

Zoning By-law Site Specific Modifications - Settlement Residential (S1, 916, H187) Zone

Regulation	Required	Modification ³	Analysis
N/A	N/A	The building existing on the date of the passing of this By-law, not including accessory structures, shall be retained, and adaptively reused in accordance with Sections 12.3.1, 12.3.1.1, 12.3.2, and Section b) below.	The minimum lot area guideline is intended to ensure adequate space for private septic services. The submitted Hydrogeological Study and Onsite Wastewater Servicing Assessments confirm that the lot area of 0.17 hectares can provide sufficient potable water and support the existing wastewater holding tank.
Minimum Lot Area Section 12.3.3 (a)	0.4 hectares.	0.17 hectares.	The subject lands have a lot width of 26.98 metres, as compared to a minimum requirement of 30 metres. The lot has an irregular shape, narrowing towards the front while expanding to a maximum of 32.17 metres at the back, which results in the need for the modification.
Minimum Lot Width Section 12.3.3 (b)	30 metres.	26.9 metres.	
Maximum Building Height Section 11.1.3 (f)	10.5 metres.	Height existing on the date of the passing of the By-law.	<p>The site specific maximum building height of 15.5 metres is to accommodate the existing building height.</p> <p>Staff are of the opinion that the proposed modifications are required to recognize the existing lot and building, will not create an impact to the surrounding properties, and comply with the intent of the Rural Hamilton Official Plan.</p> <p>Therefore, staff supports these modifications.</p>