

Zoning Confirmation Form

Zoning Application: PLZ-HA-2019-066 to amend the zoning of lands severed through consent applications PLB-2019-026, 027, and 028 from 'Agriculture (A)' Zone to 'Hamlet Residential (RH)' Zone

Property Description: North Cayuga, Concession 3, South of Talbot Road, Part of Lot 37, no municipal address

Roll Number: 2810-155-002-08400

Property Owners: Elliot, Bruce, and Kathleen Armstrong and Margareta Haupt

| Severed Lands | | | | Retained Lands | | | |
|-----------------------------|--------------------------------|---|------------|----------------------------|---------------------|------------------------|------------|
| Zone Provisions ('RH' Zone) | Required | Proposed | Deficiency | Zone Provisions ('A' Zone) | Required | Proposed | Deficiency |
| Min. Lot Area | 1855 m ² | 1934 m ² | - | Min. Lot Area | 1855 m ² | 225,208 m ² | - |
| Min. Lot Frontage | 30 m | 37.33 m | - | Min. Lot Frontage | 30 m | 70.73 m | - |
| Min. Front Yard | 10 m | No building envelope proposed Future development will need to conform to the Zoning By-law | | Min. Front Yard | 13 m | N/A | N/A |
| Min. Interior Side Yard (R) | 3 m / 1.2 m adjacent to garage | | | Min. Exterior Side Yard | 13 m | 13 m + (Quonset hut) | - |
| Min. Interior Side Yard (L) | 3 m / 1.2 m adjacent to garage | | | Min. Interior Side Yards | 3 m | N/A | N/A |
| Min. Rear Yard | 9 m | | | Min. Rear Yard | 13 m | 13 m + (Quonset hut) | N/A |
| Max. Building Height | 11 m | | | Max. Building Height | 11 m | N/A | N/A |
| Min. Usable Floor Area | 80 m ² | | | Min Usable Floor Area | 80 m ² | N/A | N/A |
| Parking Spaces | 2 | | | Parking Spaces | 2 | N/A | N/A |

Building Inspector: *J Smits*

Planner: *Ashley Taylor*
Ashley Taylor July 22, 2019