment
City Transportation and Works Department (December 1, 2006, updated November 1, 2007)	A satisfactory revised Noise Analysis, dated August 28, 2007 has been received. Also, a Functional Servicing Report, dated October 2006 has been received and is currently under review. Detailed comments/conditions will be provided prior the Supplementary Report meeting pending the review of the additional technical storm drainage details requested from the applicant to the satisfaction of the City and CVC. Prior to a Supplementary Report proceeding to Council, the applicant will also be required to submit an updated concept plan and a letter of reliance for the Phase 1 and 2 Environmental Site Assessment and Geotechnical Investigation. In the event these applications are approved by Council, the owner will be required to make satisfactory arrangements with the City for construction of the storm sewer outlet works required in support of this development.
Other City Departments and External Agencies	The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:  Bell Canada Canada Post Conseil Scolaire de District Catholique Centre-Sud Credit Valley Hospital Greater Toronto Airport Authority Hydro One Network Inc.
	The following City Departments and external agencies were circulated the applications but provided no comments:  Conseil Scolaire de District Centre-Sud-Ouest Rogers Cable The Trillium Health Centre

Ranko &amp; Natasa Lazarevic

File: OZ 06/021 W11  
T-M06005 W11**School Accommodation**

<b>The Peel District School Board</b>	<b>The Dufferin-Peel Catholic District School Board</b>
<ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>1 Kindergarten to Grade 6</li> <li>1 Grade 7 to Grade 8</li> <li>1 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>Meadowvale Village P.S. <ul style="list-style-type: none"> <li>Enrolment: 669</li> <li>Capacity: 699</li> <li>Portables: 0</li> </ul> </li> <li>David Leger M.S. <ul style="list-style-type: none"> <li>Enrolment: 796</li> <li>Capacity: 868</li> <li>Portables: 0</li> </ul> </li> <li>Mississauga S.S. <ul style="list-style-type: none"> <li>Enrolment: 1,097</li> <li>Capacity: 1,551</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>2 Junior Kindergarten to Grade 8</li> <li>1 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>St. Veronica <ul style="list-style-type: none"> <li>Enrolment: 485</li> <li>Capacity: 629</li> <li>Portables: 0</li> </ul> </li> <li>St. Marcellinus S.S. <ul style="list-style-type: none"> <li>Enrolment: 1,185</li> <li>Capacity: 1,521</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul>

# GENERAL CONTEXT MAP

OZ 06021 W11 &  
T-M 06005 W11

APPENDIX I-9



Ranko &amp; Natasa Lazarevic

File: OZ 06/021 W11  
T-M06005 W11**Proposed Zoning Standards**

	<b>Required "R16" Zoning By-law Standard</b>	<b>Proposed Standard</b>
Parking	2 resident spaces per unit 0.25 visitor spaces per unit (2 visitor spaces required)	2 resident spaces per unit 0 visitor parking
Minimum Lot Area – Interior Lot	550.00 m <sup>2</sup> (5,920.34 sq. ft.)	450.00 m <sup>2</sup> (4,843.92 sq. ft.)
Minimum Lot Area – Corner Lot	720.00 m <sup>2</sup> (7,750.30 sq. ft.)	450.00 m <sup>2</sup> (4,843.92 sq. ft.)
Minimum Lot Frontage – Interior Lot	15.00 m (49.21 ft.)	8.30 m (27.23 ft.)
Minimum Front Yard	7.50 m (24.60 ft.)	4.50 m (14.76 ft.)
Minimum Exterior Side Yard	Lot with an exterior side lot line abutting a CEC private road – 6.00 m (19.69 ft.)	Lot with an exterior side lot line abutting a CEC private road – 2.50 m (8.20 ft.)
Minimum setback from a front garage face to a CEC – private road or CEC – sidewalk	7.50 m (24.60 ft.)	6.00 m (19.67 ft.)
Minimum Setback to Greenbelt Zones	Minimum setback of all other buildings and structures other than a dwelling or an accessory building or structure to all lands zoned "G1" or "G2" base zone – 5.00 m (16.40 ft.)	Minimum setback of all other buildings and structures other than a dwelling or an accessory building or structure to all lands zoned "G1" or "G2" base zone – 0 m (0 ft.)