

Zoning Deficiency Chart

PDD-03-2021, Attachment 4

File Number: PLZ-HA-2020-136
Related File Number: PLB-2019-201
Property Address: 5300 Highway 6
Property Roll Number: 2810-153-004-00700-0000
Proposal: To fulfill a condition of consent, the purpose of this Zoning By-law Amendment application is to amend the Haldimand County Zoning By-law HC 1-2020 to:

1. rezone the retained farmlands by adding a special provision to the retained farmlands which prohibits future residential development in accordance with Provincial policy;
2. permit a lot frontage of 20 metres (65.6 feet) for the surplus farm dwelling lot whereas the Zoning By-law requires a minimum lot frontage of 30 metres (98.43 feet); and
3. permit any existing deficiency (building size, height, etc.) to continue on the surplus farm dwelling lot

Current Zoning: The retained farmlands are zoned 'Agricultural (A)' Zone and are subject to the 'Hazard Lands (HL)' Zone overlay around McKenzie Creek. The surplus farm dwelling lot is zoned 'A' Zone
Proposed Zoning: 'Agriculture (A)' Zone with a special provision to address the proposal

Zone Provisions	Requirement	Proposal	Deficiency
Surplus Farm Dwelling Lot			
Minimum Lot Area	1,855 sq. m	16,000 sq. m	-
Minimum Lot Frontage	30.0 m	20.46 m	9.54 m
Minimum Front Yard	13.0 m	> 13.0 m	-
Minimum Interior Side Yard (L)	3.0 m	40 m +	-
Minimum Interior Side Yard (R)	3.0 m	24.33 m	-
Minimum Rear Yard	9.0 m	20 m +	-
Maximum Building Height	11.0 m	Grandfather any height or setback deficiencies	Grandfather any height or setback deficiencies
Minimum Gross Floor Area (per dwelling)	70 sq. m	Grandfather any height or setback deficiencies	Grandfather any height or setback deficiencies
Accessory Buildings: - Max. 6.5 m height - Not permitted in front yard - Min. 1.0 m setback - Max. 10% lot area up to 200 sq. m	Not in front yard and greater than 1.0 m setback to rear and side lot lines	Grandfather any height or setback deficiencies	Grandfather any height or setback deficiencies

Retained Farmlands			
Minimum Lot Area	1,855 sq. m	435,400 sq. m	-
Minimum Lot Frontage	36 m	> 36 m	-

Prepared by:

AT

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 jsmits January 08, 2021

Building Inspector