

March 17, 2021

Zoning By-law Matrix – 12035 Dixie Road

March 11, 2021

Zone Standard	Requirements	Proposed
Lot Area (min)	925 m ²	925 m ²
Lot Frontage (min)	30 m	30 m
Building Area (max)	50 %	50 %
Front Yards (min) <i>Mayfield Road</i>	20 m	20 m
Exterior Side Yards (min) <i>Dixie Road</i>	7.5 m	7.5 m
Rear Yards (min) <i>North lot line</i>	7.5 m	7.5 m
Interior Side Yards (min) <i>East lot line</i>	6 m	6 m
Gasoline Pump Island, Accessory Setbacks (min)	4.5 m	4.5 m
Accessory Open Storage Area Setbacks (min)	NA	NA
Accessory Outside Sales or Display Area Setback (min)	NA	NA
Building Heights (max)	18 m	18 m
Landscaping Area (min)	10%	10%
Planting Strip Width (min) Front Lot Line: Mayfield Road Exterior Side Lot Line: Dixie Road Rear Lot Line: North lot line Interior Side Lot Line: East lot line	Front Lot Line: 9 m Exterior Side Lot Line: 9 m Rear Lot Line: 6 m Interior Side Lot Line: 1.5 m	Front Lot Line: 4 m Exterior Side Lot Line: 3 m Rear Lot Line: 3 m Interior Side Lot Line: 1.5 m
Planting Strip Location	NA	NA
Driveway Setbacks (min)	4.5 m	4.5 m
Parking Space Setback (min)	6 m	3 m
General Provisions		
Accessory Uses	NA	NA
Garbage Enclosures	NA	NA
Parking Loading & Delivery Standards		
Applicability	NA	NA
Non-Residential Parking Requirements	7,000 – 20,000 m ² – 78 parking spaces plus 1 parking space per 145 m ² of net floor area or portion thereof over 7,000 m ² Over 20,000 m ² – 168 parking spaces plus 1 parking space per 170 m ² of net floor area or portion thereof over 20,000 m ²	7,000 – 20,000 m ² – 78 parking spaces plus 1 parking space per 145 m ² of net floor area or portion thereof over 7,000 m ² Over 20,000 m ² – 168 parking spaces plus 1 parking space per 170 m ² of net floor area or portion thereof over 20,000 m ²
Barrier Free Parking	More than 1,000 spaces, 11 spaces + 1%	More than 1,000 spaces, 11 spaces + 1%
Illumination	Setback 4.5 m from any <i>lot line</i>	Setback 3 m from any <i>lot line</i>