

## Section 6 – Permanent Agriculture (PA)

### 6.1 Preamble

Within a Permanent Agricultural Zone (PA), no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than a permitted use in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### 6.2 6.2.1. Permitted Principal Uses

- a) A kennel;
- b) A principal single detached dwelling;
- c) Agricultural and farm uses, including a livestock facility and intensive agricultural uses;
- d) Conservation uses including forestry, reforestation and other activities connected with the conservation of soil or wildlife;
- e) Medium Scale or Large Scale Fire Wood Processing Operation
- f) Open space;
- g) Outdoor recreational uses such as hiking and cross-country ski trails; and/or
- h) Wayside pits and quarries.

### 6.2.2. Permitted Accessory Uses

- a) A bed and breakfast establishment;
- b) A type “A” or a type “B” home occupation in accordance with the provisions of Section 5.33;
- c) A type “A” or a type “B” home industry in accordance with the provisions of Section 5.34;
- d) An accessory building to any of the above principal uses;
- e) An agricultural produce sales outlet for the sale of raw produce grown on this location;
- f) Additional residential unit(s) subject to the provisions of Section 5.44; and/or

- g) Shipping containers where a building permit has been issued.

### 6.3 Zone Regulations

#### 6.3.1. For the property

- a) Lot Area: 18.2 hectares (45 acres) minimum;
- b) Lot Frontage: 100 metres (328.1 feet) minimum;
- c) Off-street parking shall be provided in accordance with Section 5.35; and
- d) Livestock facilities shall be in accordance with Section 5.40.

#### 6.3.2. For principal building

- a) Front Setback: 20 metres (65.6 feet) minimum;
- b) Rear Setback: 20 metres (65.6 feet) minimum;
- c) Interior Side Setback: 10 metres (32.8 feet) minimum;
- d) Exterior Side Setback: 20 metres (65.6 feet) minimum;
- e) Gross Floor Area of Dwelling: 90 square metres (968.7 square feet) minimum;
- f) Building Height:
  - i. Agricultural uses 45 metres (147.6 feet) maximum; and
  - ii. Other uses: 11 metres (36.1 feet) maximum.
- g) No building or structure used for the housing, training or care of animals in conjunction with a kennel as defined in this By-law, shall be located less than 150 metres (492.1 feet) from a residential zone or an existing residential use on a neighbouring lot.

#### 6.3.3. For Accessory Building(s)

- a) Front Setback: 20 metres (65.6 feet) minimum;
- b) Rear Setback: 10 metres (32.8 feet) minimum;
- c) Interior Setback: 10 metres (32.8 feet) minimum;
- d) Exterior Side Setback: 20 metres (65.6 feet) minimum; and
- e) Building Height: 45 metres (147.6 feet) maximum.

## 6.4 General Provisions

All special provisions of Section 5 “General Provisions” shall apply, where applicable, to any land, lot, building, structure or use within the Permanent Agricultural (PA) Zone.

## 6.5 Special Permanent Agricultural Zones (PA)

All other provisions of the By-law shall apply except as specified by each special zoning requirement.

### 6.5.1 Special Permanent Agricultural - 1 (PA-1)

The lands subject to this By-law amendment are described as follows:

- Part Lot 18, Concession VII
- Part 1 on RP 39R-8187 s/e Part 1 on RP 39R-8310
- Vacant land on Cavan Road

Notwithstanding any provisions of this By-law to the contrary, on lands zoned PA-1 the following special provisions shall apply:

- a) Residential - no residential uses are permitted;
- b) Non-Residential - use of the existing barns for the housing, raising, fattening or otherwise, of any type of livestock, shall not be permitted.

### 6.5.2 Special Permanent Agricultural - 2 (PA-2)

The lands subject to this By-law amendment are described as follows:

- Part Lot 21, Concession I
- Part 11 on RP 39R-151
- 2224 Burnham Street North

Notwithstanding any provisions of this By-law to the contrary, on lands zoned PA-2 the following special provisions shall apply:

- a) Non-Residential - an auction outlet shall be permitted in addition to all other permitted Permanent Agriculture uses.

### 6.5.3 Special Permanent Agricultural - 3 (PA-3)

The lands subject to this By-law amendment are described as follows:

- Part Lots 1 and 2, Concession IV
- Vacant land on Hickerson Road

Notwithstanding any provisions of this By-law to the contrary, on lands zoned PA-3 the following special provisions shall apply:

- a) Residential – all residential uses are permitted.

#### 6.5.4 Special Permanent Agricultural - 4 (PA-4)

The lands subject to this by-law amendment are described as follows:

- Part Lots 23 and 24, Concession VII
- Part 1 & 2 on RP 39R-7628
- Vacant land on Cavan Road at West Road

Notwithstanding any provisions of this By-law to the contrary, on lands zoned PA-4 the following special provisions shall apply:

- a) Residential - all residential uses are permitted.
- b) Non-Residential - use of the existing barns for the housing, raising, fattening or otherwise, of any type of livestock, shall not be permitted.

#### 6.5.5 Special Permanent Agricultural - 5 (PA-5)

The lands subject to this by-law amendment are described as follows:

- Part Lot 22, Concession VII
- Part 2 & 3 and part of Part 4 on RP 39R-7765
- Vacant land on Cavan Road at West Road

Notwithstanding any provisions of this By-law to the contrary, on lands zoned PA-5 the following special provisions shall apply:

- a) Residential - All residential uses are permitted.

#### 6.5.6 Special Permanent Agricultural - 6 (PA-6)

The lands subject to this By-law amendment are described as follows:

- Part Lot 8, Concession VIII
- Part 1 on RP 39R-3046
- 4930 Sully Road

Notwithstanding any provisions of this By-law to the contrary, on lands zoned PA-6 the following special provisions shall apply:

- a) Non-Residential - A nursery or greenhouse use shall be permitted in addition to all other uses permitted in Section 6.2 of this By-law.

#### 6.5.7 Special Permanent Agricultural - 7 (PA-7) By-law 2004-08

The lands subject to this By-law amendment are described as follows:

- Part Lot 26, Concession II
- Part 2 on RP 39R-8872
- 7820 Telephone Road

Notwithstanding any provisions of this by-law to the contrary, on lands zoned PA-7 the following special uses and provisions shall apply in addition to all other uses permitted in Section 6.2 of this By-law:

- a) Non-Residential Uses - A truck terminal or an accessory business office.

For purposes of this By-law the following definitions shall apply:

Commercial Motor Vehicle - (as defined within the Highway Traffic Act) means a motor vehicle having permanently attached thereto a truck or delivery body and includes ambulances, hearses, casket wagons, fire apparatus, busses and tractors used for hauling purposes on the highways.

Special Zone Provisions:

Commercial Motor Vehicle (maximum 10)

#### 6.5.8 Special Permanent Agricultural - 8 (PA-8) By-law 2002-49

The lands subject to this By-law amendment are described as follows:

- Part Lot 29, Concession VII
- Part 1 on RP 39R-3374
- 4664 Little Road

Notwithstanding any provisions of this By-law to the contrary, on lands zoned PA-8 the following special provisions shall apply:

'Livestock Animal' shall mean a horse, foal, cow, calf or the combination thereof.

'Riding Arena' - shall mean an enclosed area for the display and/or exercising of horses and/or cattle residing on the property but not for stalls and overnight occupancy, storage or other farm animals or uses.

Special Zone Provisions:

- a) Lot area: Minimum 2.8 hectares (7 acres);
- b) Lot coverage: Existing non-residential lot coverage – maximum 371.6 square metres (4000 square feet); and
- c) Nutrient Units Per Lot: Maximum 14.

#### 6.5.8A Special Permanent Agricultural - 8A (PA-8A) By-law 2010-16

The lands subject to this By-law amendment are described as follows:

- Part Lot 25 & 26, Concession A
  - 7875 County Road 2
- a) "Notwithstanding Section 5.26 of Zoning By-law 2001-58, the entire property at 7875 County Road 2 (West 1/2 Lot 25 and East 1/2 Lot 26, Concession A, Township of Hamilton) shall be deemed

to have frontage on County Road 2 and residential buildings associated with the farm use of the subject property are permitted to locate on the subject property south of the existing railway lines, subject to a setback of 22 metre from the identified Lake Ontario Flood Line which has an elevation of 75.7 metre.”

- b) The building area for the farm residence, inclusive of lands associated with the private services and amenity area for the residence shall be located within an area of approximately 91m by 61m, located a minimum of 30.5 metre west of the easterly property line and a minimum of 22 metre north of the identified Lake Ontario Flood line (elevation 75.7 metre).
- c) All existing vegetation shall be retained to the extent possible with the exception of the areas required for the access driveway, areas for the residence and associated accessory buildings, amenity areas and private service areas. Construction and maintenance of the access driveway and railway crossings shall be to the satisfaction of the Township of Hamilton.
- d) The final approval for the residential dwelling shall be subject to Site Plan Approval and a Site Plan Agreement.

The Schedules to Zoning By-law 2001-58 are hereby amended in accordance with Schedule A and A1 attached hereto and as described as follows:

“Rezoning the part of the lands south of the CNR right-of-way from Open Space zone (OS) and Environmental Protection-Wetland zone (EP-W) to Special Permanent Agricultural zone (PA-8A), except for those lands identified as Wetlands-evaluated on the Natural Heritage Features Map prepared by the Ontario Ministry of Natural resources dated 11/03/2008, which shall remain zoned as Environmental Protection-Wetland zone (EP-W), as identified on the attached Schedule 1 to this amendment and to permit the construction of a single detached dwelling associated with the farm within the Special Permanent Agricultural zone (PA-8A) within the area identified on the attached Schedule A1.”

#### 6.5.9A Special Permanent Agricultural - 9A (PA-9A) By-law 2006-50

The lands subject to this By-law amendment are described as follows:

- Part of Lot 28, Concession III, more particularly described as
- Parts 1-3 on RP 30R-11550
- 2881 Theatre Road

Notwithstanding any provisions of this By-law to the contrary, on lands zoned PA-9A the following special provisions shall apply:

That Section 6.5.9A 1 be added to the By-law to regulate the use of the land with respect to the following provisions.

#### 6.5.9A.1 Zone Regulations

For all principal buildings or uses:

- a) Lot area: Minimum 7.2 hectares (18 acres)

#### 6.5.9B Special Permanent Agricultural - 9B (PA-9B) By-law 2012-02

The lands subject to this By-law amendment are described as follows:

- Part of Lot 35, Concession VI, more particularly described as
- Part 1 on RP 39R-3389 plus additional lands not further described.
- 7035 Donaldson Road

Notwithstanding any provisions of this By-law to the contrary, on lands zoned PA-9b the following special provisions shall apply:

That Section 6.5.9B.1 be added to the By-law to regulate the use of the land with respect to the following provisions.

#### 6.5.9B.1 Zone Regulations

For all principal buildings or uses of existing house:

- a) Lot area (minimum) - 5.86 hectares (14.5 acres)
- b) Lot frontage (minimum) - 83.55 metres (274.13 feet)
- c) Interior side yard (minimum) - 7.88 metres (25.88 feet)

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.

#### 6.5.10A Special Permanent Agricultural - 10A (PA-10A) By-law 2012-13

The lands subject to this By-law amendment are described as follows:

- Part of Lot 9, Concession VIII, more particularly described as Part 1 on RP 39R-12602.
- 9214 Oak Ridges Drive

Notwithstanding any provisions of this By-law to the contrary, on lands zoned PA-10A the following special provisions shall apply:

That Section 6.5.10A.1 be added to the By-law to regulate the use of the land with respect to the following provisions.

#### 6.5.10A.1 Zone Regulations

For all principal buildings or uses:

- a) Lot area - 2 hectares (4.9 acres) minimum;
- b) Lot frontage - 65.963 metres (216.41 feet) minimum.

For accessory buildings not attached to the principal building:

- a) Front setback of existing garage - 3.03 metres (9.9 feet).

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.

#### 6.5.10B Special Permanent Agricultural - 10B (PA-10B) By-law 2012-58

The lands subject to this by-law amendment are described as follows:

- Part of Lot 16, Concession IV, more particularly described as Parts 1-5 on RP 39R-10017
- 8620 Smylie Road

Notwithstanding any provisions of this by-law to the contrary, on lands zoned PA-10b the following special provisions shall apply:

That Section 6.5.10B.1 be added to the by-law to regulate the use of the land with respect to the following provisions.

##### 6.5.10B.1 Zone Regulations

Notwithstanding any provisions of this by-law to the contrary, on lands zoned PA-10 and shown on Schedule 'A' attached, the following special provisions shall apply:

- a) Area to be rezoned - 0.65 hectares (1.61 acres) maximum;
- b) Front yard - 365 metres (1197 feet) minimum;
- c) Rear yard - 300 metres (984 feet) minimum;
- d) Side yard - 50 metres (164 feet) minimum.

Permitted uses:

All uses permitted within the Permanent Agriculture (PA) Zone plus the following additional permitted use:

- a) A firewood processing establishment.

For purposes of this By-law a firewood processing establishment is defined as an establishment that processes timber, both on-site and off-site, by means of a loader and cutter. The said activity will be limited to the area so zoned for



storage and processing of the firewood and timber. The majority of sales and firewood product will be delivered to off-site locations, as opposed to pickup. Development of the firewood processing establishment will be subject to Site Plan Control that may deal with issues such as noise control, days and hours of operation and any other issue deemed appropriate by the Township.

#### 6.5.11 Special Permanent Agricultural - 11 (PA-11) By-law 2013-23

That the lands subject to this By-law amendment are described as follows:

- Part of the South Half of Lot 27, Concession V, save and except Part 1 on RP 39R-3369 and Part 1 on RP 39R-12778.
- 3648-3672 Whitney Howard Road

Notwithstanding any provisions of this By-law to the contrary, on lands zoned PA-11 the following special provisions shall apply:

That Section 6.5.11.1 be added to the By-law to regulate the use of the land with respect to the following provisions.

##### 6.5.11.1 Zone Regulations

Front yard (minimum):

- a) For the existing single detached dwelling - 14.32 metres (47 feet)
- b) For the existing 30'x90' detached barn - 6.09 metres (20 feet)

That the existing Environmentally Sensitive Area (ESA) overlay identification shall remain on the lands.

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.

#### 6.5.12 Special Permanent Agricultural - 12 (PA-12) By-law 2014-10

The lands subject to this by-law amendment are described as follows:

- Part Lot 27 & 28, Concession III
- Being Part of Part 1 and Parts 2 & 3 on RP 39R-11991
- 7704-7706 Dale Road

Notwithstanding any provisions of this By-law to the contrary, on lands zoned PA-12 the following special provisions shall apply:

That Section 6.5.12.1 be added to the By-law to regulate the use of the land with respect to the following provisions.

#### 6.5.12.1 Zone Regulations

- a) Permitted uses: The 2nd single detached dwelling is recognized until such time as it is demolished or destroyed.

That the any existing Environmentally Sensitive Area (ESA) overlay identification shall remain on the lands.

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.

#### 6.5.13 Special Permanent Agricultural -13 (PA-13) By-law 2014-07

The lands subject to this By-law amendment are described as follows:

- Part Lot 34, Concession 2, more particularly described as Part 2 on RP 39R-12992
- Vacant land on Don Lang Road

Notwithstanding any provisions of this by-law to the contrary, on lands zoned PA-13 the following special provisions shall apply:

That Section 6.5.13.1 be added to the by-law to regulate the use of the land with respect to the following provisions.

##### 6.5.13.1 Permitted Uses

The following uses are prohibited in the Permanent Agricultural-13 (PA-13) zone as per Section 2.3.4.1.c. of the *Provincial Policy Statement, 2005*.

- a) All principal residential uses;
- b) All accessory residential uses.

That the any existing Environmentally Sensitive Area (ESA) overlay identification shall remain on the lands.

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.

#### 6.5.14 Special Permanent Agricultural -14 (PA-14) By-law 2014-54

The lands subject to this by-law amendment are described as follows:

- Part Lot 26, Concession 7
- Save and except Part 1 on RP 39R-13088
- 3811 Whitney Howard Road

Notwithstanding any provisions of this By-law to the contrary, on lands zoned PA-14 the following special provisions shall apply:

That Section 6.5.14.1 be added to the By-law to regulate the use of the land with respect to the following provisions.

#### 6.5.14.1 Permitted Uses

The following uses are prohibited in the Permanent Agricultural-14 (PA-14) zone as per Section 2.3.4.1.c. of the *Provincial Policy Statement, 2005*.

- a) All principal residential uses;
- b) All accessory residential uses;
- c) Any animal housing or manure storage areas within the existing farming buildings as of the date of the adoption of this by-law, in accordance with the Minimum Distance Separation calculations.

That the existing zoning classifications as found on Schedule "A" and "D", the Zone maps, forming part of Zoning By-law No. 2001-58, as otherwise amended, being the Oak Ridges Moraine Conservation zones, shall remain on the lands.

That the any existing Environmentally Sensitive Area (ESA) overlay identification shall remain on the lands.

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.

#### 6.5.15 Special Permanent Agricultural -15 (PA-15) By-law 2015-19

The lands subject to this By-law amendment are described as follows:

- Part Lot 16, Concession 6, more particularly described as Part 1 on RP 39R-13160
- 8635 Donaldson Road

Notwithstanding any provisions of this By-law to the contrary, on lands zoned PA-15 the following special provisions shall apply:

That Section 6.5.15 be added to the By-law to regulate the use of the land with respect to the following provisions.

#### 6.5.15.2 Zone Regulations

For all uses:

- a) Lot area - 2.96 hectares (7.31 acres) minimum;

- b) Lot frontage - 91.87 metres (301.4 feet) minimum;
- c) Front yard setback - 11.6 metres (38.05 feet) minimum.

That any existing Environmental Protection-Wetland (EP-W) zone classification shall remain on the lands.

That any existing Environmentally Sensitive Area (ESA) overlay identification shall remain on the lands.

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.

#### 6.5.16 Special Permanent Agricultural -16 (PA-16) By-law 2016-39

The lands subject to this by-law amendment are described as follows:

- Part of Lots 25 & 26 in Concession 2
- Dale Road

That Section 6.5.16 be added to the By-law to regulate the use of the land with respect to the following provisions:

#### 6.5.16 Zone Provision

- a) The minimum lot frontage shall be 98.47 metres (323.06 feet) on Dale Road.
- b) The minimum front setback for the existing farm building shall be 18.01 metres (59.08 feet).
- c) The use of the existing farm buildings shall be restricted from any farm animal housing or manure storage areas as per the Minimum Distance Separation requirements.
- d) Any future farm animal housing or manure storage area shall be permitted on the property subject to compliance with Minimum Distance Separation II calculations for the new structure/use.

That any existing Environmentally Sensitive Area (ESA) overlay identification shall remain on the subject lands.

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.

#### 6.5.17 Special Permanent Agricultural -17 (PA-17) By-law 2017-04

The lands subject to this by-law amendment are described as follows:

- Part of Lot 19 in Concession 7, Hamilton Township

- Donaldson Road E and Cavan Road

That Section 6. 5.17 be added to the by-law to regulate the use of the land with respect to the following provisions:

#### 6.5.17 Zone Provision

1. Notwithstanding the permitted uses in the Oak Ridges Moraine Linkage zone and the Oak Ridges Moraine Environmental zone, the following uses are prohibited in the Permanent Agricultural-17 (PA-17) zone as per Section 2.3.4.1.c. of the Provincial Policy Statement, 2005.
  - a) All principal residential uses;
  - b) All accessory residential uses
2. The minimum lot frontage shall be 98.47 metres (323.06 feet) on Cavan Road and 438.3 metres (1438.02 feet) on Donaldson Road.

#### 6.5.18 Special Permanent Agricultural -18-ORM (PA-18-ORM) By-law 2017-11

The lands subject to this by-law amendment are described as follows:

- Part of Lot 2 in Concession 4
- Hickerson Road

That Section 6. 5.18 be added to the By-law to regulate the use of the land with respect to the following provisions:

#### 6.5.18 Zone Provision

1. Notwithstanding the permitted uses in the Oak Ridges Moraine Core zone, the Oak Ridges Moraine Countryside zone and the Oak Ridges Moraine Environmental zone, the following uses are prohibited in the Permanent Agricultural-18-ORM (PA-18-ORM) zone as per Section 2.3.4.1.c. of the Provincial Policy Statement, 2005, as amended.
  - a) All principal residential uses;
  - b) All accessory residential uses

That any existing Environmentally Sensitive Area (ESA) overlay identification shall remain on the subject lands.

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.

#### 6.5.19 Special Permanent Agricultural -19-ORM (PA-19-ORM) By-law 2017-24

The lands subject to this by-law amendment are described as follows:

- Part of Lot 31 in Concession 7, Hamilton Township
- More particularly described as
- Part 2 on RP 39R-13518

That Section 6.5.19 be added to the By-law to regulate the use of the land with respect to the following provisions:

#### 6.5.19 Zone Provisions

1. Notwithstanding the permitted uses in the Oak Ridges Moraine Linkage zone and the Oak Ridges Moraine Environmental zone, the following uses are prohibited in the Permanent Agricultural-19-ORM (PA-19-ORM) zone as per Section 2.3.4.1.c. of the Provincial Policy Statement, 2005, as amended.
  - a) All principal residential uses;
  - b) All accessory residential uses
2. Notwithstanding any zone provisions to the contrary, the following zone provisions shall apply to this parcel:
  - a) Minimum lot area: 22.36 hectares (55.25 acres);
  - b) Minimum lot frontage: 136.73 metres (448.58 feet)

That any existing Environmentally Sensitive Area (ESA) overlay identification shall remain on the subject lands.

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.

#### 6.5.20 Special Permanent Agricultural -18-ORM (PA-18-ORM) By-law 2017-11

The lands subject to this by-law amendment are described as follows:

- 7415 McAllister Road
- Part Lot 31, Concession 7, Hamilton Township
- Now more particularly described as
- Part 1 on RP 39R- 13518

That Section 6.5.20 be added to the by-law to regulate the use of the land with respect to the following provisions:

#### 6.5.20 Zone Provisions

1. Notwithstanding any zone provisions to the contrary, the following zone provisions shall apply to this parcel:
  - a) Minimum lot area: 8.09 hectares (19.99 acres);

b) Minimum lot frontage: 94.03 metres (308.49 feet).

That any existing Environmentally Sensitive Area (ESA) overlay identification shall remain on the subject lands.

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.

#### 6.5.21 Special Permanent Agricultural -21-ORM (PA-21-ORM) By-law 2017-46

The lands subject to this by-law amendment are described as follows:

- Part of Lot 11 in Concession 6, Hamilton Township
- South of Edgar Benson Road
- Save and Except Parts 1, 2 & 3 on RP 39R-13610

That Section 6.5.21 be added to the by-law to regulate the use of the land with respect to the following provisions:

##### 6.5.21.1 Zone Provisions

1. Notwithstanding the permitted uses in the Oak Ridges Moraine Linkage zone and the Oak Ridges Moraine Environmental zone, the following uses are prohibited in the Permanent Agricultural-21-ORM (PA-21-ORM) zone as per Section 2.3.4.1.c. of the Provincial Policy Statement, 2005, as amended.
  - a) All principal residential uses;
  - b) All accessory residential uses
2. Notwithstanding any zone provisions to the contrary, the following zone provisions shall apply to this parcel:
  - a) Minimum side setback of existing foundation: 3.76 metres (12.33 feet)

That any existing Environmentally Sensitive Area (ESA) overlay identification shall remain on the subject lands.

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.

#### 6.5.22 Special Permanent Agricultural -22 (PA-22) By-law 2018-35

The lands subject to this by-law amendment are described as follows:

- (the retained parcel of application B-26/17)
- 3218 Hickerson Road

- Part of Lot 3 in Concession 4, Hamilton Township
- More particularly described as
- Part of Part 1 on RP 39R-2655

That Section 6.5.22 be added to the by-law to regulate the use of the land with respect to the following provisions:

#### 6.5.22.1 Zone Provisions

- a) The property enjoys broken frontages along Clapperton Road and Hickerson Road with the minimum frontage of 86.86 m +/- (285 ft +/-) along Hickerson Road between the properties known as 9707 Clapperton Road and 3318 Hickerson Road.
- b) The remaining provisions of Section 6.3 shall remain in force and effect in respect of the PA-22 zone.

That any existing Oak Ridges Moraine zoning shall remain on the subject land to identify the permitted uses thereon.

That any existing Environmentally Sensitive Area (ESA) overlay identification shall remain on the subject lands.

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.

#### 6.5.23 Special Permanent Agricultural -23-ORM (PA-23-ORM) By-law 2018-60

The lands subject to this by-law amendment are described as follows:

- Vacant land on Cavan Road
- Part Lot 17 & 18, Con 7
- Save & Except Part 1 on RP 39R-13829

That Section 6.5.23 be added to the by-law to regulate the use of the land with respect to the following provisions.

#### 6.5.23.1 Permitted Uses

The following uses are prohibited in the Permanent Agricultural-23-Oak Ridges Moraine (PA-23-ORM) zone as per Section 2.3.4.1.c. of the Provincial Policy Statement, 2005.

- a) All principal residential uses;
- b) All accessory residential uses

#### 6.5.24 Special Permanent Agricultural -24 (PA-24) By-law 2019-64



The lands subject to this by-law amendment are described as follows:

- (the retained/remnant lands of consent applications B-18/18)
- Part of Lot 26, Con 1
- Now more specifically described as
- Part of Part 3 on RP 39R-318
- (save & except Parts 1 & 2 on RP 39R-14000)

That Section 6.5.24 be added to the by-law to regulate the use of the land with respect to the following provisions:

#### 6.5.24 Special Zone Provisions

6.5.24.1 Minimum front setback to the existing building shall be 17.94 metres (58.85 feet).

#### 6.5.25 Special Permanent Agricultural -25-ORM (PA-25-ORM) By-law 2019-80

The lands subject to this by-law amendment are described as follows:

- (consent application B-05/19)
- Part of Lot 10, Con 6
- And part of the road allowance between Lots 10 & 11
- On the west side of Eagleson Road,
- save and except Part 1 on RP 39R-14054

That Section 6.5.25 be added to the by-law to regulate the use of the land with respect to the following provisions:

#### 6.5.25 Zone Provisions

1. Notwithstanding the permitted uses in the Oak Ridges Moraine Linkage zone and the Oak Ridges Moraine Environmental zone, the following uses are prohibited in the Permanent Agricultural-25-ORM (PA-25-ORM) zone as per Section 2.3.4.1.c. of the Provincial Policy Statement, 2005, as amended.
  - a) All principal residential uses;
  - b) All accessory residential uses
2. Notwithstanding any zone provisions to the contrary, the following zone provisions shall apply to this parcel:
  - a) Minimum front setback of existing barn foundation fronting on Eagleson Road: 6.11 metres (20.04 feet);
  - b) Minimum side setback of existing barn foundation fronting on Eagleson Road: 1.86 metres (6.10 feet).

#### 6.5.26 Special Permanent Agricultural -26-ORM (PA-26-ORM) By-law 2020-04

The lands subject to this by-law amendment are described as follows:

- (being the retained portion of application B-14/19)
- Part of Lot 8, Con 8
- Now more specifically described as
- Part 1, 5, 6 & 7 on RP 39R-14043

That Section 6.5.26 be added to the by-law to regulate the use of the land with respect to the following provisions:

#### Zone Provisions

1. Notwithstanding the permitted uses in the Oak Ridges Moraine Countryside zone, the following uses special provisions shall apply:
  - a) Non-Residential Use: A nursery/greenhouse use shall be permitted in addition to all other uses permitted in Section 6.2 of this By-law;
  - b) Minimum front setback of existing frame building fronting on Sully Road 11.77 metres (38.61 feet), as existing on the date of the passage of this by-law;
  - c) Minimum front setback of existing greenhouse fronting on Sully Road 18.85 metres (61.84 feet), as existing on the date of the passage of this by-law.

#### 6.5.27 Special Permanent Agricultural -27 (PA-27) By-law 2020-05

The lands subject to this by-law amendment are described as follows:

- (being the retained portion of application B-04/19)
- Part of Lot 31 & 32, Con 3
- Now more specifically described as
- Part of Part 1 on RP 39R-11523

That Section 6.5.27 be added to the by-law to regulate the use of the land with respect to the following provisions:

#### Zone Provisions

Notwithstanding the permitted uses in the Permanent Agriculture (PA) zone, the following uses are prohibited in the Permanent Agricultural-27 (PA-27) zone as per Section 2.3.4.1.c. of the Provincial Policy Statement, 2005, as amended.

- a) All principal residential uses;
- b) All accessory residential uses

#### 6.5 28 Special Permanent Agricultural – 28 (PA-28) By-law 2021-33

- That the lands subject to this By-law amendment are described as:
- Part Lot 35, Con 3
- More particularly described as Part 2, on RP 39R – 14251 (being the retained parcel from consent application B08/20 for new lot creation)

That Section 6.5.28 be added to the By-law to regulate the use of the land and buildings with respect to the following provisions:

Notwithstanding any provisions of this By-law to the contrary, on lands zoned PA-28 the following special provisions shall apply:

- a) Residential: All residential uses are prohibited

#### 6.5.28 Special Permanent Agricultural – 28 (PA-28) By-law 2021-34

- The lands subject to this By-law amendment are described as
- Part Lot 32, Con 3
- More particularly described as Part 2 on RP 39R-14250 (being the retained parcel from consent application B-09/20 for new lot creation)

That Section 6.5.28 be added to the By-law to regulate the use of the land with respect to the following provisions:

#### Zone Provisions

Notwithstanding any provisions of this By-law to the contrary, on lands zoned PA-28 the following special provisions shall apply.

- a) Residential: All residential uses are prohibited;
- b) Non-Residential: Use of existing barns or buildings located on the property as of the date of the passing of this by-law, for the housing, raising, fattening or otherwise, of any type of livestock, shall not be permitted.