

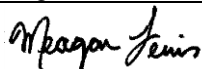
Zoning Review Chart

Owner/Applicant: 1098814 Ontario Inc.	Application #: PLZ-HA-2018-179	Assessment Roll #: 2810-151-002-00100
Location of Property: Caledonia Range 1 East of Plank Road Part Lot 11 Seneca Part Lots 1 to 4 18R3127 PARTS 2 and 3 18R4657, 172 Argyle Street North, Caledonia		
Applicable Zoning By-law: Town of Haldimand Zoning By-law 1-H 86		Zoning: Adjust site specific zone provision 36.430
Proposed Zoning Amendment: To facilitate the development of a three (3) storey, eighteen (18) units apartment building		

Development Standards	Required		Proposed		Deficiency
	'Neighbourhood Commercial (CN)' Zone	Site Specific Provision 36.430 via by-law 989-HC/17	'Neighbourhood Commercial (CN)' Zone	Site Specific Provision 36.430 via by-law 989-HC/17	
Minimum Lot Area	560 sq. m (6 027.7 sq. ft)) for a corner lot	-	12 999.9 sq. m		-
Minimum Lot Frontage	18 m (59 ft) for a corner lot	-	105.7 m (346.94 ft)		-
Minimum Front Yard Setback	6 m. (19.6 ft)	-	Approx. 25.5 m (83.6 ft)		-
Minimum Exterior Side Yard	6 m. (19.6 ft)	-	-		-
Minimum Interior Side Yard	3 m. (9.8 ft)	-	3.5 m (11.5 ft)		-
Minimum Rear Yard	9 m. (29.5 ft)	-	9 m. (29.5 ft)		-
Maximum Building Height	11 m. (36.1 ft)	3 storeys	3 storeys		-
Maximum Usable Commercial Floor Area	140 sq. m (1506.9 sq. ft)	250 sq. m (2690.9 sq. ft)	400 sq. m (4 395.5 sq. ft)		+ 150 sq. m (1 614.5 sq. ft)
Minimum Usable Floor Area per dwelling unit	40 sq. m (430.5 sq. ft)	34 sq. m (365.9 sq. ft) for 6 units	-		-
Minimum Services	Full services		Full services		-
Parking (Apartment)	1.5 stalls/unit 1 visitor parking/10 units		29 stalls		-
Other Zone Provisions	• Amend provision 36.430 A to allow an apartment building with eighteen (18) units; • Amend \ provisions of 36.430 B. vi) & vii) percentage of retail units vs. office units and x) to allow ground floor units is proposed apartment				Add use, amend provisions

Signatures:

Planner:



Building Inspector: