

Municipal File: PLZ-HA-2021-211

Municipal Address: 4395 Highway 3

Roll Number: 2810-155-001-03600-0000

Zoning: 'Hamlet Residential (RH)' Zone and 'Hazard Land' Overlay

Proposal: Add a special provision to the 'RH' Zone to permit a large residential access structure for personal storage

Zone Provision	Required	Proposed	Deficiency
Minimum Lot Area	1,855 sq. m	5,342 sq. m	-
Minimum Lot Frontage	30.0 m	89.14 m	-
Front Yard Setback	9.0 m	21 m	-
Maximum Building Height	4.5 m	6.5 m	2 m
Minimum Interior Side Yard Setback	1.0 m	1.2 m	-
Minimum Rear Yard Setback	1.0 m	2.5 m	-
Maximum size	10% of the lot area up to 200 sq. m	7% of the lot area up to 372 sq. m	172 sq. m

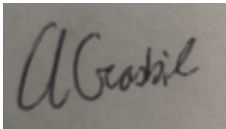
Notes:

Permits from the GRCA will be required

Permits from the MTO will be required

Permits from the County Building Division will be required

The zone provisions / restrictions for secondary suites and home-based businesses will continue to apply as set out in the Haldimand County Zoning By-law HC 1-2020



Ashley Crosbie, Planner



Feb 25 2022

Lindsay Everets, Senior Building Inspector