

Zoning Matrix

0 and 12245 Torbram Road
 Tullamore Industrial GP Limited

OPA, ZBA and DPS - First Submission

July 19, 2021

Zone Standard	Requirements	Proposed
Lot Area (min)	925m ²	925m ²
Lot Frontage (min)	30m	30m
Building Area (Max)	50%	50%
Front Yards (min)	9m	9m
Exterior Side Yards (min)	7.5m	7.5m
Interior Side Yards (min)	Minimum interior side yard from any other interior side lot line shall be 3m on one side, 6m on other side	There is no minimum requirement. In the event an interior lot line is established a minimum setback of 6m is required
Building Heights (max)	18m	25m; except where any building containing a Cold Storage Warehouse use may have a maximum height of 45m
Landscaping Area (min)	10%	10% (the required landscaping for a corner lot shall be 12.5%)
Planting Strip Width (min)	9m	6m 9m when abutting an arterial road
Planting Strip Locations	A planting strip shall be required along each front lot line and each exterior side lot line and along any portion of a rear lot line, which abuts a Residential zone line or a lot containing a Residential use, and along any portion of an interior side lot line which abuts a Residential zone or a	A planting strip shall be required along each front lot line and along any portion of a rear lot line, which abuts a Residential zone line or a lot line containing a Residential use, and along any portion of an interior side lot line which abuts a lot containing a Residential use.

	lot containing a Residential use.	In the event that an interior side yard is established, a planting strip shall be located along said lot line.
Driveway Setbacks (min)	1.5m	1.5m
Parking Space Setback (min)	6m	From any front lot line 6m From any other lot line 3m
General Provisions		
Accessory Uses	N/A	N/A
Garbage Enclosures	N/A	N/A
Parking Loading and Delivery Standards		
Applicability	N/A	N/A
Non-Residential Parking Requirements	Over 20,000 m ² ; 168 spaces, plus 1 space for every 170 m ² additional.	Over 20,000 m ² ; 168 spaces, plus 1 space for every 170 m ² additional. For added clarity, truck and trailer parking spaces count towards parking minimum.
Barrier Free Parking	More than 1,000 spaces, 11 spaces plus 1%	More than 1,000 spaces, 11 spaces plus 1%