


ZONING REVIEW CHART

Owner/Applicant: Haldimand County	Application #: PLZ-HA-2017-120	Assessment Roll #: Not provided yet
Location of Property: No municipal address; Parent Property – 657 Lock Street, Dunnville		
Applicable Zoning By-law: Town of Dunnville Zoning By-law 1-DU 80		Zoning : 'Community Institutional (IC)' Zone
Proposed Zoning Amendment: To rezone the subject lands to a site specific zone provision that will allow for an apartment building in the 'IC' Zone, to recognize a lack of frontage on an improved street, and to permit relief for parking.		

Development Standards	Required	Proposed	Deficiency
	'Community Institutional (IC)' Zone	A site specific 'Community Institutional (IC)' Zone	
Minimum Lot Area	1855 square metres or 600 square metres when connected to a municipal sanitary system.	4 411.07 square metres	-
Minimum Lot Frontage	30 metres 18 metres with sanitary connection	0 metres, no frontage on improved street	18 metres
Front Yard Setback	7 m (22.9 ft)	7 m (22.9 ft)	-
Interior Side Yard	3 m (9.8 ft)	3 m (9.8 ft)	
Rear Yard	9 m (29.5 ft)	9 m (29.5 ft)	-
Maximum Building Height	11 m (36 ft)	11 m (36 ft)	-
Minimum Services	Full municipal services.	Full municipal services are available.	-
Parking (spaces):	1.5 per dwelling unit	1 per dwelling unit	0.5 parking stalls per dwelling unit
Frontage on an Improved Street (Section 6.16)	Requires frontage on an improved street	No frontage on an improved street	Relief from Section 6.16
Signatures:		Building Inspector: 