

## Zoning Comparison Table for General Regulations and Setbacks

Provision <b>General Regulations and Setbacks</b>	<b>Required by ZBL 225-2007, as amended</b>	<b>Proposed in Draft Amending By-law</b>	<b>Justification for Deviation from Parent Zone</b>
A porch or deck, located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs may encroach:	A maximum of 1.6 m into a required front and/or exterior side yard	A maximum of 2.0 m into a required front and/or exterior side yard (located at and accessible to entry leading to main floor level living space, first floor or below the first story of the dwelling, exclusive of stairs) A minimum 0.3 m setback is required to stairs	<i>Relief is required from respective parent zones in order to facilitate the proposed development and accommodate a mix and range of housing types and built forms. The proposed Zoning By-law Amendment to implement the proposed Draft Plan of Subdivision emphasizes a walkable community with compact built form, and a mix/range of housing types and sizes to address the “missing middle”, which are elements of the Ninth Line Study Area and Ninth Line Character Area policies. The proposed development is a unique situation compared to current development in Mississauga, where a community is being planned comprehensively, at the Draft Plan level. Although the City’s zoning provisions for stacked and back to back townhouse zones (RM9, RM10, RM11 and RM12) have been recently updated, these updates were envisioned for infilling and redevelopment of existing sites, not greenfield development. Therefore, deviations are required.</i>
Minimum garage face setback:	6.0 m	Where an attached garage is accessed by a driveway crossing a rear lot line from a public Lane, the garage face shall have a minimum 0.30m setback from the rear lot line (The 6.0m to front lot line will still apply unless otherwise altered in an Exception zone.)	
(4.1.5.9)	A building projection, with windows that cover a minimum of 50% of the total projection, may encroach a maximum of 0.61m into a required front, exterior and/or rear yard, provided that the building projection is not more than 3.0m wide	A building projection with windows or doors, with or without a foundation, may encroach a maximum of 0.61m into a required front, exterior side and/or rear yard, provided that the building projection is not more than 4.0m wide	
(4.1.5.10) Balcony provisions	A balcony may encroach a maximum of 1.0 m into a required front, exterior side or rear yard	A balcony may encroach a maximum of 2.0m into a required front and/or exterior side yard	<i>Furthermore, the current Zoning By-law does not appreciate rear lane</i>
		A balcony may encroach a maximum of 0.61 m into a required interior side yard – interior lot provided it is no	

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		closer than 0.6 m to any lot line	<p><i>townhouse product, so several deviations from the parent "RM5" zone are required. The proposed site-specific provisions are appropriate for the various built forms to interact and complement each other on a pedestrian scale.</i></p> <p><i>The Subject Lands are required to achieve a density target of 129 people and jobs per hectare at a height range of 3-6 storeys throughout the entire development and therefore a variety of unit types and sizes are proposed.</i></p>
		A balcony may encroach 3.1m into a required rear yard (0.3m where abutting a rear lane)	
		A balcony located above an attached garage which has its access from a public Lane shall require a minimum 0.3m rear yard setback.	
(4.1.5.5)	A window, chimney, pilaster or corbel, window well, and stairs with a maximum of three risers, may encroach a maximum of 0.61m into a required yard provided that the yard is a minimum of 1.2 m	A window, fireplace, chimney, pilaster or corbel, window well, utility meter niche, eaves or any other architectural feature and stairs with a maximum of three risers, may encroach a maximum of 0.61m into a required yard provided it is no closer than 0.6m to any lot line	
Egress Balcony	No provision dealing with this	A required third floor egress balcony may project a maximum of 1.0m beyond the building into a rear yard backing onto a lane, exterior side yard and/or front yard	
Sight Triangle setback	ZBL definition: Sight Triangle means the area between the point of intersection of the <b>front lot line</b> and <b>side lot line</b> when projected into the road allowance, and the property line, inclusive of the 0.3 m reserve.	A minimum of 0.0m setback is required to a sight triangle from any building, porch, stair or balcony	
(4.1.12.4) Balcony over and/or projecting from an attached garage	A <b>balcony</b> with a maximum area of 10 m <sup>2</sup> is permitted on top of an attached <b>garage</b> , provided that the <b>balcony</b> does not project	A balcony may be located above an attached garage or driveway (specific projection restrictions included in applicable Exception zones, such as 2.0m in RM10 zone, Line 14.3)	

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	more than 1.0 m beyond the <b>garage face</b> .		
(4.1.6.1) location of Air Conditioner	External heating, air conditioning, home back-up generator, and pool heating/filtering equipment may be located in a required <b>yard</b> , other than a <b>front yard</b> , provided that it is not closer than 0.61 m to any <b>lot line</b> .	Air conditioning equipment may be located in a required yard, other than a front yard Note: some zones may allow A/C units in front yards provided they are screened or on a balcony	
2.1.14 – Centre Line Setback  Ninth Line – 35 m R-O-W width	17.5 m + required yard/setback	As there will be various setbacks along Ninth Line, it is proposed to delete this provision	
2.1.30 - Rooftop Balconies	2.1.30.1 - A rooftop <b>balcony</b> shall be set back 1.2 m from all exterior edges of a <b>building</b> or <b>structure</b> . (0174-2017) 2.1.30.2 - Notwithstanding Article 2.1.30.1, a setback for a rooftop <b>balcony</b> may be 0.0 m where: (0174-2017), (0179-2018) (1) the exterior edge of the <b>building</b> faces a <b>street</b> and the <b>building</b> is located in a non-residential zone; (2) the exterior edge of the rooftop <b>balcony</b> does not abut a Residential Zone and the <b>building</b> is located in a non-residential zone	0.0 m	