

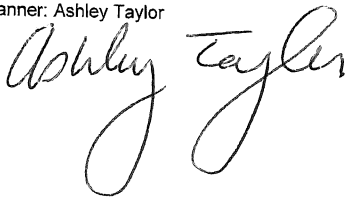
ZONING REVIEW CHART

Owner/Applicant: David and Donald Mattice	Application #: PLZ-HA-2018-041	Assessment Roll #: 2810-332-002-77100
Location of Property: Geographic Township of Walpole, Concession 3, Part Lot 16, 765 Concession 2 Walpole		
Applicable Zoning By-law: City of Nanticoke Zoning By-law NE 1-2000		Zoning: 'Agriculture (A)' Zone and 'Hazard Land (HL)' Zone
Proposed Zoning Amendment: To remove a dwelling as a permitted use on the retained farm lands as a result of an oversized surplus farm dwelling severance (file number PLB-2017-105), to permit the surplus farm dwelling lot to have a lot frontage of 25 metres, and to permit the two accessory structure to be maintained on the surplus farm dwelling lot.		

Development Standards	Required	Proposed		Deficiency	
		Severed Lands (Surplus Farm Dwelling Lot – Part 1)	Retained Lands (Retained Farmlands – Part 2)	Severed Lands (Surplus Farm Dwelling Lot – Part 1)	Retained Lands (Retained Farmlands – Part 2)
Minimum Lot Area	Min. 1860 m ²	8094 m ²	396,592 m ²	-	-
Minimum Lot Frontage	Min. 30 m	25 m	275 m +/-	5 m	-
Front Yard Setback	Min. 13 m	100 m +/-	N/A	-	-
Interior Side Yard - Right	Min. 3 m	20 m +/-	N/A	-	-
Interior Side Yard - Left	Min. 3 m	13 m	N/A	-	-
Rear Yard	Min. 9 m	16 m	N/A	-	-
Maximum Building Height (Dwelling)	Max. 11 m	< 11 m	N/A	-	-
Usable Floor Area (Dwelling)	Min. 80 m ²	195 m ²	N/A	-	-
Parking Spaces	Min. 2	> 2	N/A	-	-
Building Height (Residential Accessory Structures)	Max. 6.5 m	Garage – 3 m Shop – 4.5 m	N/A	-	-
Usable Floor Area (Residential Accessory Structures)	Max. 200 m ²	270 m ²	N/A	70 m ²	-
Available Connection to Municipal Water & Wastewater	Not required	Private Services	N/A	-	-

Signatures:

Planner: Ashley Taylor



Building Inspector:

