

# Zoning Matrix

Weston File Number: 10846-3

Date: October 15, 2023

Re: 12155 Coleraine Drive Zoning Matrix for SPA Submission (PRE 2024-0091)

Note: The subject property is split zoned Prestige Industrial (MP) and Serviced Industrial (MS). The western portion of the property is zoned MP whereas the eastern portion is zoned MS. The Proposed building is located entirely within MP Zone.

Zone Standard	Requirement MP	MS Zone	Proposed
<b>Permitted Uses (Table 8.2)</b>			
Permitted Uses	Prestige Industrial (MP) Zone <ul style="list-style-type: none"> <li>- Business Office</li> <li>- Financial Institution</li> <li>- Place of Assembly</li> <li>- Place of Worship</li> <li>- Training Facility</li> </ul>	Serviced Industrial (MS) Zone <ul style="list-style-type: none"> <li>- Adult Video Store</li> <li>- Bulk Storage Facility</li> <li>- Contractor's Facility</li> <li>- Motor Vehicle Body Shop</li> <li>- Motor Vehicle Compound</li> <li>- Motor Vehicle Gas Bar</li> <li>- Motor Vehicle Repair Facility</li> <li>- Motor Vehicle Towing Facility</li> <li>- Open Storage Area, Accessory</li> <li>- Outside Display or Sales Area, Accessory</li> <li>- Transportation Depot</li> </ul>	<ul style="list-style-type: none"> <li>- Business Office</li> <li>- Warehouse</li> <li>- Maintenance Garage, Accessory</li> </ul>
	Uses Permitted in Both Zones: <ul style="list-style-type: none"> <li>- Cannabis-Related Use-Indoor</li> <li>- Dry Cleaning or Laundry Plant</li> <li>- Equipment Storage Building</li> <li>- Factory Outlet</li> <li>- Gasoline Pump Island, Accessory</li> <li>- Industrial Hemp-Related Use-Indoor</li> <li>- Industrial Use</li> <li>- Light Equipment Rental Establishment</li> <li>- Maintenance Garage, Accessory</li> <li>- Merchandise Service Shop</li> <li>- Research Establishment</li> <li>- Restaurant</li> <li>- Retail Store, Accessory</li> <li>- Research Establishment</li> <li>- Restaurant</li> <li>- Retail Store, Accessory</li> <li>- Warehouse</li> </ul>		

Zone Standard	Requirement MP	MS Zone	Proposed
	<ul style="list-style-type: none"> <li>- Warehouse, Public Self-Storage</li> <li>- Warehouse, Wholesale</li> </ul>		
<b>Zone Standards (Table 8.3)</b>			
Lot Areas (Minima)	925m <sup>2</sup>		28,900m <sup>2</sup>
Lot Frontage (Minimum)	30.0m		79.2m (MP Zone)
Building Area (Maximum)	50%		8.7%
Front Yards (Minima)	9.0m		29.9m
Interior Side Yards (Minima)	Minimum interior side yard from any other interior side lot line shall be 3m on one side, 6m on other side		South Lot Line: 3.0m North Lot Line: 9.6m
Building Heights (Maxima)	18m	12.2m	11.5m
Landscaping Area (Minimum)	10%		6%
Planting Strip Width (Minimum)	9m when abutting an arterial road		9m
Planting Strip Location	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 lot containing a Residential use.	A planting strip shall be required along each front lot line.	Planting strip is incorporated along the front lot line. No residential zones or lots containing residential use abut the property.
Driveway Setbacks (Minima)	1.5m		Front Lot Line: 15.0m Rear Lot Line: 9.0m North Lot Line: 1.5m South Lot Line: 1.5m

Zone Standard	Requirement MP	MS Zone	Proposed
Parking Space Setbacks (Minima)	6m (front lot line) 3m (all other lot lines)		Front Lot Line: 9m Rear Lot Line: >3m North Lot Line: 1.5m South Lot Line: >3m
<b>General Provisions</b>			
Access Regulations (Section 4.3)	Maximum Entrance Width: 12.5m Minimum Entrance Width: 9m (two-way entrance)		13.1m
<b>Parking Loading and Delivery Standards</b>			
Non-Residential Parking Requirements- Minimum Off Street Parking Requirements (Section 5.2.3)	<b>Business Office:</b> 1 parking space per 30 m <sup>2</sup> of net floor area or portion thereof (444.84m <sup>2</sup> /30= 14.83 spaces) <b>Warehouse:</b> Up to 7,000 m <sup>2</sup> – 1 parking space per 90 m <sup>2</sup> net floor area or portion thereof (2,017.51m <sup>2</sup> /90= 22.42 spaces)		<b>Business Office:</b> 1 parking space per 30 m <sup>2</sup> of net floor area or portion thereof (444.84m <sup>2</sup> /30= 14.83 spaces) <b>Warehouse:</b> Up to 7,000 m <sup>2</sup> – 1 parking space per 90 m <sup>2</sup> net floor area or portion thereof (2,017.51m <sup>2</sup> /90= 22.42 spaces)
Barrier-Free Parking (Section 5.2.6)	13-100 spaces: 4% of Required spaces (38 x 0.04= 1.52 spaces)		2 Barrier Free Spaces
Loading Space Requirements (Section 5.3.2)	Net Floor Area of 301 m <sup>2</sup> to 2,325 m <sup>2</sup> (Applies to Warehouse and Maintenance Garage, Accessory) = 1 Loading Space		Net Floor Area of 301 m <sup>2</sup> to 2,325 m <sup>2</sup> (Applies to Warehouse and Maintenance Garage, Accessory) = 1 Loading Space
Delivery Space Requirements (Section 5.4.2)	Business Office= 1 Delivery Space per Building per Lot		1 Delivery Space