

## Zoning Deficiency Chart

PDD-01-2021, Attachment 5

**File Number:** PLZ-HA-2020-157

**Related File Numbers:** PLB-2020-046, 047, 048 and 049

**Property Address:** 517 Concession 14

**Property Roll Number:** 2810-332-006-11400-0000

**Proposal:** Rezone a portion of the subject lands that has been conditionally approved for severance to create four (4) new lots as follows:

1. rezone the four new lots from the 'Agriculture (A)' Zone to the 'Hamlet Residential (RH)' Zone to align the zoning for the new lots with their designation in the Official Plan and to provide clear and appropriate development permissions for the new lots; and
2. permit three of the four new lots to have a lot size of 1,830 square metres (0.45 acres), whereas the Zoning By-law requires all new rural residential lots within hamlets to have a minimum lot size of 1,855 square metres (0.46 acres)

**Current Zoning:** Severed lots = 'Agriculture (A)' Zone, Retained Farmlands = 'Agriculture (A)' Zone and 'Hazard Land (HL)' overlay

**Proposed Zoning:** Severed lots = 'Hamlet Residential (RH)' Zone, Retained Farmlands = 'Agriculture (A)' Zone and 'Hazard Land (HL)' overlay

Zone Provision	Requirement	Proposal	Deficiency
<b>Severed Lots</b>			
Minimum Lot Area	1,855 sq. m	1,830 - 2,072 sq. m	25 sq. m
Minimum Lot Frontage	30.0 m	30 – 33.97 m	-
Minimum Front Yard	9.0 m	TBD*	-
Minimum Interior Side Yard	1.2 – 3.0 m	TBD*	-
Minimum Rear Yard	9.0 m	TBD*	-
Maximum Building Height	11.0 m	TBD*	-
Minimum Gross Floor Area	70 sq. m	TBD*	-
Minimum Number of Parking Spaces	2	TBD*	-
Maximum Driveway Width	9.0 m + 1.8 m walkway	TBD*	-
TBD* = Once a development plan is provided for each lot through the building permit process, these items will be reviewed for conformity with the Zoning By-law.			
<b>Retained Farmland</b>			
Minimum Lot Area	1,855 sq. m	340,000 sq. m	-
Minimum Lot Frontage	36.0 m	133.65 m	-
Minimum Front Yard	13.0 m	~ 67.5 m to ag. structure	-
Minimum Exterior Side Yard	13.0 m	N/A	-
Minimum Interior Side Yard	3.0 m	> 3.0 m	-

Minimum Rear Yard	9.0 m	> 9.0 m	-
Maximum Building Height	11.0 m *buildings used for agriculture are exempt from height provisions	N/A	-
Minimum Gross Floor Area (per dwelling)	70 sq. m	N/A	-

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