

Site Specific Modifications to the Agriculture (A1, 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	In accordance with the provisions of the PPS, Greenbelt Plan and Rural Hamilton Official Plan, as 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 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. 2 of Consent Application GL/B-18:144 and allow the non-abutting farm consolidation to be completed. Therefore, staff support the modification.
12.1.3.1 Minimum Lot Size	40.4 ha.	36 ha.	As a result of the associated consent application GL/B-18:144, the lot size of the parcel has been reduced by 0.4 ha. Therefore, the lot size of the retained farm land must be recognized through this application. The variance is technical in nature as the 36 ha. lot represents the amount of land currently being farmed on the property and the amount of land in agricultural production is not being reduced. Therefore, staff support the modification.

Site Specific Modifications to the Agriculture (A1, 464) Zone

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12.1.3.3 b) Minimum Lot Width	30.0 metres	13.71 metres	<p>To reduce the amount of farmland being taken out of production, the applicant requested that the severed surplus farm dwelling have a reduced lot width. The lot width reflects the width of the existing driveway leading to the existing surplus farm dwelling. In addition, the reduced width is in accordance with the Committee of Adjustment Decision which supported the lot configuration having a reduced lot width. Since the variance is required to give effect to the consent application, staff support the modification.</p>