

ZONING REVIEW CHART

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| Owner/Applicant: Jean Paul & Mary Hamel | Application #: PLZ-HA-2018-111 | Assessment Roll #: 2810-023-003-13800 |
| Location of Property: 2695 North Shore Drive, Lowbanks | | |
| Applicable Zoning By-law: Town of Dunnville Zoning By-law 1-DU 80 | | Zoning : CHA & RH to RH |
| Proposed Zoning Amendment: To rezone the subject lands to fulfill a condition of consent and support the redevelopment of the subject lands for a single family dwelling. | | |

| Development Standards | Required | Proposed | | Deficiency | |
|---------------------------------------|---|---|---|---------------------------------|------------------------------|
| | 'Hamlet Residential (RH)' Zone | A site specific 'Hamlet Residential (RH)' Zone | | Part 1 | Part 2 |
| Minimum Lot Area | 1855 sq. m (19 967.1 sq. ft) | Approx. 689.2 sq. m (7 418.4 sq. ft) | Approx. 1376.4 sq. m (14 815.1 sq. ft) | 1 165.7 sq. m (12 548.2 sq. ft) | 478.6 sq. m (5 151.6 sq. ft) |
| Minimum Lot Frontage | 30 m (98.4 feet) | 18.29 m (60 ft) | 27 m (88.5 ft) | 11.71 m (38.4 ft) | 3 m (9.8 ft) |
| Front Yard Setback | 9 m (29.5 ft) | 5.48 m (17.9 ft) | 8.2 m (26.9 ft) | 3.52 m (11.54 ft) | 0.8 m (2.6 ft) |
| Interior Side Yard | 3 m (9.8 ft) | (Left) - 0.16 m (0.54 ft) (Right) - 7.92 m (25.9 ft) | (Left) - 4.6 m (15.4 ft) (Right) - 5.4 m (18 ft) | (Left) 2.84 m (9.3 ft) | - |
| Rear Yard | 9 m (29.5 ft) | Approx. 24.7 m (81 ft) | Approx. 22.26 m (73 ft) | - | - |
| Maximum Building Height | 11 m (36 ft) | Approx. 6.4 m (21 ft) | Unknown | - | - |
| Minimum Usable Floor Area | 70 sq. m (753.4 sq. ft) | 140.4 sq. m (1 506.9 sq. ft) | Approx. 185.7 sq. m (1 999.6 sq. ft) | - | - |
| Parking (spaces): | 2 | 2 | 2 | - | - |
| Accessory Structure | 100 sq. m (1 076.3 sq. ft) | 7.4 sq. m (80.1 sq. ft) | Proposed - 68.7 sq. m (739.6 sq. ft) | - | - |
| Exemption From Yard Provisions | Unenclosed porches & steps may project 1.5 m of any required front, rear or exterior yard | N/A | 3.0 m (10.0 ft) | - | -1.5 m (4.9 ft) |
| Signatures | Planner: <i>Maureen Jean</i> | Building Inspector: <i>Don Walker</i> | | | |

