

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.	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. Therefore, staff are of the opinion that the modification can be supported.
Section 12.1.3.3 b)	Minimum Lot Width 30.0 metres	0.0 metres.	The subject property obtains separate access from 6229 Chippewa Road via legal deeded Right-of-Way. The requested modification recognizes the existing site access from Tyneside Road. The modifications are supported by staff, which implements Conditions No. 2 of Minor Variance application GL/A-20:199 and Consent application GL/B-20:61 that is supported by staff.
4.3 a) Frontage on a Street	No lot shall have built upon it a building for any purpose in any zone unless the lot abuts a street for a minimum of 4.5 metres.	No lot frontage on a street.	

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Section 3 – Definitions Interior Lot	a lot with frontage on a street excluding a corner lot.	A lot with no frontage on a street excluding a corner lot.	Modifications of the interior lot definition recognizes that subject property contains no frontage on a street to allow appropriate zoning interpretation for any future development applications as the the Front Lot Line definition references the Interior Lot Line.
Section 3 – Definitions Front Lot Line	With reference to an interior lot with multiple lot lines abutting a street, shall mean the shorter of the lot lines abutting the street	The easterly lot line shall be considered the front lot line of the subject lands.	The Front Lot Line definition must be modified to establish that the subject property does not abut a street. Further, the rear and side lot line definitions are reliant on establishing a front lot line as a reference.
7.7.2.2 a)	New Building or Structures shall not be permitted	An accessory building(s) to an existing single detached dwelling shall be permitted.	This proposal establishes new lot lines that will no longer recognize the building setbacks that existed on the effective date of Zoning By-law 05-200. As such, new building and structures will not be permitted without modifying this zone provision to allow accessory building(s) to an existing single detached dwelling. Staff are supportive of this modification.

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7.7.2.3 i)	Notwithstanding Sections 7.7.2.1 a) and 7.7.2.2 a) above, an existing building or structure which is demolished in whole or in part may be rebuilt provided the setbacks to the building or structure which had existed on the date of passing of the By-law are maintained.	Recognize the existing single detached dwelling and existing structures shall be permitted for a lot created subsequent to the effective date of Zoning By-law 05-200. Sections 12.1.3.3 a), c), d), e), f) shall apply for a single detached dwelling and Section 4.3 for accessory buildings.	This proposal establishes new lot lines that will no longer recognize single detached dwelling that existed on the effective date of Zoning By-law 05-200. As result, replacement of the existing single detached dwelling, accessory building(s) will not be permitted without modifying this zone provision and including standard single detached dwelling zone provisions. Staff are supportive of this modification.