

Zoning Deficiency Chart

| Property Address: 17 Robinson Road and 8381 Highway 3 Property Roll Number: 2810-022-002-003-100000 and 2810-022-002-01800-0000 Proposal: Rezone Part 2 from the 'Agricultural (A)' Zone and 'Hamlet Residential (RH)' Zone to the 'Rural Institutional (IR)' Zone; Remove the school and day nursery from Parts 1 and 2; Permit the parking lot to be located 3 metres (13.12 feet) from the south lot line when 4.5 metres (14.76 feet) is required on Parts 1 and 2 Current Zoning: Part 1 – 'Rural Institutional (IR)' Zone and Part 2 – 'Agriculture (A)' Zone and 'Hamlet Residential (RH)' Zone Proposed Zoning: Parts 1 and 2 – 'Rural Institutional (IR)' Zone with a special provision to remove a day nursery and school | | | |
|--|----------------------|-----------------------|------------|
| Zone Provision | Requirement | Proposal | Deficiency |
| Minimum Lot Area | 1,855 m ² | 17,567 m ² | - |
| Minimum Lot Frontage on Public Road | 30 m | 64.95 m | - |
| Minimum Front Yard | 13 m | 20 m + | - |
| Minimum Interior Side Yard (Left) | 3 m | ~ 15.5 m | - |
| Minimum Interior Side Yard (Right) | 3 m | ~ 17.5 m | - |
| Minimum Rear Yard | 13 m | 183 m | - |
| Maximum Building Height | 11 m | To be determined | - |
| Parking lot and parking space requirements to be reviewed through formal site plan application, with exception of location of a parking lot Required = 4.5 metres from property line when abutting residential zone Proposed = 5 metres to north property line and 3 metres to south property line Deficiency = 1.5 metres | | | |

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* Under the new Zoning By-law,
 passenger loading and regular
 loading space will be required.