

Old Zoning By-law (1995) – 14864 Compliance Matrix 439 Crawley Road (NewCold)						
Category	Requirement (B.3-10)	Requirement (B.3-11)	Required / Existing	Provided	Compliance	Comment
Permitted Uses (7.1.2, 7.3.3.10.1, & 7.3.3.11.1)	Manufacturing Warehouse Office (Accessory Use)	Manufacturing Warehouse Office	N/A	Warehouse / Manufacturing	YES	None.
Max. Accessory Use (Table 7.3(6))	25% of Building Floor Area		8,055 m2 max. of 32,222 m2	3,300 m2	YES	None.
Min. Parking Requirements (4.13.4.2)	Warehouse - 1 space per 200 sq. m. of GFA		162 (Phase 1) 629 (All Phases)	163 (Phase 1) 542 (Full Buildout)	YES (Phase 1)	542 Parking Spaces will be provided in total at full build out. Ratio of warehouse vs. manufacturing undecided at this time.
Min. Parking Requirements (4.13.4.2)	Manufacturing - 1 space per 50 sq.m up to 1,000 square metres of GFA; then 1 space per 100 sq.m between 1,000 sq.m and 5,000 sq.m of GFA, and then 1 space per 150 sq.m over 5,000 sq.m of GFA.		0 (Phase 1) 189 (All Phases)	0 (Phase 1) Unknown (Phase 3)	N/A for Phase 1	A total of 24,290 square metres of GFA is proposed for the manufacturing use in Phase 3.
Min. Parking Requirements (Accessible) (4.13.5.1)	51-200 spaces - 2 spaces	51-200 spaces - 2 spaces	2 spaces	6 spaces	YES	None.
Parking Space Size (4.13.3.2.3)	2.75 m x 5.5 m		N/A	2.75m x 5.5 m	YES	None.
Loading Space (4.14)(7.3.9)	Warehouse shall have adequate <i>Loading Spaces</i> provided. Temporary parking for vehicle waiting to load.	Warehouse shall have adequate <i>Loading Spaces</i> provided. Temporary parking for vehicle waiting to load.	N/A	18	YES	None.
Min. Ground Floor Area (7.3.5)	464.5 m2 Ground Floor Area	464.5 m2 Ground Floor Area	464.5 m2 Ground Floor Area	22,902 sq.m	YES	None.
Min. Lot Frontage (Table 7.3)	30 m	30 m	360 m (Soutgate Dr. Extension)	360 m	YES (Existing)	Will increase with Southgate Dr shift.
Min. Front Yard (Table 7.3)	6 m	6 m	N/A	108.6 m (Phase 1)	YES	None.

Min. Exterior Side Yard along Crawley Rd (7.3.3.10.4.2 & 7.3.3.11.3.2)	14 m	14 m	14 m	42.2 m	YES	None.
Min. Rear Yard Setback Abutting Maltby Road (7.3.3.10.4.2 & 7.3.3.11.3.2)	14 m	14 m	14 m	252.7m	YES	None.
Min. Rear Yard Setback Abutting Residential, Urban Reserve, Wetland, or Park Zones (7.3.1)	14 m	14 m	N/A	N/A	YES	None.
Min. Interior Side Yard Setback Abutting Residential, Urban Reserve, Wetland, or Park Zones (7.3.1)	10 m, or half the Building Height, whichever is greater.	10 m, or half the Building Height, whichever is greater.	N/A	195 m	YES	The lots to the north are zoned Industrial. The nearest interface with the zones mentioned are located internal to the subject site and do not fall within the interior side yard setback. The lands to the north, northeast where the interior side yard setback would present this type of interface is not proposed to be developed, and the nearest building will be much greater than 10 metres or half of a building height from any of these zones at the lot line. The lands to the east are part of a different municipality which has different zoning provisions.
Min. Side Yard (Table 7.3)	1/2 Building Height, to a Max. of 9m but not less than Min. 3m.	1/2 Building Height, to a Max. of 9m but not less than Min. 3m.	Max. 9 m.	GREATER THAN 9 m	YES	None.
Max. Height (4.16)(4.18)	20 m	20 m	20 m	46 m	NO	Exceed height by 26 m (130% increase). Variance Required

Min. Rear or Exterior Side Yard Setback for Off-Street Parking Abutting Maltby Rd (7.3.3.10.4.2) (7.3.3.11.3.2)	14 m	14 m	14 m	214 m	YES	None.
Min. Rear or Exterior Side Yard Setback for Off-Street Loading Abutting Maltby Rd + Visual Screen (7.3.3.10.4.2) (7.3.3.11.3.2)	14 m	14 m	14 m	293 m	YES	None.
Min. Rear or Exterior Side Yard Setback for Outdoor Storage Abutting Maltby Rd + Visual Screen (7.3.3.10.4.2) (7.3.3.11.3.2)	14 m	14 m	14 m	481 m	YES	None.
Min. Rear or Exterior Side Yard Setback for Garbage, Refuse and Storage Composters Abutting Maltby Rd + Visual Screen (7.3.3.10.4.2) (7.3.3.11.3.2)	14 m	14 m	14 m	310 m	YES	None.

Off-Street Parking & Loading	Off-street parking shall be set back a minimum of 14 metres from Maltby Road. Off-street loading shall be set back a minimum of 14 metres from Maltby Road and must be visually screened from any public Street by a Fence, wall or berm.		252.7 m	YES	YES	None.
Outdoor Storage Permitted (4.12.2)	Yes, but not within a front or exterior side yard.		6 m	6 m	YES	None.
Outdoor Storage Permitted	Outdoor Storage shall be set back a minimum of 14 metres from Maltby Road and must be visually screened from any public street by a Fence, wall or berm.		13 m from Maltby Rd	481 m	N/A	None.
Garbage, Refuse and Storage Composters	Garbage, refuse and storage composters shall be Setback a minimum of 14 metres from Maltby Road and must be visually screened from any public Street by a Fence, wall or berm.		14 m from Maltby Rd	310 m	YES	None.
General Garbage, Refuse and Storage Locations (4.9.1)	No garbage or refuse shall be stored on any Lot in any Zone except within the principal Building or any accessory Building or Structure on such Lot or in container in a Side Yard or Rear Yard of such Lot		N/A	Garbage, Refuse, and Storage to be Located central to Site on a concrete pad in the parking lot.	NO	Variance Required.
General Garbage, Refuse and Storage Screening (4.9.2)	Every garbage or refuse storage area required by this By-law, including any garbage loading or unloading area, which is visible from an adjoining site Zoned Residential, Commercial, Wetland, Institutional, or Park, or from a river or Street, shall have a visual screening consisting of fencing.		N/A	YES	YES	None.
Min. Landscaped Open Space	The required Front and Exterior Side Yard on any Lot, excepting the Driveway, Parking Areas, or loading areas, shall be landscaped.	The required Front and Exterior Side Yard on any Lot, excepting the Driveway, Parking Areas, or loading areas, shall be landscaped.	In Keeping with Above Referenced Yards	YES	YES	None.

Buffer Strips	A Buffer Strip shall be provided adjacent to Maltby Road in this Zone. The required Buffer Strip shall be a minimum of 14 metres in width and shall consist of a 2-metre-high landscaped earth berm measured from surrounding on-site grade. Landscaping shall include coniferous and deciduous trees planted at 3 metre centre intervals. Landscape material shall be a minimum of 6 cm caliper for deciduous trees and 2 metre height for coniferous trees. Where there is existing tree or shrub growth, the existing plantings may provide the required Buffer Strip.			YES	YES	None.
Accessory Buildings or Structures	Despite Section 4.5.2.2, within the B.3 and B.4 Zones, accessory Buildings or Structures may be constructed to the height of the Main Building.			N/A	N/A	None.
Max. Accessory Buildings Height	4.5 m	4.5 m	4.5 m	N/A	N/A	None.
Standard Parking Space Dimensions	The minimum exterior Parking Space dimensions for all other uses is 2.75 metres by 5.5 metres.		2.75 m x 5.5 m	YES	YES	None.
Accessible Parking Space Dimensions	4.0 metres wide by 5.5 metres long.		4.0 m x 5.5 m	YES	YES	None.