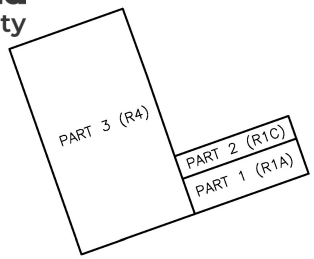
Owner's Sketch FILE #PLB-2025-011,012 APPLICANT: 1000379882 Ontario LTD

Haldimand County



ZONING KEY MAP

SITE STATISTICS & ZONING REQ.'S

PROPERTY LEGAL DESCRIPTION:
PART OF CAY LOTS 6 7 PT LOTS 8-9 N PRINCESS RP 18R5747PT PART 1 IN THE TOWN OF CAYUGA, IN THE DISTRICT OF HALDIMAND COUNTY

ZONING:
IN ACCORDANCE W/ HALDIMAND COUNTY COMPREHENSIVE ZONING BY-LAW HC 1-2020

PROVISION	LAND USE EXISTING
6.0 6.1 6.2	RESIDENTIAL ZONES URBAN RESIDENTIAL TYPE 1 (SINGLE DETACHED) (R1C) *Permitted Uses* *In an R1 Zone, no land, building or structure shall be used except in accordance with the following uses:* *• bed & breakfast establishment (refer to Subsection 4.7)* *• single detached dwelling* *• group home dwelling (refer to Section 4.26)* *• Garden Suite (refer to Section 4.24)* *• Home-based business, home office (refer to Section 4.27.1)* *• Home-based business, home occupation (refer to Section 4.27.2)*

PROVISION	SETBACKS (m - METRES)	R1-A (Part 1)	PROVIDED (m)	R1-C (Part 2)	PROVIDED (m)
6.3	MIN. LOT AREA: i) INTERIOR LOT ii) CORNER LOT	N/A 540m²	N/A 540m² MIN.	295m² 280m²	295m² MIN. N/A
6.3	MIN. LOT FRONTAGE: i) INTERIOR LOT ii) CORNER LOT	15 18	N/A 15.5	8 10	10 MIN. N/A
6.3	MIN. FRONT YARD:	6	12 MIN.	6	12 MIN.
6.3	MIN. EXTERIOR SIDE YARD:	4	4 MIN.	3	N/A
6.3	MIN. INTERIOR SIDE YARD: i) ATTACHED GARAGE ii) DETACHED GARAGE OR PARKING SPACE ACCESSED VIA FRONT YARD iii) DETACHED GARAGE OR PARKING SPACE ACCESSED VIA REAR LANE	1.2 EA. SIDE 3 & 1.2 3 & 1.2	1.2 MIN. N/A N/A	1 EA. SIDE 3 & 1 1.2 & 1	1.2 MIN. N/A N/A
6.3	MIN. REAR YARD :	7.5	15 MIN.	7.5	15 MIN.
6.3	MAX. BLDG. HEIGHT:	11	11 MAX.	11	11 MAX.
6.3	MIN. GROSS FLOOR AREA:	N/A	N/A	N/A	N/A
6.3	MIN. LANDSCAPED OPEN SPACE - REQUIRED FRONT YARD:	50%	50% MIN.	50%	50% MIN.

COORD. W/ ZONING BY-LAW FOR ALL OTHER ZONING REQ.'S

SITE STATISTICS & ZONING REQ.'S

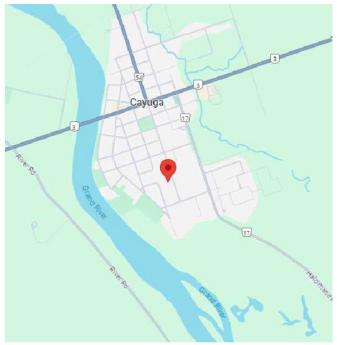
PROPERTY LEGAL DESCRIPTION:
PART OF CAY LOTS 6 7 PT LOTS 8-9 N PRINCESS RP 18R5747PT PART 1 IN THE TOWN OF CAYUGA, IN THE DISTRICT OF HALDIMAND COUNTY

ZONING:
IN ACCORDANCE W/ HALDIMAND COUNTY COMPREHENSIVE ZONING BY-LAW HC 1-2020

PROVISION	LAND USE EXISTING
6.0 6.1 6.2	RESIDENTIAL ZONES URBAN RESIDENTIAL TYPE 4 (TOWNHOUSE DWELLINGS) (R4) *Permitted Uses* *In an R1 Zone, no land, building or structure shall be used except in accordance with the following uses:* *• street townhouse dwelling* *• group townhouse dwelling* *• stacked townhouse dwelling* *• back to back townhouse dwelling* *• apartment dwelling* *• Home-based business, home office (refer to Section 4.27.1)* *• Home-based business, home occupation (refer to Section 4.27.2)*

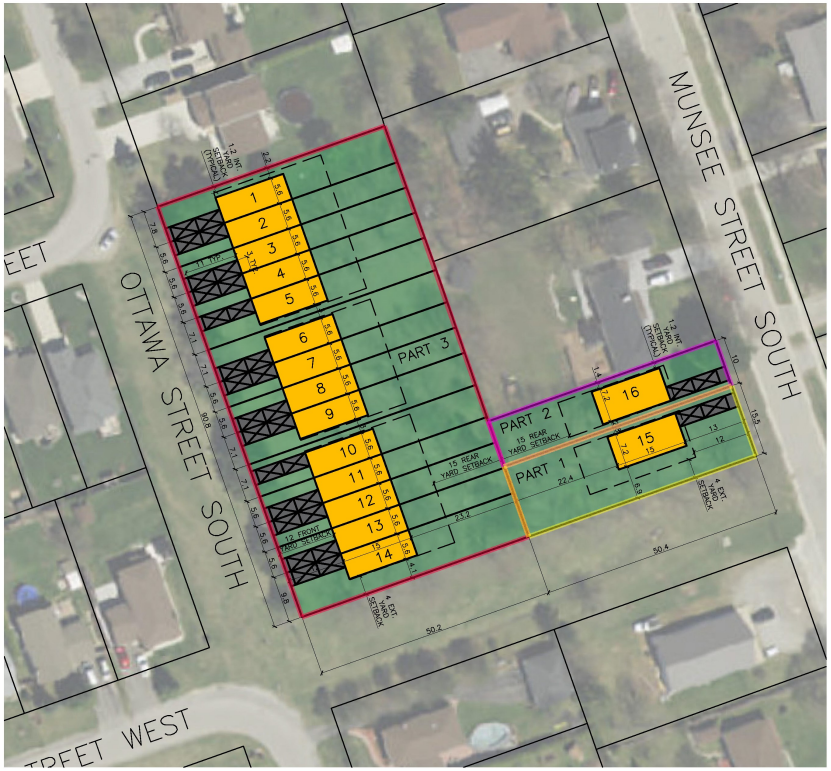
PROVISION	SETBACKS (m - METRES)	R4	PROVIDED (m)
6.3	MIN. LOT AREA: i) INTERIOR LOT ii) CORNER LOT	156m² 215m²	280m² MIN. 460m² MIN.
6.3	MIN. LOT FRONTAGE: i) INTERIOR LOT ii) CORNER LOT	5.5 8	5.5 MIN. 8 MIN.
6.3	MIN. FRONT YARD:	6	12 MIN.
6.3	MIN. EXTERIOR SIDE YARD:	3	4 MIN.
6.3	MIN. INTERIOR SIDE YARD:	1.2 (0 ALONG COMMON WALL)	1.5 (0 ALONG COMMON WALL)
6.3	MIN. REAR YARD:	7.5	15 MIN.
6.3	MAX. BLDG. HEIGHT:	11	11 MAX.
6.3	MIN. GROSS FLOOR AREA:	N/A	N/A
6.3	MAX. FLOOR AREA RATIO:	N/A	N/A
6.3	MIN. LANDSCAPED OPEN SPACE - REQUIRED FRONT YARD:	30%	30% MIN.

COORD. W/ ZONING BY-LAW FOR ALL OTHER ZONING REQ.'S



SITE MAP

KEY MAP



SITE MAP - SCALE 1 : 500

REV. No.	DATE	REVISION
1	2025.01.20	ISSUED FOR ZBA & CONSENT

vallee
Consulting Engineers, Architects & Planners

G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270

Stamp

Project Title
MUNSEE STREET

Drawing Title
SITE PLAN CONCEPT

Designed by :	Drawn By :
Checked by :	Date Started : 2024.09.25
Drawing Scale : AS NOTED	Drawing No. SP1
Project No. 22-183	

DATE LAST PLOTTED : January 20, 2025