

**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 from the permitted uses.	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. 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.	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

Agriculture Single Detached Dwelling	Agriculture		farm consolidation to be completed. Therefore, staff support the modification.
12.1.3.1 Minimum Lot Size	40.4 ha.	23 ha.	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.