

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	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 Space	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) P A R T 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) P A R T 2: Severed				
	Lot Area	4,000.00 m ²	5,430.00 m ²	Compliant
	Lot Frontage	40.00 m	40.00 m	Compliant
	Street Setback	20.00 m	35.00 m east	Compliant
	Interior Side Yard	5.00 m	10.00 m south	Compliant
			5.00 m north	Compliant
	Rear Yard	15.00 m	87.25 m west	Compliant
	Lot Coverage	30.00 %	5.24 %	Compliant
	Landscape Space	30.00 %	92.18 %	Compliant
	Building Height	12.00 m	6.20 m	Compliant

Consent for Severance Application

Rev. 22.11.04.

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