

Zoning By-law Matrix – 12892 Dixie Road

Feb 24, 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>Old School Road</i>	20 m	20 m
Exterior Side Yards (min) <i>Dixie Road</i>	15 m	15 m
Rear Yards (min) <i>South lot line</i>	15 m	15 m
Interior Side Yards (min) <i>West lot line</i>	6 m	6 m
Gasoline Pump Island, Accessory Setbacks (min)	6 m	6 m
Accessory Open Storage Area Setbacks (min)	6 m	6 m
Accessory Outside Sales or Display Area Setback (min)	9 m	9 m
Building Heights (max)	18 m	20 m; except for <i>Cold Storage Warehouse</i> refrigeration tower where 45 m is permitted
Landscaping Area (min)	10 %	10 %
Planting Strip Width (min)	6 m	Front Yard: 3.5 m Exterior Side Yard: 7.0 m Rear Yard: 0.0 m Interior Side Yard: 0.0 m
Planting Strip Location	See above	See above
Driveway Setbacks (min)	4.5 m	4.5 m
Parking Space Setback (min)	6 m	3 m
General Provisions		
Accessory Uses	N/A	N/A
Garbage Enclosures	N/A	N/A
Parking Loading & 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.
Barrier Free Parking	More than 1,000 spaces, 11 spaces plus 1%	More than 1,000 spaces, 11 spaces plus 1%
Illumination	N/A	N/A