

Zoning Deficiency Chart

Zoning Application: PLZ-HA-2019-053 to amend the zoning from a site specific 'General Commercial (CG)' Zone to a 'Urban Residential Type 5 (R5)' Zone to permit the development of an apartment dwelling house with customized zone provisions.

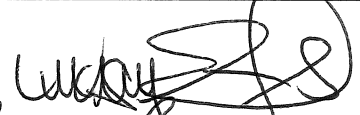
Property Description: PART OF BUFFALO AND BRANTFORD RAILROAD AS SHOWN ON PLAN 1696 IN HALDIMAND COUNTY designated as PARTS 1 AND 2 ON PLAN 18R-5603, AND PART 5 ON PLAN 18R-5965

Roll Number: 2810.024.005.32980 & 2810.024.005.32985

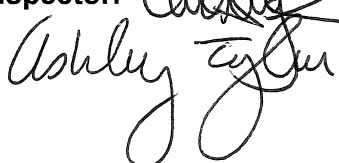
Property Owner: DeHaan Homes Inc.

Development Standard	Required	Proposed	Deficiency
12.2(a)(i) Min. Front Yard Setback to Building	9 m	5.8 m	3.2 m
12.2(a)(i) Min. Front Yard Setback to Building Entrance	9 m	3.3 m	5.7 m
6.22(c) Min. Front Yard Setback from Canopy to Front Entrance	7.5 m	2.3 m	5.2 m
12.2(a)(ii) Min. Exterior Side Yard	N/A	N/A	N/A
12.2(a)(iii) Min. Interior Side Yard (Left)	4 m	11.92 m	-
12.2(a)(iii) Min. Interior Side Yard (Right)	4 m	40.28m	-
12.2(a)(iv) Min. Rear Yard Setback	9 m	18.39m	-
12.2(b)(ii) Max. Floor Area Ratio	0.66	0.77	0.11
12.2(c) Max. Building Height	3 storeys	3 storeys	-
12.2(d) Min. Usable Floor Area (per dwelling unit)	40 m ²	700-1200 m ²	-
12.2(e) Min. Services	Services Required	Services Proposed	-
7.10.5 Min. Parking Spaces	45, with 3 being barrier free	45, 3 with 3 being barrier free	-
7.10.5 Min. Visitor Parking Spaces	3	3	-
7.2.3 Min. Setback From Parking Lot to Apartment Dwelling House	3.0 m	1.58 m	1.42 m
7.2.3 Min. Setback from Parking Lot/Driveways to Rear Yard Lot Line	3.0 m	1.17 m	1.83 m
7.2.3 Min. setback to from Parking Lot/Driveways to Interior Lot Line	3.0 m	2.0 m	1.0 m

Building Inspector:



Planner:



LINDSAY EVERETS
ASHLEY TAYLOR

JULY 22, 2019
July 22, 2019.