

ZONING REVIEW CHART

Owner/Applicant: Haldimand County	Application #: PLZ-HA-2018-094	Assessment Roll #: 2810-157-002-09310
Purchaser/Agent: Cam Dieleman		
Agent: Jack Huitema		
Location of Property: 273 South Cayuga Road, Geographic Township of South Cayuga, Concession 7, Part of Lot 15		
Applicable Zoning By-law: Town of Haldimand Zoning By-law 1-DU 86		Zoning: 'Neighbourhood Institutional (IN)' Zone
Proposed Zoning Amendment: To rezone the subject lands to a site specific 'Hamlet Residential (RH)' Zone to facilitate the conversion of the existing community centre into a single family dwelling.		

Development Standards	Required	Existing / Proposed	Deficiency
Minimum Lot Area	1 855 m ²	1 218 m ²	637 m ²
Minimum Lot Frontage	30 m	43 m	-
Minimum Front Yard Setback	10 m	approx. 4.5 m	5.5 m
Minimum Front Yard Setback to Steps	8.5 m	Approx. 2.5 m	6 m
Minimum Interior Side Yard Setback – Right	3 m	> 3 m	-
Minimum Interior Side Yard Setback – Left	3 m	1.8 m	1.2 m
Minimum Rear Yard Setback	9 m	6 m	3 m
Maximum Building Height (Dwelling)	11 m	< 11 m	-
Minimum Usable Floor Area (Dwelling)	80 m ²	148 m ²	-
Minimum Parking Spaces	2	> 2	-
Available Connection to Municipal Water & Wastewater	Private services	New septic bed and cistern proposed	-

Notes: There are no existing or proposed accessory structures at this time. The Minimum Distance Separation (MDS) formulae does not apply as the subject lands are located within the Hamlet boundary of South Cayuga.

Signatures:

Planner: Ashley Taylor

Building Inspector: Dan Wallman


