County of Brant – Development Services Division

Minor Zoning By-Law Amendment Application - Planning Justification Report

Rev. 22.11.04.

in the matter of:

Tadeusz Zamroziewicz and Theresa Zamroziewicz

17 McBay Road,
Part of Lot 14 – 1.R.S.H.R.,
Geographic Township of Onondaga,
in the County of Brant, Ontario N3T 5L4

3. Zoning Compliance Review:

(i) Zoning Criteria: County of Brant Zoning By-Law 61-16, as amended, existing: Section 6 - Agricultural (A)

Lot Description	Zone Provision	Required	Existing	Status
Part Lot 14 - 1 R.S.H.R. ,				
PIN 32229-0031(LT)	Lot Area	400,000.00 m ²	23,341.15 m ²	Non-Compliant
-	Lot Frontage	150.00 m	121.63 m	Non-Compliant
	Street Setback	10.00 m	70.67 m east	Compliant
	Interior Side Yard	d 4.00 m	57.42 m south	Compliant
			112.50 m north	Compliant
	Rear Yard	10.00 m	37.52 m west	Compliant
	Lot Coverage	30.00 %	2.20 %	Compliant
	Landscape Spac	e 30.00 %	95.56 %	Compliant
	Building Height	10.00 m	7.79 m	Compliant

(ii) Zoning Criteria: County of Brant Zoning By-Law 61-16, as amended, proposed: Section 9 - Non-Urban Residential: Rural Residential (RR)

Lot Description	Zone Provision	Required	Proposed	Status
Part Lot 14 - 1 R.S.H.R. , PIN 32229-0031(LT)				
PART 1: Retained	Lot Area	4,000.00 m ²	17,910.00 m ²	Compliant
	Lot Frontage	40.00 m	. 81.63 m	Compliant
	Street Setback	20.00 m	70.67 m east	Compliant
	Interior Side Yard	5.00 m	8.89 m south	Compliant
			112.50 m north	Compliant
	Rear Yard	15.00 m	37.52 m west	Compliant
	Lot Coverage	30.00 %	2.87 %	Compliant
	Landscape Space	30.00 %	91.89 %	Compliant
	Building Height	12.00 m	7.79 m	Compliant

(ii) Zoning Criteria: County of Brant Zoning By-Law 61-16, as amended, proposed: Section 9 - Non-Urban Residential: Rural Residential (RR)

Lot Description	Zone Provision	Required	Proposed	Status
Part Lot 14 - 1 R.S.H.R. , PIN 32229-0031(LT)				
PART 2: Severed	Lot Area Lot Frontage Street Setback Interior Side Yard Rear Yard Lot Coverage Landscape Space	4,000.00 m ² 40.00 m 20.00 m 5.00 m 15.00 m 30.00 % 30.00 %	5,430.00 m ² 40.00 m 35.00 m east 10.00 m south 5.00 m north 87.25 m west 5.24 % 92.18 %	Compliant Compliant Compliant Compliant Compliant Compliant Compliant Compliant
	Building Height	12.00 m	6.20 m	Compliant

County of Brant – Development Services Division Consent for Severance Application

Rev. 22.11.04.

in the matter of:

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Geographic Township of Onondaga,
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No. 201 (16 10 10 10 10 10 10 10 10 10 10 10 10 10	***************************************		~~~~~~~~~	
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			112.50 m north	Compliant
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	Rear Yard Lot Coverage Landscape Space Building Height	15.00 m 30.00 % 30.00 % 12.00 m	87.25 m west 5.24 % 92.18 % 6.20 m	Compliant Compliant Compliant Compliant