



# Corporate Report

Clerk's Files

Originator's

Files OZ 09/013 W1

T-M11002 W1

**D87** \*\*\*SEP 20 2011

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**DATE:** August 30, 2011

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 20, 2011

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

**SUBJECT:** **Information Report**  
**Rezoning and Draft Plan of Subdivision Applications**  
**To permit 13 detached dwellings on a common element**  
**condominium private road**  
**1551, 1559, 1569 Cormack Crescent and 1556 Marionville Drive**  
**East of Dixie Road, south of the Queen Elizabeth Way**  
**Owner: Sedona Lifestyles (Rometown) Inc.**  
**Applicant: Brutto Consulting**  
**Bill 51**

**Public Meeting** **Ward 1**

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**RECOMMENDATION:** That the Report dated August 30, 2011, from the Commissioner of Planning and Building regarding the applications to change the Zoning from "R3" (Detached Dwellings – Typical Lots) to "R16 – Exception" (Detached Dwellings on a CEC – Private Road) and a Draft Plan of Subdivision to permit 13 detached dwellings on a common element condominium private road, under files OZ 09/013 W1 and T-M11002 W1, Sedona Lifestyles (Rometown) Inc., 1551, 1559, 1569 Cormack Crescent and 1556 Marionville Drive, east of Dixie Road, south of the Queen Elizabeth Way, be received for information.

**BACKGROUND:** The above-noted applications have been circulated for technical comments and two community meetings have been held.

The subject Rezoning application was initially submitted on August 31, 2009 and included the property at 1556 Marionville Drive. The proposal at the time was to develop the properties for 13 townhouses and 5 detached dwellings under standard condominium tenure. A freehold detached dwelling was proposed at 1556 Marionville Drive which had no access to the proposed development. In July 2010, the application was amended to remove 1556 Marionville Drive from the application and to change the proposal to include 17 detached dwellings on a common element condominium road. The application was once again amended in April 2011 to what is currently being proposed, including the reinstatement of 1556 Marionville Drive. A Draft Plan of Subdivision supporting the creation of the proposed 13 lots on a common element condominium road was submitted on June 1, 2011.

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:	August 31, 2009 (Rezoning Received) September 23, 2009 (Deemed complete) July 14, 2010 (Revised) April 7, 2011 (Revised) June 1, 2011 (Subdivision Received) June 30, 2011 (Deemed complete)
Height:	2 to 2 ½ storeys
Lot Coverage:	22.5%
Floor Space Index:	0.45
Landscaped Area:	49.5%
Net Density:	16.6 units/ha (7.98 units/ac.)

<b>Development Proposal</b>	
Number of units:	13
Anticipated Population:	44* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.
Parking Required:	2.0 resident spaces per unit = 26 spaces 0.25 spaces visitor per unit = 3.25
Parking Provided:	52 resident parking spaces 4 visitor parking spaces
Supporting Documents:	Planning Justification Report Functional Servicing Report Phase I Environmental Site Assessment Noise Study Traffic Impact Study Tree Preservation Plan and Arborist Report

<b>Site Characteristics</b>	
Frontage:	24.38 m (79.99 ft.) – Marionville Drive
Depth:	131 m (430 ft.)
Lot Area:	0.78 ha (1.93 ac.)
Existing Use:	4 detached dwellings

Additional information is provided in Appendices I-1 to I-11.

### **Neighbourhood Context**

The subject property is located within a mature, stable residential area of the Lakeview District which has not been subject to redevelopment. The subject site consists of four residential lots, three of which will be severed in order to retain the existing dwellings fronting onto Cormack Crescent. The existing dwelling on lot fronting onto Marionville Drive is to be demolished in order to facilitate vehicular access to the site. The site is relatively flat

and contains a number of trees. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Star Academy Private School and detached dwellings

East: Detached dwellings

South: Detached dwellings

West: Detached dwellings, and Dixie Outlet Mall across Dixie Road

### **Current Mississauga Plan Designation and Policies for Lakeview District (May 5, 2003)**

**"Residential – Low Density I"**, which permits detached, semi-detached and duplex dwellings to a maximum density of 17 units per net residential hectare (7 units per net residential acre). The applications are in conformity with the land use designation as the most recent reduction in units has brought the proposed density to 16.6 units per net residential hectare (6.7 units per net residential acre).

There are other policies in the Official Plan which also are applicable in the review of these applications including:

### **Residential Policies**

Section 3.2.3.2 of the General Policies of Mississauga Plan states that high quality and innovative residential design will be promoted in a form which reinforces and enhances the local community character, respects its immediate context and creates a quality living environment. Innovative housing types and zoning standards will be encouraged. Design issues related to built form, scale, massing, orientation, parking, overshadowing, and the quantity and quality of open space will be priorities in assessing the merits of residential development.

**Intensification**

Section 3.13.5.1 - Lands designated for residential purposes, outside intensification areas, will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.

Section 3.13.5.2 - Residential intensification outside intensification areas will generally occur through infilling.

Section 3.13.5.3 - Intensification outside intensification areas may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.

The intensification policies of Section 3.13.6.16 also speak to development being compatible with the scale and character of a planned area by having regard to the natural environment, natural heritage features, lot frontages and areas, street and block pattern, building heights and massing, coverage and setbacks amongst other elements.

**Urban Design Policies**

Section 3.18.2.4 - Building and site design will be compatible with site conditions, the surrounding context, features and surrounding landscape and the intended character of the area.

Section 3.18.2.5 - Building, landscaping and site design will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces.

Section 3.18.2.6 - Building, landscaping and site design will minimize the effects of noise, unattractive views, other negative impacts and will buffer adjacent land uses.

### **New Mississauga Official Plan**

Mississauga Official Plan was adopted by City Council on September 29, 2010. Until the new Mississauga Official Plan is approved by the Region of Peel and comes into force, Mississauga Plan continues to be in effect. While the existing Official Plan is the plan of record against which the applications are being reviewed, regard should also be given to the new Mississauga Official Plan. Under the new Mississauga Official Plan, the subject lands are designated "Residential Low Density I". The proposal to permit 13 detached dwellings on a common element condominium private road conforms to the land use designation and associated policies contained in the new Mississauga Official Plan. A district policy review for the Lakeview District is currently under way. Policy recommendations resulting from the review will be incorporated into the new Lakeview Local Area Plan which will form part of the new Mississauga Official Plan.

The timing of the approval of the proposed site specific official plan amendment may be affected by the approval of the new Mississauga Official Plan and any potential appeals. A recommendation will be included in the Supplementary Report to address the status of the new Mississauga Official Plan.

### **Existing Zoning**

**"R3" (Detached Dwellings – Typical Lots)**, which permits detached dwellings with a minimum interior lot frontage of 15.0 m (49.2 ft.), a minimum corner lot frontage of 19.5 m (64.0 ft.), a minimum interior lot area of 550 m<sup>2</sup> (5,920.3 sq. ft.) and a minimum corner lot area of 720 m<sup>2</sup> (7,750.3 sq. ft.).

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

**"R16-Exception" (Detached Dwellings on a CEC – Private Road)**, to permit thirteen (13) detached dwellings on a common element condominium private road in accordance with the proposed zoning standards contained in Appendix I-10.

## COMMUNITY ISSUES

A community meeting was held by the former Ward 1 Councillor on October 5, 2010. The meeting dealt with a previous version of the proposed development which illustrated 17 detached dwellings with access exclusively through Cormack Crescent.

A subsequent community meeting was held by Ward 1 Councillor Jim Tovey on August 15, 2011 at which time the current proposal was presented. Issues raised by the community are summarized below and will be addressed in the Supplementary Report:

- The impact of additional traffic and resulting safety concerns generated by the development;
- The precedent of the proposed development on surrounding properties and the neighbourhood;
- The adequacy of the number of visitor parking spaces proposed and the resultant increase of vehicle parking on adjacent streets;
- The potential for the proposed development to be gated;
- The design of the proposed split ingress/egress lanes;
- Concerns related to property values and taxes;
- The impact of construction activity on the neighbourhood and that construction access be provided through Cormack Crescent;
- Concerns related to tree preservation;
- The implication of the planned Dixie Road/QEW interchange improvement on the proposed development and properties fronting onto Cormack Crescent;
- Concerns regarding the size of the proposed lots relative to existing lots;
- The height of the proposed dwellings and the need for shadow studies;
- The handling of garbage pick-up and snow removal.

## **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-8 and school accommodation information is contained in Appendix I-9. Based on the comments received and the applicable Mississauga Plan policies, the following matters will have to be addressed:

### **MTO Land Requirements**

The Ministry of Transportation (MTO) has indicated that they have initiated a preliminary design and Class B Environmental Assessment for the reconstruction of the Queen Elizabeth Way and Dixie Road interchange, however, the degree of impact to the proposal will not be known until a preferred design alternative has been completed. While MTO has no objections in principle to the applications based on the revised submission, the applicant is to provide indication of how they intend to proceed with respect to the remaining parcels not included in the current subdivision design, including whether there is an intention to incorporate the balance of the lands into the subdivision design once the Environmental Assessment is completed.

### **Heritage Impact Study**

The proponent has submitted a Heritage Impact Statement (HIS) for the property at 1559 Cormack Crescent which recommends protection of the house and stable under the *Ontario Heritage Act* through Designation as a condition of Council approval. Any consideration for Heritage Designation will have to be reviewed by the Heritage Advisory Committee and approved by Council.

### **Easements**

Through the processing of these applications, staff will require that it be demonstrated that the required common element condominium standards can be met, particularly with respect to the provision of a 3.0 m (9.84 ft.) utility corridor on-site.



### **Site Design and Interface with Adjacent Lands**

A number of issues related to site design need to be further addressed, including the following:

- appropriate relationship of the proposed dwellings to adjacent lots through increased setbacks and reduced massing;
- the siting of the proposed dwellings in order to preserve existing trees both on site and on adjacent lands.

### **OTHER INFORMATION**

#### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to storm sewer works and utility requirements, which will require the applicant to enter into appropriate agreements with the City. The applicant will also be required to obtain site plan approval for the proposed development.

**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:** Most 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 Lakeview 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: Elevations

Appendix I-8: Agency Comments

Appendix I-9: School Accommodation

Appendix I-10: Proposed Zoning Standards

Appendix I-11: General Context Map

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Edward R. Sajecki

Commissioner of Planning and Building

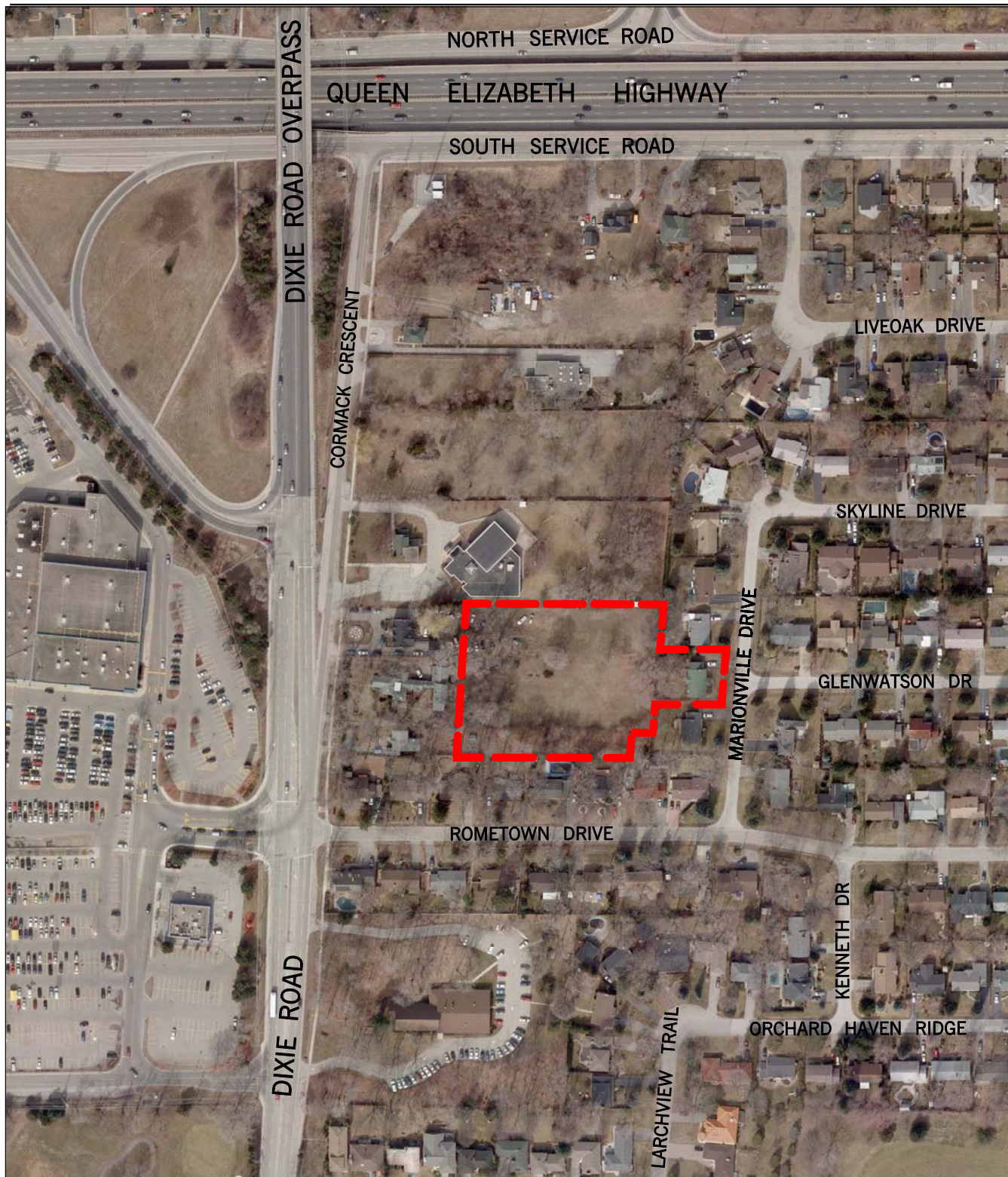
*Prepared By: David Breveglieri, Development Planner*

**Sedona Lifestyles (Rometown) Inc.**

**File: OZ 09/013 W1  
T-M11002 W1**

**Site History**

- May 5, 2003 – The Lakeview District Policies and Land Use Map (Mississauga Plan) were partially approved with modifications by the Region of Peel. The subject lands were designated "Residential Low Density I".
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned "R3" (Detached Dwellings – Typical Lots).



# LEGEND:



SUBJECT LANDS

DATE OF AERIAL PHOTO : SPRING 2011



SUBJECT:

**SEDONA LIFESTYLES  
(ROMETOWN) INC.**



FILE NO:  
OZ 09013 W1  
(T-M11002 W1)

DWG. NO:  
09013A

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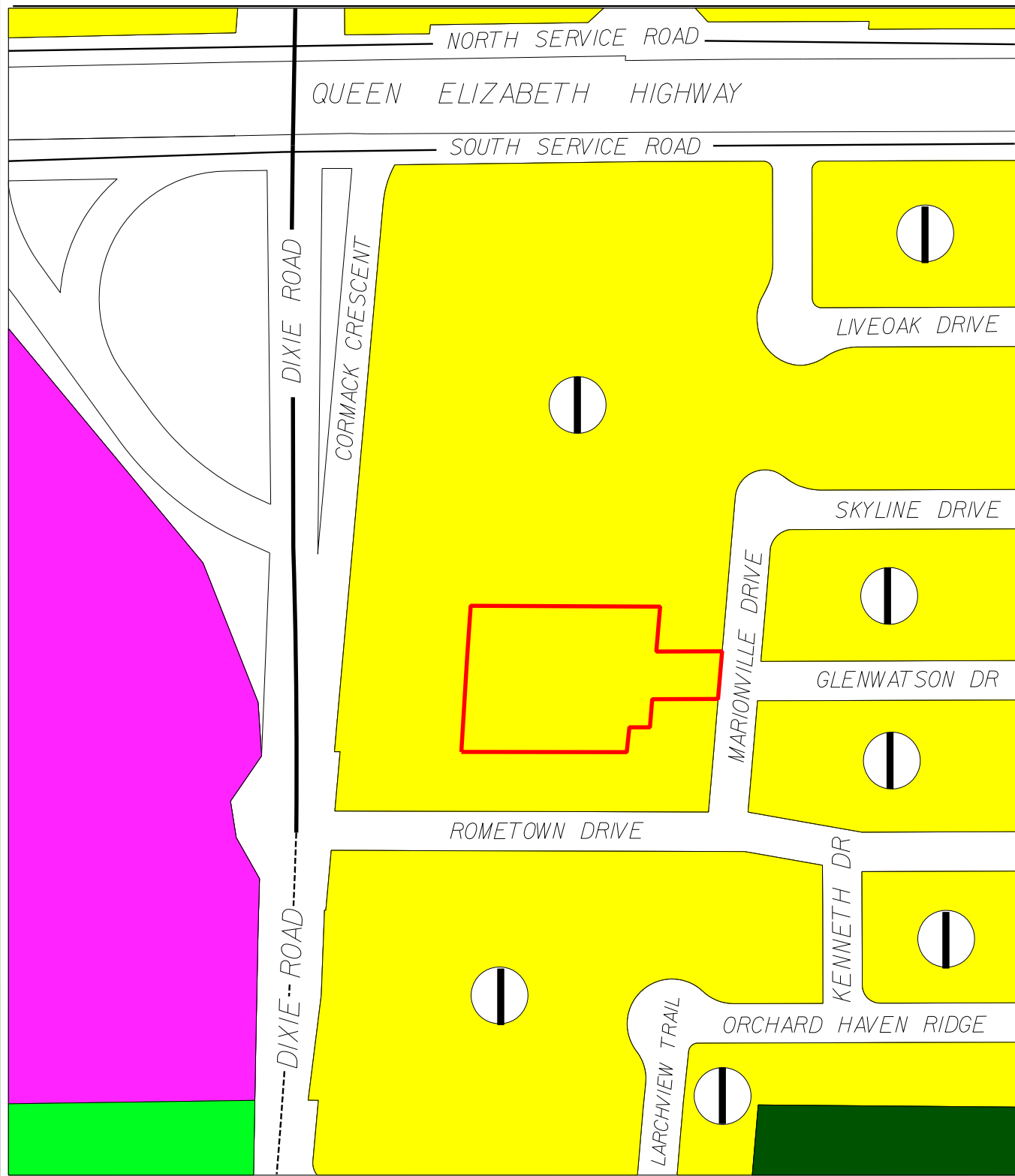
PDC DATE:  
2011 09 20

DRAWN BY:  
A.SHAH

APPENDIX I-2















**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics











**PART OF LAKEVIEW DISTRICT LAND USE MAP  
LAKEVIEW DISTRICT POLICIES OF MISSISSAUGA PLAN**






**LAND USE DESIGNATIONS**

-  Residential - Low Density I
-  Residential - Low Density II
-  Residential - Medium Density I
-  Residential - High Density I
-  Residential - High Density II
-  Mainstreet Commercial
-  General Commercial
-  Convenience Commercial
-  Motor Vehicle Commercial
-  Business Employment
-  Public Open Space
-  Private Open Space
-  Greenbelt
-  Utility

**TRANSPORTATION LEGEND**

-  Provincial Highway and Interchange
-  Arterial
-  Major Collector
-  Major Collector (Scenic Route)
-  Minor Collector
-  Local Road
-  Existing Commuter Rail
-  GO Transit Station

**LAND USE LEGEND**

-  Regulatory Floodplain
-  Golf Course
-  Proposed Stormwater Management Facility
-  Planning District
-  Special Site Areas (See Special Site Policies)

 **SUBJECT LANDS**



**SUBJECT: SEDONA LIFESTYLES  
(ROMETOWN) INC.**



**FILE NO:**  
OZ 09013 W1  
(T-M11002 W1)

**DWG. NO:**  
09013L

**SCALE:**  
1:3000

**PDC DATE:**  
2011 09 20

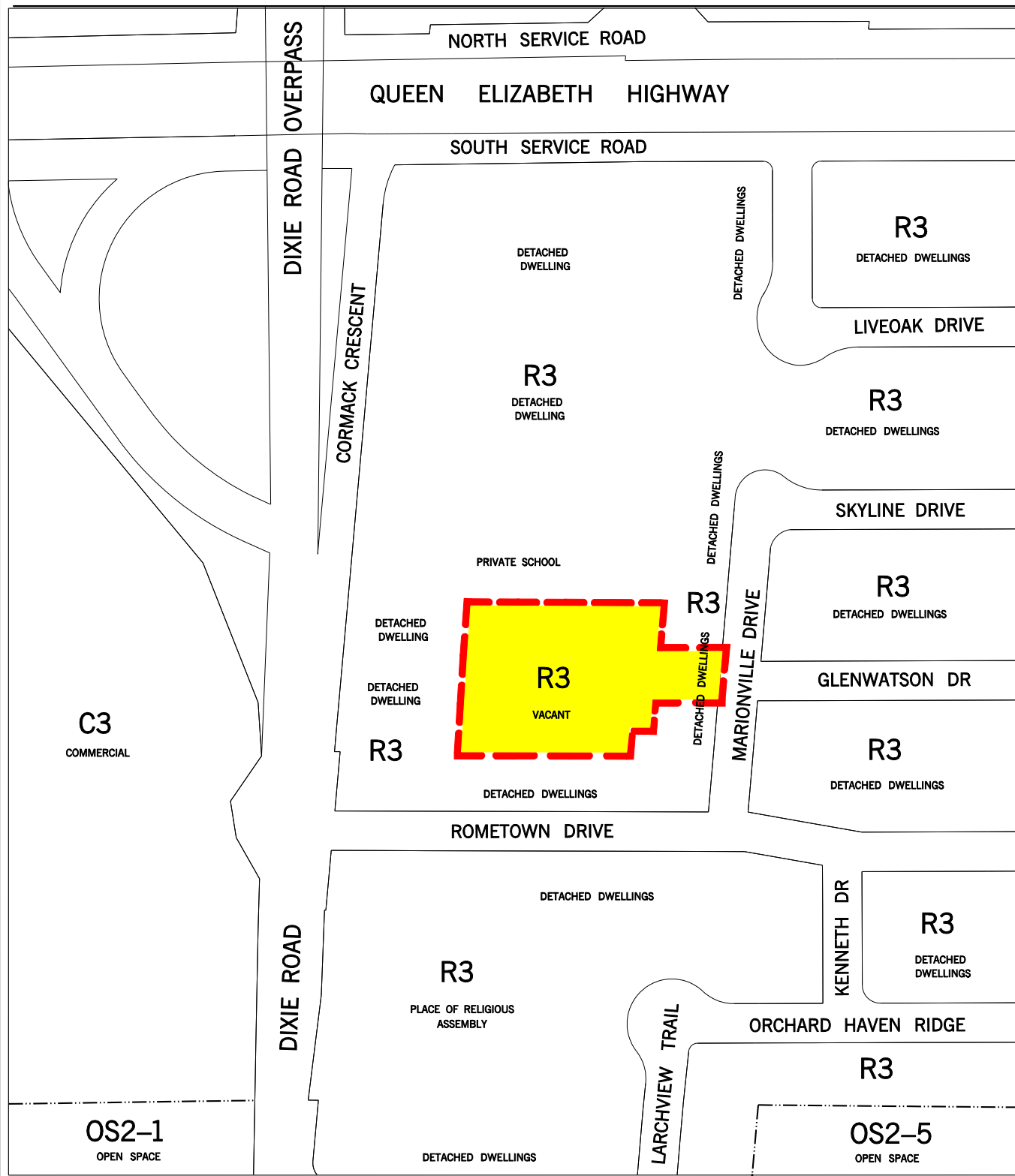
**DRAWN BY:**  
A.SHAH

**APPENDIX I-3**

**MISSISSAUGA**  
Planning and Building

**Produced by**  
T&W, Geomatics





**LEGEND:**

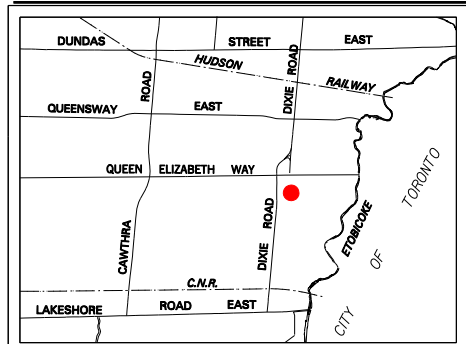


PROPOSED REZONING FROM "R3" (DETACHED DWELLINGS) TO "R16 - EXCEPTION" (DETACHED DWELLINGS ON A CEC - PRIVATE ROAD) TO PERMIT 13 DETACHED DWELLINGS ON A COMMON ELEMENT CONDOMINIUM PRIVATE ROAD.

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



**SUBJECT: SEDONA LIFESTYLES (ROMETOWN) INC.**



**FILE NO:**  
OZ 09013 W1  
(T-M11002 W1)

**DWG. NO:**  
09013R

**SCALE:**  
1:3000

**PDC DATE:**  
2011 09 20

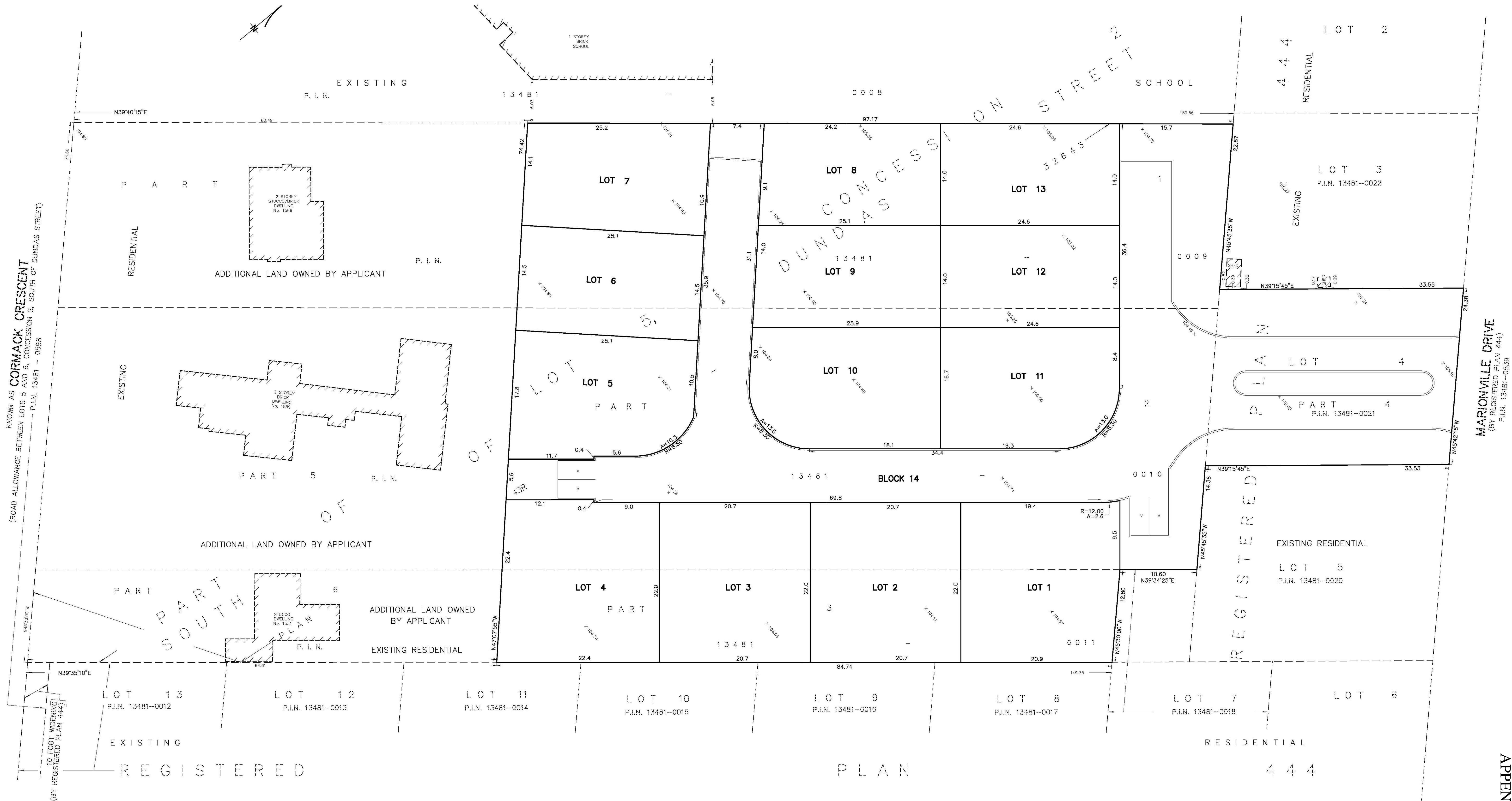
**DRAWN BY:**  
A.SHAH

APPENDIX I-4

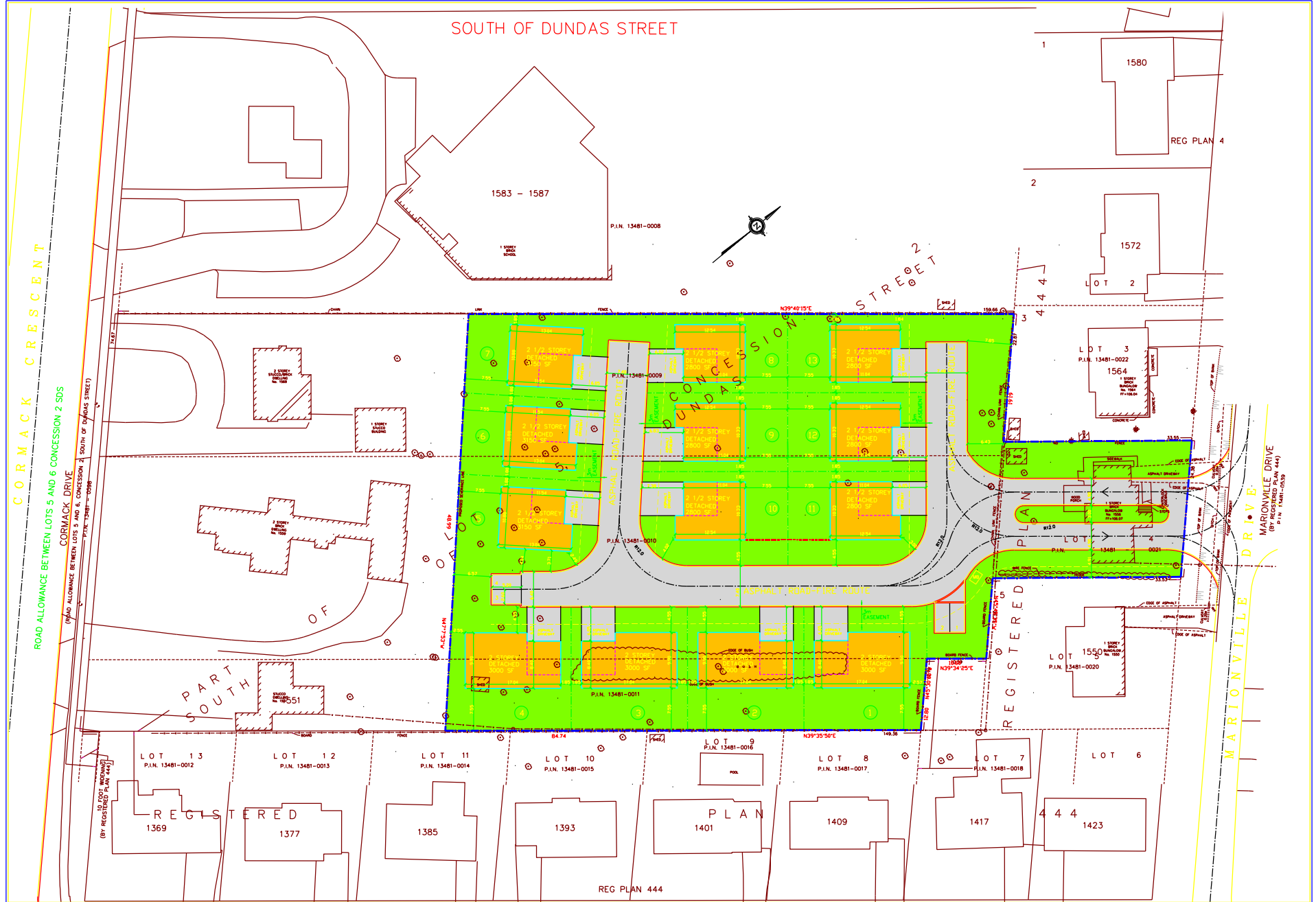
DRAFT PLAN OF SUBDIVISION OF  
PART OF LOT 5, CONCESSION 2  
SOUTH OF DUNDAS STREET  
(GEOGRAPHIC TOWNSHIP OF TORONTO)  
AND LOT 4, REGISTERED PLAN 444  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:250  
10m 5m 0 10m 20metres  
RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

METRIC  
DISTANCES SHOWN ON THIS SKETCH ARE IN METRES AND CAN  
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



# CONCEPT PLAN





PROPOSED ELEVATIONS



PROPOSED ELEVATIONS



**Sedona Lifestyles (Rometown) Inc.****File: OZ 09/013 W1  
T-M11002 W1****Agency Comments**

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

<b>Agency / Comment Date</b>	<b>Comment</b>
Ministry of Transportation (MTO) (July 21, 2011)	<p>The MTO has no objections in principle to the rezoning application based on the revised submission.</p> <p>The plan shows the balance of the holdings which front onto Cormack Crescent (3 single family dwellings). The applicant is to provide indication of how they intend to proceed with respect to the remaining parcels not included in the current subdivision design.</p> <p>At this point the MTO can only assume that the owner/ applicant has decided to keep these parcels fronting onto Cormack Crescent outside of the subdivision boundary until such time that the MTO has completed the Environmental Assessment (EA) for the interchange which will outline impacts to the adjacent properties. The applicant is to confirm this is in fact the case. Once the EA is completed, will the owner amalgamate the balance of the lands into the subdivision design? If so, they should explore the option of phasing this development which would clarify their intention for the future use.</p> <p>Once the applicant has provided more details with respect to the subdivision, MTO will provide further comments if warranted.</p> <p>This site is within the Ministry's permit control area and therefore an MTO Building and Land Use Permit is required prior to the start of construction. As part of the site plan/ subdivision review and approval process, the applicant will be required to submit a detailed drainage submission and Traffic Impact Study. All plans and reports must be stamped and signed. The MTO requires a minimum 14m (45.9 ft.) setback limit to all above and below grade structures from the current/future MTO property limits.</p>

**Sedona Lifestyles (Rometown) Inc.****File: OZ 09/013 W1  
T-M11002 W1**

<b>Agency / Comment Date</b>	<b>Comment</b>
Region of Peel (August 12 , 2011)	<p>The Development Engineering Section is unable to provide comments regarding the draft plan of subdivision or functional servicing report prepared by Skira &amp; Associates Ltd. at the present time. Development Engineering is waiting for more detailed information regarding storm water management from the consultant.</p> <p>Curbside collection will be provided by the Region of Peel.</p> <p>Regional staff has reviewed the Traffic Impact Study prepared by Urban &amp; Environmental Management Inc., dated April 2009 and find it to be satisfactory. If any further changes to the current development proposal or report are made, Regional staff will be required to review and approve any revisions to the Traffic Impact Study.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (July 7, 2011)	<p>Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchments 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, both School Boards require that warning clauses with respect to temporary school accommodation and transportation arrangements be included in the Development and/or Servicing Agreements.</p> <p>The Peel District School Board notes that these applications are in an area where a School Accommodation Review was completed in March 2009. Neil C. Matheson PS will temporarily hold students starting in September 2010 for the new Hartsdale Avenue Public School which is anticipated to open in September 2011 on the former Lyndwood Public School site.</p>

Sedona Lifestyles (Rometown) Inc.

File: OZ 09/013 W1  
T-M11002 W1

Agency / Comment Date	Comment
City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (July 27, 2011)	<p>Ron Searle Park (P-214) is located approximately 500 m (1,640 ft.) from the site which contains a play site, two lit tennis courts and park pathways.</p> <p>Prior to by-law enactment, a cash contribution for street tree planting will be required. Further, prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p>
City Community Services Department – Culture Division (July 29, 2011)	<p>The subject property, specifically 1559 Cormack Crescent, is listed on the City's Heritage Register. The proponent has submitted a Heritage Impact Statement (HIS) and the consultant is suggesting the protection of the house and stable under the <i>Ontario Heritage Act</i> through Designation as a condition of approval of these applications. At this stage it is not anticipated that any potential designation will have an impact on the proposed development, however, further comments will be provided prior to the Supplementary Report. Any consideration for Heritage Designation will have to be reviewed by the Heritage Advisory Committee and approved by Council.</p>
City Community Services Department – Fire and Emergency Services Division (August 4, 2011)	<p>Fire has reviewed the applications from an emergency response perspective and has no concerns. Emergency response time to site and water supply are acceptable.</p> <p>The site is to be designed in conformance with By-law 1036-81. Specific details/comments will be provided through the site plan process.</p> <p>On-street parking within the limits of a designated fire access route is not permitted.</p>
City Transportation and Works Department (August 11, 2011)	<p>A preliminary Noise Report, Functional Servicing Report and Traffic Impact Study have been submitted to this department and are under review. Notwithstanding the findings of these reports additional technical information has been requested prior to the Supplementary Report proceeding. These reports</p>

Sedona Lifestyles (Rometown) Inc.

File: OZ 09/013 W1  
T-M11002 W1

Agency / Comment Date	Comment
	<p>will also require Region of Peel and MTO approval as the site is proposed to be partially serviced to Dixie Road and is in proximity to the QEW.</p> <p>It should be noted that the MTO has initiated a preliminary design to improve the QEW/Dixie Road interchange and that the subject proposal may be impacted by the reconfiguration of the Dixie Road interchange. Prior to the Supplementary Report proceeding to Council, approval will be required from the MTO.</p> <p>The applicant has been requested to provide a concept plan to demonstrate how the adjacent lands to the west (owned by the applicant) can be developed in the future. In addition, review and approval from the Region of Peel and MTO will be required with respect to the storm sewer (design and location) along the north limit to Cormack Crescent/Dixie Road.</p> <p>The applicant has been requested to revise the site plan to provide additional information and details with respect to the common element condominium servicing features.</p> <p>The updated Environmental Site Screening and Questionnaire and Declaration (ESSQD) must be fully completed and signed. We are in receipt of a satisfactory Phase 1, Environmental Site Assessment, including reliance from the applicant's Environmental Consultant allowing the City to rely on the findings of the environmental report.</p> <p>Further detailed comments/conditions will be provided prior the Supplementary Report pending the review of the revised material.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> <li>- Bell Canada</li> <li>- Development Services, City of Mississauga</li> <li>- Enersource Hydro Mississauga Inc.</li> <li>- Rogers Cable Communications Inc.</li> </ul>

**Sedona Lifestyles (Rometown) Inc.****File: OZ 09/013 W1  
T-M11002 W1**

Agency / Comment Date	Comment
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"><li>- Canada Post</li><li>- Conseil Scolaire de District Catholique Centre-Sud</li><li>- Conseil Scolaire de District Catholique Centre-Sud-Ouest</li><li>- Enbridge Gas Distribution Inc.</li><li>- Realty Services, City of Mississauga</li></ul>

**Sedona Lifestyles (Rometown) Inc.****File: OZ 09/013 W1  
T-M11002 W1****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 5</li> <li>1 Grade 6 to Grade 8</li> <li>1 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>Neil C. Matheson P.S. <ul style="list-style-type: none"> <li>Enrolment: 472</li> <li>Capacity: 354</li> <li>Portables: 10</li> </ul> </li> <li>Allan A. Martin Senior P.S. <ul style="list-style-type: none"> <li>Enrolment: 477</li> <li>Capacity: 538</li> <li>Portables: 2</li> </ul> </li> <li>Gordon Graydon S.S.* <ul style="list-style-type: none"> <li>Enrolment: 1,064</li> <li>Capacity: 1,125</li> <li>Portables: 6</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</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>St. Edmund E.S. <ul style="list-style-type: none"> <li>Enrolment: 337</li> <li>Capacity: 222</li> <li>Portables: 0</li> </ul> </li> <li>St. Paul S.S. <ul style="list-style-type: none"> <li>Enrolment: 757</li> <li>Capacity: 807</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul>



Sedona Lifestyles (Rometown) Inc.

File: OZ 09/013 W1  
T-M11002 W1**Proposed Zoning Standards**

<b>Item</b>	<b>Existing By-law Standard – "R3" Zone</b>	<b>Base "R16" By-law Standard</b>	<b>Proposed "R16-Exception" By-law Standard</b>
Minimum Lot Area – Interior Lot	550 m <sup>2</sup> (5,920 sq. ft.)	550 m <sup>2</sup> (5,920 sq. ft.)	345 m <sup>2</sup> (3,713 sq. ft.)
Minimum Lot Area – Exterior Lot	720 m <sup>2</sup> (7,750 sq. ft.)	720 m <sup>2</sup> (7,750 sq. ft.)	397 m <sup>2</sup> (4,273 sq. ft.)
Minimum Lot Frontage – Interior Lot	15.0 (49.2 ft.)	15.0 m (49.2 ft.)	14.0 m (45.9 ft.)
Minimum Lot Frontage – Corner Lot	19.5 m (64.0 ft.)	19.5 m (64.0 ft.)	16.7 m (54.8 ft.)
Maximum Lot Coverage	35%	35%	30%
Minimum Front Yard Setbacks	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	4.5 m (14.7 ft.)
Minimum setback from a front garage face to a CEC private road	n/a	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)
Minimum Exterior Side Yard – Lot with an exterior side lot abutting a CEC – private road	n/a	6.0 m (19.7 ft.)	2.49 m (8.17 ft.)
Minimum Interior Side Yard – Interior lot/corner lot	1.2 m (3.9 ft.) plus 0.61 m (2.0 ft.) for each additional storey or portion thereof above one (1) storey	1.2 m (3.9 ft.) plus 0.61 m (2.0 ft.) for each additional storey or portion thereof above one (1) storey	1.8 m (5.9 ft.)
Minimum Interior Side Yard – Where interior side lot line is the rear lot line of abutting parcel	1.2 m (3.9 ft.) plus 0.61 m (2.0 ft.) for each additional storey or portion thereof above one (1) storey	2.5 m (8.2 ft.)	2.5 m (8.2 ft.)
Minimum Rear Yard – Interior lot/corner lot	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Maximum Height	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)
Visitor Parking	n/a	0.25 parking spaces per unit	0.25 parking spaces per unit

# GENERAL CONTEXT MAP

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APPENDIX I-11

