

Proposed Site Specific Modifications to the Conservation/Hazard Land Rural (P6) Zone

| Provision | Required | Requested Amendment | Analysis |
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| 7.6.2.3 (a) - Single Detached Dwelling Regulations – New Buildings and Structures | Shall not be permitted on a vacant lot. | One single detached dwelling shall be permitted. | <p>Single detached dwellings are permitted on an otherwise developed lot in the P6 Zone. The development aligns with Greenbelt Plan (2017) and Rural Hamilton Official Plan policies, which allow single detached dwellings on existing lots of record zoned for such use.</p> <p>The proposed dwelling will be situated on the eastern portion of the property, preserving the remainder as vacant agricultural land to support long-term agricultural use and expand rural housing options in Hamilton. As the development involves minimal excavation and maintains the landform, there will be no negative impacts to the Vinemount Moraine Earth Science ANSI feature or its functions. The proposal aligns with the rural character of the area, characterized by open spaces, agriculture, and large-lot residential dwellings.</p> <p>Staff supports the modification.</p> |
| 12.3.3 (f) - Maximum Building Height | 10.5 metres | 12 metres | <p>The proposed modification to increase the maximum height of the single detached dwelling to 12.0 metres, attributed to the metal roofing design, is minor, with only a few portions exceeding 10.64 metres to the peak and a maximum of 11.40 metres. The proposed dwelling is surrounded by otherwise vacant agricultural lands and would not cause any negative impacts.</p> <p>Staff supports the modification.</p> |

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| 4.6 (d) Permitted Yard Encroachments | A porch, deck or canopy may encroach into any required yard to a maximum of 1.5 metres, or to a maximum of half the distance of the required yard, whichever is the lesser. | Porch: 1.6 metres Deck: 3.0 metres | <p>The proposed modification to permit yard encroachments of 1.6 metres for porches and 3.0 metres for decks, exceeding the standard maximum of 1.5 metres or half the required yard distance, is minor and attributed to the design of the dwelling. The modification is not anticipated to result in any negative impacts and maintain compatibility with the surrounding area.</p> <p>Staff supports the modification.</p> |
| 4.6 (e) Permitted Yard Encroachments | A balcony may encroach into any required yard to a maximum of 1.0 metres, except into a required side yard of not more than one-third of its width or 1.0 metres, whichever is the lesser. | 3.0 metres | <p>The proposed modification to permit balcony encroachments of 3.0 metres, exceeding the standard maximum of 1.0 metre or one-third of the required side yard width, is minor and attributed to the design of the dwelling. The modification is not anticipated to result in any negative impacts and remains compatible with the surrounding area.</p> <p>Staff supports the modification.</p> |