

ZONING BY-LAW AMENDMENT MODIFICATION CHART			
Provision	Required	Requested Amendment	Analysis
Section 12.1.1 – Permitted Uses	Residential Care Facility Single Detached Dwelling are permitted.	Prohibit use of Residential Care Facility and Single Detached Dwelling.	<p>Restricting construction of a single detached dwelling and residential care facility on the remnant agricultural parcel implements the policy direction under the Provincial Policy Statement, 2020, Greenbelt Plan, 2017 and Rural Hamilton Official Plan.</p> <p>Therefore, staff are of the opinion that the modification can be supported.</p>
12.1.3.1 a) – Minimum Lot Area	40.4 hectares	32 hectares	<p>The remnant agricultural parcel size is maximized by following the existing limits of the cultivated land and treed areas. The intent of the minimum lot area requirement is viewed to be met by virtue of the farm consolidation operation.</p> <p>Therefore, staff are of the opinion that the modification can be supported.</p>
12.1.3.3 (d) – Minimum Front Yard	15 metres	6 metres	<p>The proposed reduction in the front yard setback recognizes the minimum distance from the future road widening required along Haldibrook Road and siting of the existing single detached dwelling.</p> <p>Therefore, staff are of the opinion that the modification can be supported.</p>

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Section 4.8.1.2 b) – Gross Floor Area of Accessory Structures	The aggregate Gross Floor Area of all Accessory Buildings shall not exceed 200 square metres, or 5% lot coverage, whichever is the lesser.	Shall not exceed 325 square metres.	<p>The requested modification recognizes the existing accessory buildings, and the removal of the existing agricultural-related building (i.e. barn and removal of the east Quonset hut that encroaches onto the public right-of-way). The retained accessory buildings (i.e. west Quonset Hut and sunroom pool enclosure) are appropriately sized for the lot and are subordinate to the existing single detached dwelling.</p> <p>Therefore, staff are of the opinion that the modification can be supported.</p>