

**SECTION 7: OPEN SPACE AND PARK ZONES****ZONING BY-LAW****7.7 CONSERVATION/HAZARD LAND RURAL (P7) ZONE**

**Explanatory Note:** The P7 Zone applies to all lands identified as a Key Hydrologic Feature, with the exception of Provincially Significant Wetlands, in the Rural Hamilton Official Plan. In addition, the P7 Zone is also applied to all lands identified as a Key Natural Heritage Feature within the Greenbelt Natural Heritage System, identified in the Rural Hamilton Official Plan.

New development within the P7 Zone may require the approval of a Site Plan Control application, including the submission of an Environmental Impact Statement, to demonstrate that there will be no negative impact on Core Area features, as identified in the Rural Hamilton Official Plan, as a result of the proposed development, prior to the development proceeding.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Conservation/Hazard Land Rural (P7) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

**7.7.1 PERMITTED USES**

Agriculture  
Conservation  
Existing Single Detached Dwelling  
Flood and Erosion Control Facilities  
Recreation, Passive

**7.7.2 REGULATIONS****7.7.2.1 AGRICULTURE REGULATIONS**

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|---|--|
| a) New Buildings and Structures                                   | Shall not be permitted.  |
| b) Alterations or Expansions to Existing Buildings and Structures | <p>i) The maximum gross floor area for an expansion to an Existing building or structure shall not exceed 10% of the gross floor area of the Existing building or structure.</p> <p>ii) Shall be in accordance with the requirements of Section 12.1.3.1 (By-law No.24-137, July 24, 2024)</p> |

**7.7.2.2 EXISTING SINGLE DETACHED DWELLING REGULATIONS**

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- a) New Buildings or Structures                      Shall not be permitted.
- b) Alterations or Expansions to Existing Buildings and Structures
  - i) The maximum gross floor area for an expansion to an existing building or structure shall not exceed 10% of the gross floor area of the existing building or structure and may include a deck within the permitted maximum.  
(By-law No. 21-189, October 13, 2021)
  - ii) Shall be in accordance with Section 12.1.3.1 and 12.1.3.3 c), d), e) and f).  
(By-law No. 21-070, May 12, 2021)  
(By-law No. 21-189, October 13, 2021)  
(By-law No.24-137, July 24, 2024)

**7.7.2.3 REGULATIONS FOR REPLACEMENT OF AN EXISTING BUILDING OR STRUCTURE, INCLUDING EXISTING SINGLE DETACHED DWELLING**

- 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.  
(By-law No. 21-189, October 13, 2021)
- ii) Notwithstanding (i) above, a maximum increased encroachment of up to 10% of the existing setbacks, as determined through (i) above, may be permitted.  
(By-law No. 15-237, October 14, 2015)
- iii) In addition to i) and ii) above, the maximum building height shall be in accordance with 12.1.3.3 c).  
(By-law No. 15-237, October 14, 2015)
- iv) Notwithstanding Sections 7.7.2.1 a) i) and 7.7.2.2 a) i) above, an existing legally established

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accessory building or structure which is demolished in whole or in part may be rebuilt provided the setbacks, building height, and gross floor area to the building or structure which had existed on the date of passing of the By-law are maintained.

(By-law 19-062, March 27, 2019)

(By-law No. 15-173, July 10, 2015)