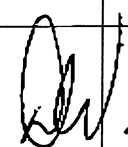


ZONING REVIEW CHART

PED-PD-25-2018, Attachment 4

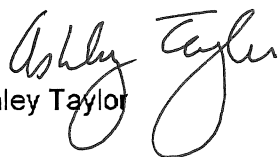
Owner/Applicant: Gerrit Je Willemina Deboer & Bauke Deboer	Application #: PLZ-HA-2018-086	Assessment Roll #: 2810-023-005-11900
Agent/Purchaser: Drenth Oak Acres		
Location of Property: Geographic Township of Moulton, Concession 4, Part of Lot 9, 324 Marshagen Road		
Applicable Zoning By-law: Town of Dunnville Zoning By-law 1-DU 80		Zoning: 'Agriculture (A)' 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-2018-028) and to permit a tall accessory structure to be maintained on the severed lands (i.e. 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. 1855 m ²	8013 m ³	202,424 m ²	-	-
Minimum Lot Frontage	Min. 30 m	86.73 m	321 m	-	-
Front Yard Setback	Min. 13 m	60 m	N/A	-	-
Interior Side Yard - Right	Min. 3 m	20 m	N/A	-	-
Interior Side Yard - Left	Min. 3 m	28 m	N/A	-	-
Rear Yard	Min. 9 m	45 m	N/A	-	-
Maximum Building Height (Dwelling)	Max. 11 m	1 storey (bungalow) < 11 m	N/A	-	-
Usable Floor Area (Dwelling)	Min. 80 m ²	131 m ²	N/A	-	-
Parking Spaces	Min. 2	> 2	N/A	-	-
Building Height (Residential Accessory Structures)	Max. 6.5 m	Garage = 7.3 m Two sheds = < 6.5 m	N/A	Garage = 0.8 m	

Usable Floor Area (Residential Accessory Structures)	Max. 200 m ²	Garage = 145 m ² Two sheds = 20 m ² Total = 165 m ²	N/A	-	PED-PD-25-2018, Attachment 4
Available Connection to Municipal Water & Wastewater	Not required	Private Services	N/A	-	-
Minimum Distance Separation (Livestock)	Severance not permitted within prohibited distance	No livestock observed onsite	No livestock - observed onsite	-	-

Signatures:

Planner: Ashley Taylor



Building Inspector: Dan Wailman

