

ZONING REVIEW CHART

Owner/Applicant: Ronald Murray Clark	Application #: PLZ-HA-2018-046	Assessment Roll #: 2810-152-005-18700
Location of Property: Geographic Township of Seneca, Christopher Young Tract, 2094 – 2096 Highway 54		
Applicable Zoning By-law: Town of Haldimand Zoning By-law 1-H 86		Zoning: 'Agriculture (A)' Zone, special provision 36.1
Proposed Zoning Amendment: To fulfill a condition of consent application PLB-2017-170 by removing special provision 36.1 which permits two dwellings on the subject lands.		


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. 1855 m ²	4483 m ²	120,192 m ²	-	-
Minimum Lot Frontage	Min. 30 m for an interior lot 36 metres for a concern lot	66.82 m	~ 300 m	-	-
Front Yard Setback (Dwelling)	Min. 13 m	25.42 m	~ 16 m	-	-
Exterior Side Yard – Right (Dwelling)	Min. 13 m	27.62 m	> 13 m	-	-
Interior Side Yard – Left (Dwelling)	Min. 3 m	8.75	N/A	-	-
Exterior Side Yard – Left (Dwelling)	Min. 13 m	N/A	~ 64 m	-	-
Rear Yard (Dwelling)	Min. 13 m	18.85 m	300 m +	-	-
Maximum Building Height (Dwelling)	Max. 11 m	< 11 m (1 storey)	< 11 m (2 storeys)	-	-
Usable Floor Area (Dwelling)	Min. 80 m ²	> 80 m ²	> 80 m ²	-	-
Parking Spaces	Min. 2	> 2	> 2	-	-

<i>Building Height (Residential Accessory Structures)</i>	Max. 6.5 m	0	< 6.5 m	-	
<i>Usable Floor Area (Residential Accessory Structures)</i>	Max. 200 m ²	0	< 200 m ²	-	-
<i>Available Connection to Municipal Water & Wastewater</i>	Not required	Private Services	Private Services	-	-
<i>Minimum Distance Separation Setback between Surplus Farm Dwelling Lot and Livestock Facility (Beef)</i>	170 m	190 m	N/A	-	-

Note: The agricultural structures located on the retained farmlands also maintain the minimum setbacks. There is no maximum size or height for the agricultural structures.

Signatures:

Planner: Ashley Taylor



Building Inspector:

