

Zoning Confirmation Form

Zoning Application: PLZ-HA-2019-071 to amend the zoning of lands severed through consent applications PLB-2019-067, 068, 069, and 070 from 'Agriculture (A)' Zone to 'Hamlet Residential (RH)' Zone

Municipal Address: 463 Concession 14 Walpole

Property Description: Walpole, Concession 15, Part of Lot 6

Roll Number: 2810-332-006-10500


Property Owners: Anita and Margareta Haupt

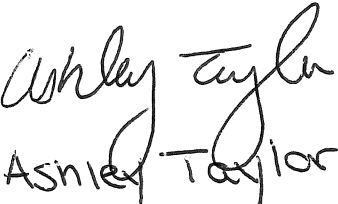
Severed Lands: PLB-2019-067 & PLB-2019-070 (2 vacant lots fronting on Haldimand Road 55)			
Zone Provisions ('RH' Zone)	Required	Proposed	Deficiency
Min. Lot Area	1860 m ²	2399.4 m ²	-
Min. Lot Frontage	30 m	46.50 m	-
Min. Front Yard	9 m	No building envelope proposed Future development will need to conform to the Zoning By-law	
Min. Interior Side Yard (R)	3 m / 1.2 m unless attached garage, 1.2 m on both sides		
Min. Interior Site Yard (L)	3 m / 1.2 m unless attached garage, 1.2 m on both sides		
Min. Rear Yard	9 m		
Parking Spaces	2		

Severed Lands: PLB-2019-069 (vacant lot fronting on Concession 14 Walpole)			
Zone Provisions ('RH' Zone)	Required	Proposed	Deficiency
Min. Lot Area	1860 m ²	2970 m ²	-
Min. Lot Frontage	30 m	45 m	-
Min. Front Yard	9 m	No building envelope proposed Future development will need to conform to the Zoning By-law	
Min. Interior Side Yard (R)	3 m / 1.2 m unless attached garage, 1.2 m on both sides		
Min. Interior Site Yard (L)	3 m / 1.2 m unless attached garage, 1.2 m on both sides		
Min. Rear Yard	9 m		
Parking Spaces	2		

Severed Lands: PLB-2019-068 (lot containing existing house)			
Zone Provisions ('RH' Zone)	Required	Proposed	Deficiency
Min. Lot Area	1860 m ²	13250 m ²	-
Min. Lot Frontage	30 m	34.76 m	-
Min. Front Yard	9 m	9 m +	-
Min. Interior Side Yard (R)	3 m / 1.2 m unless attached garage, 1.2 m on both sides	3 m +	-
Min. Interior Side Yard (L)	3 m / 1.2 m unless attached garage, 1.2 m on both sides	3 m +	-
Min. Rear Yard	9 m	9 m +	-
Parking Spaces	2	2	-

Retained Lands			
Zone Provisions ('RH' Zone)	Required	Proposed	Deficiency
Min. Lot Area	1860 m ²	2970 m ²	-
Min. Lot Frontage	30 m	45 m	-
Min. Front Yard	9 m	No building envelope proposed Any future development will need to conform to the Zoning By-law	
Min. Interior Side Yard (R)	3 m / 1.2 m unless attached garage, 1.2 m on both sides		
Min. Interior Site Yard (L)	3 m / 1.2 m unless attached garage, 1.2 m on both sides		
Min. Rear Yard	9 m		
Parking Spaces	2		

Building Inspector: 
 LINDSAY EVERETS
 JULY 22, 2019

Planner: 
 Ashley Taylor
 July 22, 2019