

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

Regulation	Required	Modification	Analysis
<p>12.1.1 Permitted Uses</p> <p>Agriculture</p> <p>Residential Care Facility</p> <p>Secondary Uses to Agriculture</p> <p>Single Detached Dwelling</p> <p>Veterinary Service – Farm Animal</p>	<p>12.1.1 Permitted Uses</p> <p>Agriculture</p> <p>Secondary Uses to Agriculture</p> <p>Veterinary Service – Farm Animal</p>	<p>Prohibit Single Detached Dwelling and Residential Care Facility from the permitted uses.</p>	<p>In accordance with the provisions of the PPS, Greenbelt Plan and Rural Hamilton Official Plan, and Condition No. 5 for Consent to Sever application AN/B-18:131, a rezoning is required 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 primary long-term land use of agriculture within the Agricultural area and the rezoning will satisfy this condition and allow the applicant to clear Condition No. 5 of Consent Application AN/B-18:131 and allow the non-abutting farm consolidation to be completed.</p> <p>Therefore, staff support the modification.</p>
<p>7.6.1 Permitted Uses</p> <p>Agriculture</p> <p>Conservation Flood and Erosion Control Facilities</p> <p>Recreation, Passive</p> <p>Secondary Uses to</p>	<p>7.6.1 Permitted Uses</p> <p>Agriculture</p> <p>Conservation Flood and Erosion Control Facilities</p> <p>Recreation, Passive</p> <p>Secondary Uses to</p>	<p>Prohibit Single Detached Dwelling as a permitted use.</p>	<p>In accordance with the provisions of the PPS, Greenbelt Plan and Rural Hamilton Official Plan and Condition No. 5 for Consent to Sever application AN/B-18:131, a rezoning is required in order to restrict the development of a single detached dwelling on the retained farmland. The application seeks to preserve the primary long-term land use of agriculture within the Agricultural area and the rezoning will satisfy this condition and allow the applicant to clear Condition No. 5 of Consent Application AN/B-18:131 and allow the non-abutting</p>

<p>Agriculture Single Detached Dwelling</p>	<p>Agriculture</p>		<p>farm consolidation to be completed. Therefore, staff support the modification.</p>
<p>12.1.3.1 Minimum Lot Size</p>	<p>40.4 ha.</p>	<p>23 ha.</p>	<p>As a result of the associated Consent for Severance application (AN/B-18:131), the lot size of the retained parcel has been reduced. The site specific is technical in nature as the 23 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. The modification fulfills condition No. 3 of Consent for Severance application AN/B-18:131. Therefore, staff support the modification.</p>