

New Zoning By-law (2023)-20790 Compliance Matrix 439 Crawley Road (NewCold)						
Category	Requirement (B-15) Phase 1 Area	Requirement (B-14)	Required / Existing	Provided	Compliance	Comment
Permitted Uses (Section 10.2 & Table 10.1)	Manufacturing Warehouse Office (Complementary Use)	Manufacturing Warehouse Office (Complementary Use)	N/A	Warehouse / Manufacturing	YES	None.
Min. Lot Frontage (Section 10.3.1 & Table 10.2(A))	30 m	30 m	360 m (Soutgate Dr. Extension)	360 m	YES (Existing)	Will increase with Southgate Dr shift.
Min. Front & Exterior Side Yard (Section 10.3.1 & Table 10.3(A))	6 m	6 m	N/A	108.6 m (Phase 1)	YES	None.
Max. Front & Exterior Side Yard (Section 10.3.1 & Table 10.3(A))	25 m	25 m	N/A	108.6 m (Phase 1)	NO	Later Phases may comply. Need to review Site Plan drawings to confirm. Variance Required for Phase 1.
Min. Site- Specific Exterior Side Yard along Crawley Rd (Sections 18.18.14(e)(i) & 18.18.15(c)(iii))	14 m	14 m	14 m	42.2 m	YES	None.
Min. Interior Side Yard (Section 10.3.1 & Table 10.3(B))	6 m (1)	6 m (1)	N/A	195 m	YES	None.
Min. Rear Yard (Section 10.3.1 & Table 10.3(C))	6 m (1)	6 m (1)	N/A	252.7m	YES	None.

Min. Site-Specific Rear Yard (Sections 18.18.14(e)(i) & 18.18.15(c)(iii))	14 m	14 m	14 m	252.7m	YES	None.
Min. Side or Rear Yard Abutting a Residential, UR, NHS or Park Zone	10 m, or one-half the building height, whichever is greater.		N/A	N/A	N/A	N/A Under New ZBL
Min. Buffer Strip Requirements (Section 10.3.1 & Table 10.3(C))	A 3-m-wide buffer strip is required adjacent to interior side and rear lot lines.		N/A	14 m	YES	A wider 14-m-wide buffer strip has been provided in accordance with the site-specific provisions.
Site-Specific Buffer Requirements (Sections 18.18.14(d)(ii) & 18.18.15(c)(ii))	14-metres-wide buffer strip adjacent to Maltby Road. Consisting 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.		N/A	Yes	YES	Not shown on Site Plan. Need to show berm, and plantings within buffer strip.
Min. Landscaped Open Space (Section 10.3.1 & Table 10.3)	15% - The required front yard and exterior side yard, except the driveway, parking areas, or loading areas, shall be landscaped.		1.2 ha (Phase 1) 11.9 ha (Overall)	18% (Phase 1) 41% (Overall)	YES	Total Site area is 82.7 ha or 79.5 ha post conveyances. The Phase 1 site area (all green areas on phasing plan) is 7.9976 hectares (19.8 acres); would be 10.1% of the ultimate site area.
Max. Building Height (Section 10.3.1 & Table 10.4(A))	20 m - In accordance with Section 4.14.		N/A	46 m	No	Variance Required.
Principal Entrance (Section 10.3.1 & Table 10.4)	A principal entrance shall be provided that faces the front lot line or exterior side lot line.		N/A	Facing Centre of Site	No	Variance Required.

Accessory Uses (Section 10.3.3)	<p>(a) In accordance with Section 4.21.</p> <p>(b) Floor area used for staff facilities such as washrooms, staff rooms, staff recreation facilities, and day care centres is not included in the calculation of net floor area for the accessory use.</p> <p>(c) The maximum area for an accessory use in a multi-unit building is determined based on the net floor area of each individual unit.</p> <p>(d) Accessory uses must be contained within the building of the primary use or, unit of the primary use when in a multi-unit building.</p>	N/A	N/A	N/A	None.
Minimum Accessory Building Requirements (Section 10.3.4)	<p>All permitted uses must be associated with a building on the lot.</p>	N/A	N/A	N/A	None.
Accessory Building or Structures (Section 10.3.5)	<p>(a) In the industrial 'B' zone, despite Section 4.5, accessory buildings or structures may be constructed to the height of the main building.</p> <p>(b) In the BP, IRP, MB, EMU.1 and EMU.2 accessory buildings or structures, shall be in accordance with Section 4.5.</p>	N/A	N/A	N/A	None.
Accessory Building General Regulations (Section 4.5.1)	<p>(a) No accessory building or structure shall be used for human habitation, except as provided for in Section 4.12.1.</p> <p>(b) An accessory building or structure may be located in a yard other than a front yard or required exterior side yard on a lot provided that:</p> <p>(i) Not more than 30% of the yard is occupied; and</p> <p>(ii) Such accessory building or structure is setback 0.6 metres from any lot line, except that two adjoining property owners may erect an accessory building or structure with a common party wall.</p>	N/A	N/A	N/A	None.

Sight Line Triangle Distance for Corner Lots (4.6.1)	<p>9 m</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>None.</p>
General Sight Line Triangle (4.6.2(a)(i))	<p>Commencing at each edge of the vehicular access on the lot side of the sidewalk or curb (whichever is closer to the lot line) and measuring a distance of 4 metres away from such edges at a 90 degree angle and commencing at the edge of the lot side of the sidewalk and measuring a distance of 5 metres toward the lot at a 90 degree angle.</p>	<p>As per Regulation.</p>	<p>As per Concept Site Plan</p>	<p>YES</p>	<p>None.</p>
Loading Space Requirements (Section 10.3.6)	<p>(a) In accordance with Section 5.4. (b) In the BP zone, no loading space shall be located in the front yard or exterior side yard or any yard between the lot line abutting the Hanlon Expressway and the nearest wall of the main building on the same lot. A landscaped strip consisting of trees, shrubbery and/or berms shall screen the loading space so that it is not visible from any street, public. (c) In addition to Section 4.14, within the BP zone adequate space shall be provided on-site for the temporary parking of vehicles awaiting access to loading spaces, exclusive of areas used for parking or storage, and loading space access areas shall be designed to avoid interference with the normal use of the street and with internal on-site vehicle circulation.</p>	<p>N/A</p>	<p>Loading Within Side Yard to East (Phase 1)</p>	<p>Yes</p>	<p>None.</p>

Loading Space Requirements (Section 5.4)	(a) All loading spaces shall be located to the rear of the front wall of a building or to the rear of an exterior side wall of a building facing a street, public. (b) All loading spaces facing a street, public shall be screened with a minimum 3 metre wide buffer strip.	N/A	Loading Within Side Yard to East (Phase 1)	NO	Variance Required.
Site-Specific Off-Street Parking & Loading (Sections 18.18.14 & 18.18.15)	(iv) Off-street parking shall be setback a minimum of 14 metres from Maltby Road. (v) Off-street loading Off-street loading shall be setback a minimum of 14 metres from Maltby Road and must be visually screened from any street, public by a fence, wall or berm.	N/A	Parking Greater than 14-m from Maltby.	Yes	None.
Min. Required Parking Spaces (Manufacturing) (Section 5.5 & Table 5.3 - Row 64)	1 space per 100 sq.m of GFA	243	N/A for Phase 1	N/A	A total of 32,222 square metres of GFA is proposed for Phase 1, and an estimated total of 150,060 square metres of GFA is proposed at full build out.
Min. Required Parking Spaces (Warehouse) (Section 5.5 & Table 5.3 - Row 68)	0.5 spaces per 100 sq.m of GFA	162 (Phase 1) 628 (All Phases)	163 (Phase 1) Unknown (Full Buildout)	YES (Phase 1)	A total of 32,222 square metres of GFA is proposed for Phase 1, and an estimated total of 150,060 square metres of GFA is proposed at full build out.
Site-Specific Parking Requirements for Manufacturing (Sections 18.18.14(d)(i) & 18.18.15(c)(i))	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)	N/A for Phase 1	N/A	A total of 24,290 square metres of GFA is proposed for the manufacturing use in Phase 3.
Min. Accessible Parking Space Requirements (Section 5.7 & Table 5.5)	2 accessible parking spaces plus an additional 2% of total spaces with an equal number of Type A and Type B accessible parking spaces. Rounded up to the nearest whole number. If an odd number of accessible parking spaces is required, the additional space may be a Type B accessible parking space	6 (3 Type A' & 3 Type 'B' - Phase 1). 13 Overall (6 Type 'A', 7 Type 'B')	6 (3 Type A' & 3 Type 'B' - Phase 1) Will Comply at Full Build Out	YES (All Phases)	A total of 542 parking spaces is proposed on site at full build out. Accessible parking will be provided in compliance with ZBL at full build out.

Type 'A' Accessible Parking Space Dimensions	3.4 m width x 5.5 m long	3.4m x 5.5m	N/A	YES	None.
Type 'B' Accessible Parking Space Dimensions	2.4 m width x 5.5 m long+B14:C31	2.4m x 5.5m	N/A	YES	None.
Accessible Parking Access Aisle Dimensions	2.0 m wide	2.0 m wide	N/A	YES	None.
Min. Short-Term Bicycle Parking Requirements	0.03 spaces per 100 sq.m GFA, 2 spaces minimum	7 (Phase 1) 46 (Overall)	Will Comply at Full Build Out	YES	A total of 32,222 square metres of GFA is proposed for Phase 1, and an estimated total of 150,060 square metres of GFA is proposed at full build out.
Min. Long-Term Bicycle Parking Requirements	0.07 spaces per 100 sq.m GFA, 2 spaces minimum	23 (Phase 1) 106 (Overall)	23 (Phase 1)	Yes (Phase 1)	A total of 32,222 square metres of GFA is proposed for Phase 1, and an estimated total of 150,060 square metres of GFA is proposed at full build out.
Electric Vehicle Parking Requirements (Section 5.9(c))	A minimum of 10% of required parking spaces shall be provided as electric vehicle parking spaces and a minimum of 20% of required parking spaces shall be provided as designed electric vehicle parking spaces.	17 EV & 33 EV-Ready Spaces (Phase 1) 55 EV & 109 EV-Ready Spaces (Overall)	17 EV & 33 EV-Ready Spaces (Phase 1)	Yes (Phase 1)	A total of 163 spaces will be provided for Phase 1, and a total of 542 parking spaces is proposed on site at full build out.
Garbage, Refuse & Storage (Section 4.9)	No garbage or refuse shall be stored on any lot in any zone except within the building or structure on such lot or in a container in an interior 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.

Garbage Screening (Section 4.9(b))	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, natural heritage system, institutional, business park, institutional/research park, or park, or from a river or street, shall have a visual screening consisting of a solid fence. (i) Despite 4.9 (b) an enclosed in-ground waste container is not required to have visual screening.	N/A	Partial Screening Provided from Fence. Buildings and Landscaping Screen the rest.	NO	Variance Required.
Site-Specific Garbage, Refuse & Storage (18.18.14 & 18.18.15)	Setback a minimum of 14 metres from Maltby Road and must be visually screened from any street, public by a fence, wall or berm.	N/A	Greater than 14 m	YES	None.
Outdoor Storage (Section 4.11(b))	An outdoor storage area is not permitted in any front yard, interior side yard or exterior side yard.	6 m	6 m	YES	None.
Outdoor Storage Screening (Section 4.11(c))	An outdoor storage area shall be screened from any street and from any adjacent lot that is not a commercial or industrial zone. (i) An outdoor storage area requiring screening shall be screened by a fence, erected in accordance with Section 4.16, or a wall of not less than 2 metres in height. (ii) Despite 4.11 (c) (i) a 3-metre buffer strip between an outdoor storage area and a residential zone may function as screening.	N/A	Screening provided.	YES	None.
Outdoor Storage Surface (Section 4.11(d))	Every outdoor storage area shall be provided and maintained with a stable surface that has been treated to prevent the raising of dust or loose particles and has proper drainage.	N/A	Paved	Yes	None.
Outdoor Storage Area Locations (Section 4.11(e))	No outdoor storage area shall be considered part of any landscaped open space or as part of a buffer strip.	N/A	Outside of buffer areas.	YES	None.

Outdoor Storage Uses (Section 4.11(f))	No required parking space, parking aisle, snow storage or loading space shall be used for outdoor storage purposes.	N/A	Outdoor storage area to be used for snow storage and snow storage equipment.	NO	Variance Required.
Outdoor Storage in Industrial Zones (Section 4.11.1)	(a) Outdoor storage areas shall be used only for the storage of: (i) Goods or products manufactured, processed or assembled on site; (ii) Raw materials or parts used in the manufacturing of products produced on site; and/or (iii) Equipment used in operation on or from the site. (b) Despite 4.11 (b) an outdoor storage area is permitted in an interior side yard. (c) An outdoor storage area is not permitted to locate in any yard between a lot line abutting an arterial road or the Hanlon Expressway and the nearest wall of the main building. (d) A 3 metre buffer strip shall be located between the outdoor storage area and any point where the outdoor storage area is visible from a street.	N/A	Storage Area As Per Concept Site Plan	NO	Variance Required.
Site-Specific Outdoor Storage (18.18.14 & 18.18.15)	Setback a minimum of 14 metres from Maltby Road and must be visually screened from any street, public by a fence, wall or berm.	N/A	No Storage Proposed within 14 m buffer area.	Yes	Shown on Concept Landscaping Plans.
Rooftop Mechanicals (Section 4.14.5)	(a) Shall be setback a minimum of 5 metres from the building edge; or, (b) Shall be setback a minimum of 1.5 metres and shall be enclosed on four sides and be screened with solid screening equal to the height of rooftop mechanical unit.	N/A	Will Comply	Yes	None.
Max. Fence Height (4.16.4)	(a) The maximum height of a fence is 3 metres measured from the ground level to the top of the fence. (b) Fences in a front yard shall be an open chain link fence and may have a wire top provided the overall height of the fence and wire top complies with 4.16.4 (a).	N/A	Will Comply	Yes	None.

NOTES:

1.The following exceptions apply:

- a.When an industrial (B), corporate business park (BP), mixed business (MB) or employment mixed-use (EMU) zone abuts a residential, urban reserve, natural heritage system (NHS) or park zone, the minimum side yard or rear yard shall be 10 metres or one-half the building height, whichever is greater.
- b.When an industrial (B), corporate business park (BP), mixed business (MB) or employment mixed-use (EMU) zone abuts a rail spur right-of-way, no side yard or rear yard is required.
- c.When a corporate business park (BP) zone abuts the Hanlon Expressway, the minimum setback shall be 14 metres.