

Zoning Confirmation Form

Address: 39 Front Street South, York Roll Number: 2810-152-003-11000-0000 Proposal: Conversion of existing building into a single family dwelling with option for two (2) bed and breakfast rooms		Current Zoning: 'Community Institutional (IC)' Zone with 'Hazard Land (HL)' overlay Proposed Zoning: 'Hamlet Residential (RH)' Zone with 'Hazard Land' overlay and special provision to recognize existing zone deficiencies	
RH Zoning Provision	Requirement	Proposal	Deficiency
Frontage	King Ave	Front Street South	Deem Front Street South as Frontage
Minimum Lot Area	1,855 m ²	1,214 m ²	614 m ² (recognize as existing)
Minimum Lot Frontage	30 m	66.89 m	-
Minimum Front Yard	9 m	1.64 m	7.36 m (recognize as existing)
Minimum Exterior Side Yard	9 m	40 m +	-
Minimum Interior Side Yard	3.0 m and 1.2 m	0.51 m	0.69 m (recognize as existing)
Minimum Rear Yard	9 m	?	Existing (recognize as existing)
Maximum Building Height	11 m	?	Existing (recognize as existing)
Minimum Gross Floor Area	70 m ²	?	Existing (recognize as existing)
Minimum Landscaped Open Space – Required Front Yard	N/A	N/A	-
Minimum Parking	2	To be installed in conformance with Zoning By-law	-
Driveway Width	18 m	To be installed in conformance with Zoning By-law	-
Frontage on improved street	Required	Provided	-

Bed and Breakfast Provision Requirement	Proposal	Deficiency
A bed and breakfast establishment shall be permitted only in the zones indicated in this By-law and shall be clearly accessory to the main residential use and shall not change the residential character of the principal dwelling unit	Property to be rezoned "Hamlet Residential (RH)" Zone; "RH" Zone permits bed and breakfast; Property designated under the Ontario Heritage Act and Heritage Haldimand to Consulted on changes	-
The dwelling unit in which the bed and breakfast establishment exists is occupied by the operator of the bed and breakfast establishment, and employment associated with the bed and breakfast establishment is restricted to members of the dwelling unit and a maximum of (1) outside employee is permitted	Required to conform	-
A maximum of three (3) bedrooms may be made available for guests for the first 140 square metres of gross leasable floor area, up to a maximum of 10 guest rooms for those properties measuring 0.4 hectare or greater, and up to a maximum of 5 guest rooms for those properties measuring less than 0.4 hectare	Two (2) bed and breakfast guest rooms proposed	-
A minimum of one (1) additional parking space per guest room is required	Two (2) additional parking spaces required; Four (4) parking spaces required on the property; Proposal to conform	-
One (1) of the required parking spaces may be provided by means of a tandem parking space	-	-
A minimum of 40% of the front yard of a lot used for bed and breakfast purposes shall be provided and maintained as landscaped open space and such open space shall not be utilized for parking space and/or driveway purposes	Site built-out – cannot provide	-
A dining room is permitted but is restricted to use by patrons of the bed and breakfast establishment only	-	-

Bed and Breakfast Provision Requirement	Proposal	Deficiency
Site plan control shall apply to those establishments of 4 guest rooms or greater	Two guest rooms proposed	-
Accessory retail uses are permitted but are restricted to a maximum of 10% of floor area used for the bed and breakfast establishment, including common areas	-	-
Within a Commercial Zone, the bed and breakfast establishment is not permitted on the ground floor adjacent to the street	Not a commercial Zone	-
A bed and breakfast establishment or guest house shall not be permitted on a lot which has frontage on and access to a private street	Subject lands have frontage on public road	-

Reviewed by:

 Ashley Taylor, Planner

Reviewed by:

 Building Inspector