

**Site Specific Modifications to the Agriculture (A1, 642) Zone and
Conservation / Hazard Land – Rural (P6, 642) Zone**

Regulation	Required	Modification	Analysis
12.1.1 Permitted Uses Agriculture Residential Care Facility Secondary Uses to Agriculture Single Detached Dwelling Veterinary Service – Farm Animal	12.1.1 Permitted Uses Agriculture Secondary Uses to Agriculture Veterinary Service – Farm Animal	Prohibit Single Detached Dwelling and Residential Care Facility as a permitted use under the Agriculture (A1, 642) Zone.	In accordance with the provisions of the PPS, Greenbelt Plan and Rural Hamilton Official Plan, a condition for Consent to Sever a Non-abutting Surplus Farm Consolidation is to rezone the farm parcel in order to restrict the development of a single detached dwelling and residential care facility on the retained farmland. The application seeks to preserve the agricultural operation by prohibiting new development of a single detached dwelling and residential care facility and the rezoning will satisfy this condition and allow the applicant to clear Condition No. 3 of Consent Application GL/B-17:114 and allow the non-abutting farm consolidation to be completed. Therefore, staff support the modification.
7.6.1 Permitted Uses Agriculture Conservation Flood and Erosion Control Facilities Recreation, Passive Secondary Uses to	7.6.1 Permitted Uses Agriculture Conservation Flood and Erosion Control Facilities Recreation, Passive Secondary Uses to	Prohibit Single Detached Dwelling as a permitted use under the Conservation / Hazard Land - Rural (P6, 642) Zone.	In accordance with the provisions of the PPS, Greenbelt Plan and Rural Hamilton Official Plan, a condition for Consent to Sever a Non-abutting Surplus Farm Consolidation is to rezone the farm parcel in order to restrict the development of a single detached dwelling on the retained farmland. The application seeks to preserve the agricultural operation by prohibiting new development of a single detached dwelling and the rezoning will

Agriculture Single Detached Dwelling	Agriculture		<p>satisfy this condition and allow the applicant to clear Condition No. 3 of Consent Application GL/B-17:114 and allow the non-abutting farm consolidation to be completed.</p> <p>Therefore, staff support the modification.</p>
12.1.3.1 Minimum Lot Size	40.4 hectares	22 hectares	<p>As a result of the associated consent application GL/B-17:114, the lot size of the parcel has been reduced. Therefore, the lot size of the retained farm land must be recognized through this application. The variance is technical in nature as the 22 hectare lot represents the amount of land currently being farmed on the property and the amount of land in agricultural production is not being reduced.</p> <p>Therefore, staff support the modification.</p>