



**City of Hamilton**  
**Agriculture and Rural Affairs**  
**Sub-Committee REVISED**

**Meeting #:** 23-003  
**Date:** November 30, 2023  
**Time:** 7:00 p.m.  
**Location:** Room 264, 2nd Floor, City Hall (hybrid) (RM)  
71 Main Street West

Carrie McIntosh, Legislative Coordinator (905) 546-2424 ext. 2729

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	<b>Pages</b>
<b>1. CEREMONIAL ACTIVITIES</b>	
<b>2. APPROVAL OF AGENDA</b>	
(Added Items, if applicable, will be noted with *)	
<b>3. DECLARATIONS OF INTEREST</b>	
<b>4. APPROVAL OF MINUTES OF PREVIOUS MEETING</b>	
4.1 June 29, 2023	3
<b>5. COMMUNICATIONS</b>	
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<b>7. DELEGATIONS</b>	
<b>8. PRESENTATIONS</b>	
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8.2 Farm 911 Program Update	39
8.3 Rural Zones (Farm Labour Residences and Additional Dwelling Units – Detached)	

\*8.3.a Farm Labour Residence & Additional Dwelling Unit – Detach -  
Rural Area Zoning Changes

50

9. CONSENT ITEMS
10. PUBLIC HEARINGS
11. DISCUSSION ITEMS
12. MOTIONS
13. NOTICES OF MOTION
14. GENERAL INFORMATION / OTHER BUSINESS
15. PRIVATE AND CONFIDENTIAL
16. ADJOURNMENT



# Hamilton

## Agriculture and Rural Affairs Sub-Committee

### MINUTES 23-002

Thursday, June 29, 2023

7:00 p.m.

Ancaster Fairgrounds, Room C

630 Trinity Road, Ancaster

Virtually via Webex

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**Present:** Councillors J. Beattie, C. Cassar, T. McMeekin, M. Tadeson, A. Spoelstra (Chair), D. Smith (Vice-Chair), C. McMaster, A. Payne, R. Shuker, G. Smuk, and M. Switzer

**Absent with Regrets:** Councillors B. Clark and A. Wilson, N. Mills, J. Mantel, R. Pearce, C. Roberts

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### THE FOLLOWING ITEMS WERE REFERRED TO THE PLANNING COMMITTEE FOR CONSIDERATION:

1. **Stormwater Funding Review (Item 8.2)**

**(Payne/McMaster)**

- (a) That staff be directed to continue to consult with the Agriculture and Rural Affairs Sub-Committee respecting the Stormwater Funding Review; and
- (b) That staff and the new Council be reminded of the previous direction as approved by the Planning Committee on December 8, 2020 “that the Agriculture and Rural Affairs Advisory Committee respectfully request that no stormwater management charges be directed to any areas outside the urban boundary, given that the rural area has no direct impact on the City of Hamilton’s storm water management infrastructure no additional fees be charged to rural properties”.

**CARRIED**

### FOR INFORMATION:

(a) **APPROVAL OF AGENDA (Item 2)**

The Committee Clerk advised of the following changes to the agenda:

**5. COMMUNICATIONS**

- 5.1 Correspondence from the Golden Horseshoe Food and Farming Alliance to Steve Clark, Minister of Municipal Affairs and Housing, respecting proposed changes to the Provincial Policy Statement and Bill 97
- 5.2 Correspondence from Ontario's Farm Leaders respecting Bill 97 and Proposed Provincial Planning Statement

**8. STAFF PRESENTATIONS**

- 8.1 Stormwater Funding Review

**(Smuk/Switzer)**

That the agenda for the June 29, 2023 meeting of the Agriculture and Rural Affairs Sub-Committee, be approved, as amended.

**CARRIED**

**(b) DECLARATIONS OF INTEREST (Item 3)**

There were no declarations of interest.

**(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)**

- (i) April 18, 2023 (Item 4.1)**

**(Smith/Payne)**

That the Minutes of the April 18, 2023 meeting of the Agriculture and Rural Affairs Advisory Committee be approved, as presented.

**CARRIED**

**(d) COMMUNICATIONS (Item 5)**

**(Switzer/Smith)**

That the following Communication Items 5.1 and 5.2, be received:

- (i) Correspondence from the Golden Horseshoe Food and Farming Alliance to Steve Clark, Minister of Municipal Affairs and Housing, respecting proposed changes to the Provincial Policy Statement and Bill 97 (Item 5.1)
- (ii) Correspondence from Ontario's Farm Leaders respecting Bill 97 and Proposed Provincial Planning Statement (Item 5.2)

**CARRIED**

**(e) STAFF PRESENTATIONS (Item 8)**

- (i) Farm 911 Program Update (Item 8.1)**

Heather Travis, Manager, Staging of Development and Legislative Approvals, addressed the Committee respecting the Farm 911 Program Update, with the aid of a PowerPoint presentation.

**(Switzer/Smith)**

That the presentation from Heather Travis, Manager, Staging of Development and Legislative Approvals, respecting the Farm 911 Program Update, be received.

**CARRIED**

**(ii) Stormwater Funding Review (Item 8.2)**

Nancy Hill, AECOM, addressed the Committee respecting the Stormwater Funding Review, with the aid of a PowerPoint presentation.

**(Smuk/Switzer)**

That the presentation from Nancy Hill, AECOM, respecting the Stormwater Funding Review, be received.

**CARRIED**

For further disposition of this matter, refer to Item 1.

**(f) ADJOURNMENT (Item 16)**

**(Smith/Payne)**

That the meeting of the Agriculture and Rural Affairs Sub-Committee be adjourned at 9:41 p.m.

**CARRIED**

Respectfully submitted,

Andrew Spoelstra, Chair  
Agriculture and Rural Affairs Sub-Committee

Carrie McIntosh

Legislative Coordinator  
Office of the City Clerk

# Canada



August 28, 2023

Janette Smith  
 City Manager  
 City of Hamilton  
 janette.smith@hamilton.ca

Dear Ms. Smith:

We are pleased to announce that the governments of Canada and Ontario are investing up to \$1.5 million over two years to help improve the removal, handling, and disposal of deadstock across the province. The Increasing Deadstock Capacity Initiative application intake will be open from September 21, 2023, to February 1, 2024. All approved projects must be completed by February 1, 2025. You can find additional information, including how to apply, on the Agricultural Adaptation Council Website at [info@adaptcouncil.org](mailto:info@adaptcouncil.org).

This program is being offered through the Sustainable Canadian Agricultural Partnership (Sustainable CAP). The cost-share funding initiative will help address some of the gaps identified in a Livestock Research Innovation Corporation (LRIC) report released this year and will provide opportunities for the deadstock industry to streamline operations and improve accessibility by increasing capacities and establishing new service standards.

Please note that expenses, where applicable, must meet regulatory requirements, including [Ontario Regulation 105/09](#) under the Food Safety and Quality Act, 2001 (FSQA), and [Ontario Regulation 106/09](#) under the Nutrient Management Act, 2002 (NMA), (or any applicable requirements under the Safe Food for Canadians Act for federally registered plants), and be suitable for use. The undertaking of these activities for cost-share funding may still be subject to regulatory approvals.

Our governments are committed to supporting the agri-food sector and rural communities in Ontario.

.../2

We encourage you to take advantage of this funding opportunity and submit an application. Together, we can ensure that Ontario's agricultural communities can continue to operate sustainably and without interruption.

Sincerely,



Lawrence MacAulay  
Minister of Agriculture  
and Agri-Food



Lisa M. Thompson  
Minister of Agriculture, Food  
and Rural Affairs

# Stormwater Fee Information & Incentive Program Consultation

Agriculture and Rural Affairs Sub-Committee

City of Hamilton

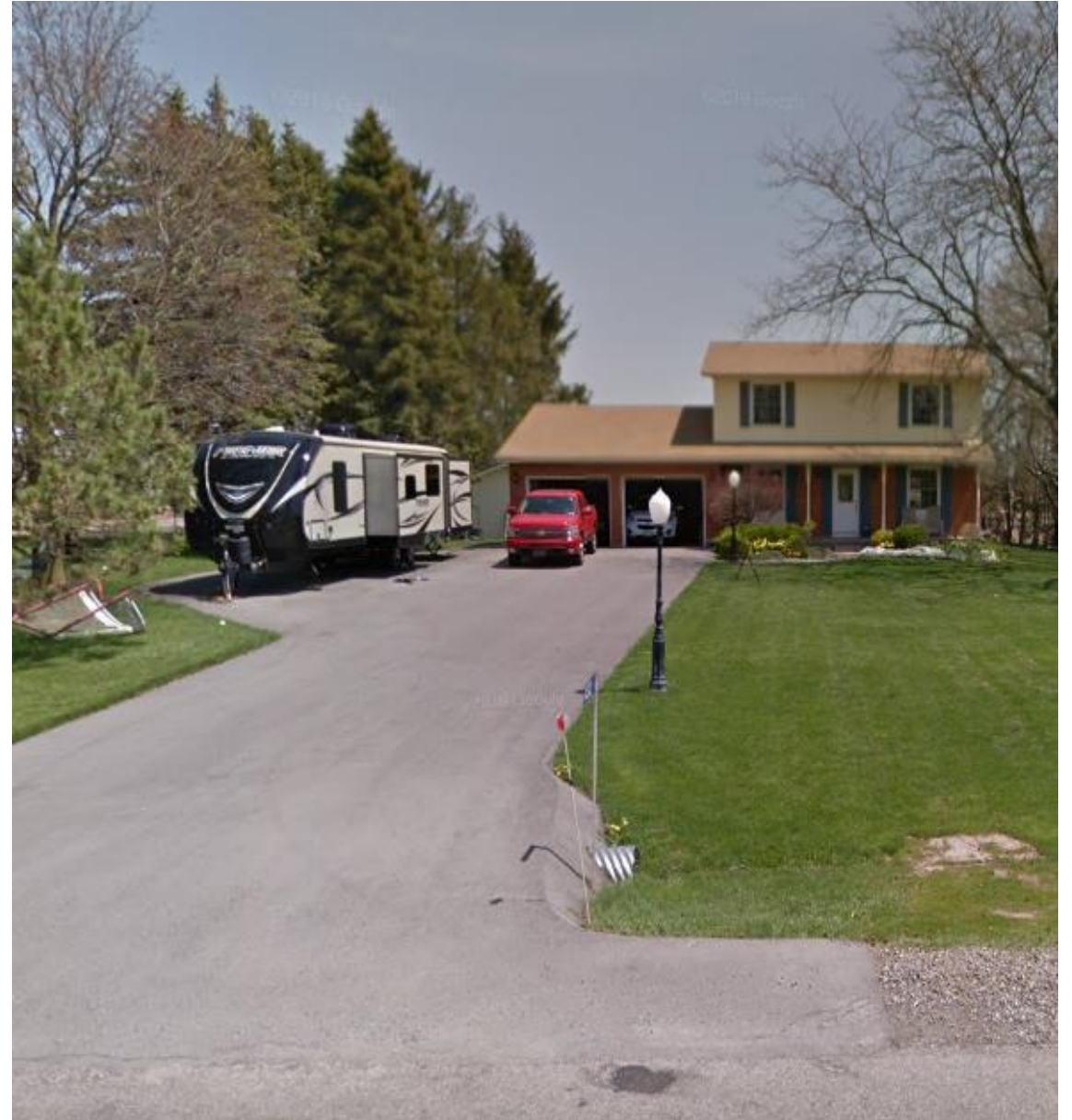
November 30, 2023

Presented by: Nancy Hill



# What is Stormwater?

Rain, melting snow, and ice that washes off driveways, parking lots, roads, yards, rooftops, and other surfaces.<sup>1</sup>

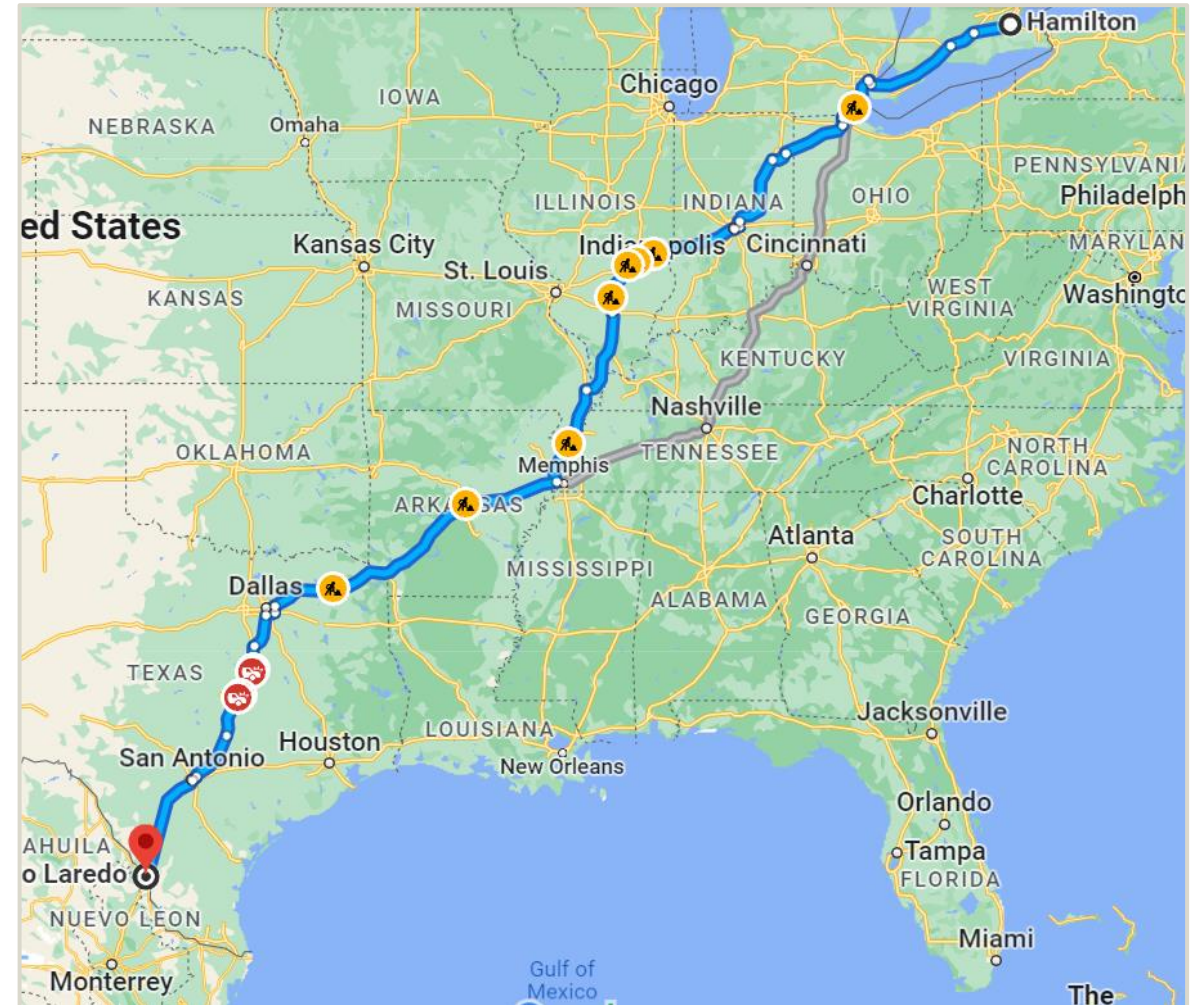


1. CSA W211:21-Management standard for stormwater systems

# Hamilton's Stormwater System

- 1,500 km ditches
- 1,200 km storm sewers
- 148 km watercourses
- 50,000 catch basins
- 3,500 culverts
- 4 infiltration facilities
- 126 ponds
- Value of **\$3.1 billion**

Hamilton  
to  
Mexico





# Rural & Urban Stormwater Systems = Watershed Management

**WHAT IS A WATERSHED?**

An area that is drained by a river and its tributaries. Wherever you are right now, you are in a watershed.

**WATERSHEDS DELIVER IMPORTANT BENEFITS**

**Human** – provide safe drinking water and food, and help to reduce flooding and erosion.

**Economic** – produce energy, and supply water for agriculture, industry and homes.

**Environment** – promote a healthy water cycle, and provide vital habitat for wildlife and plants.

**What is the Natural Heritage System?**

Consists of natural features and areas, including wetlands, forests, meadows and valleylands, that are needed to maintain biodiversity and healthy ecosystems.

**How can agriculture impact a watershed?**

Agricultural areas provide valuable greenspace and reduce stormwater, since precipitation can penetrate the soil. On the other hand, agricultural fields can release harmful contaminants into waterways as excess nutrients (e.g. phosphorous) and pesticides. Soil erosion from fields can increase the amount of sediment in waterways negatively affecting aquatic ecosystems.

**How can urbanization impact a watershed?**

Since impervious surfaces (roads, buildings, parking lots) prevent water from penetrating into soil, stormwater runoff can carry contaminants into waterways and increase the likelihood of flooding. Infrastructure and land use development can degrade habitat, reducing the quality and quantity of natural systems and their connectivity.

**What is the Water Resource System?**

Consists of groundwater and surface water features and areas, including streams, lakes, groundwater recharge areas and springs, needed to sustain healthy aquatic and terrestrial ecosystems, and human water supply.

**What causes flooding?**

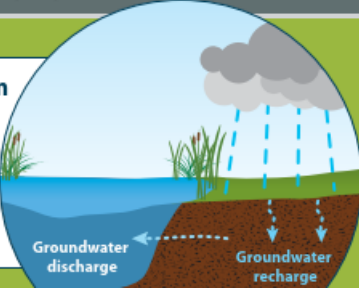
Rivers naturally flood with heavy rain or snowmelt, but flooding can become a problem when buildings and other structures are placed in floodplains. Climate change and urbanization can make flooding worse.

**How can salt impact a watershed?**

Chlorides can contaminate drinking water and negatively affect the health of aquatic species.

**Surface and Groundwater Interaction**

Rain and melting snow penetrate the soil in permeable areas draining into an aquifer (i.e. groundwater recharge areas). That groundwater can then discharge at springs into streams, wetlands or other surface water features.





# What happens when stormwater and its infrastructure isn't managed?



Erosion



Debris in Creeks



Pollutants in creeks



Road Flooding



System Surcharge/ Basement Flooding



Infrastructure Failure

# How Does Hamilton Fund Stormwater?

2003  
\$15M



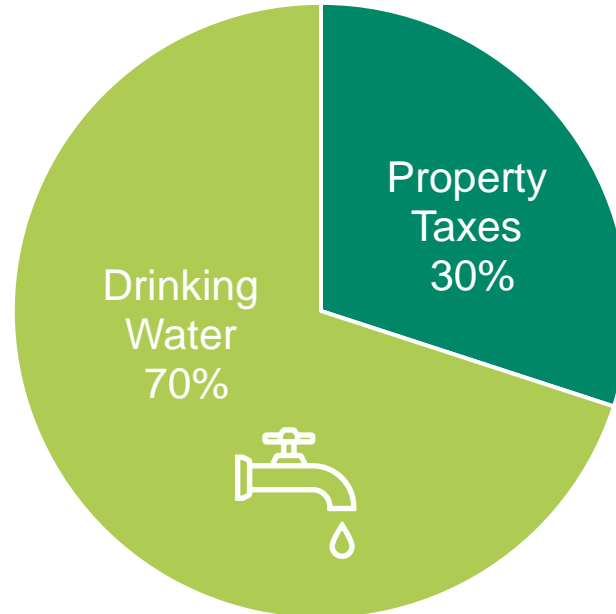
Current  
\$43M



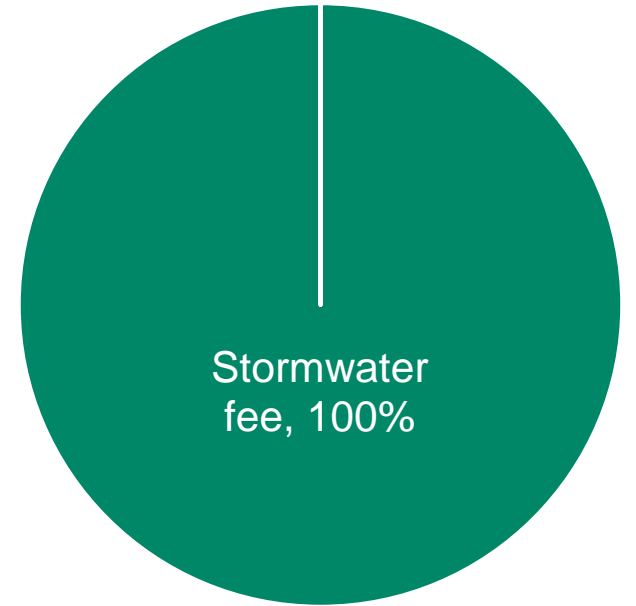
2025  
\$54M



Assessed Value



Water Consumption & Assessed Value

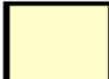




Impervious Area

# Stormwater Funding Breakdown

<b>Stormwater Program Budget</b>	<b>2003 (previous)</b>		<b>2023 (current)</b>		<b>2025 (future)</b>	
Conservation Authorities	\$4	27%	\$9.1	21%	\$9.5	18%
Road Drainage Maintenance	\$1	7%	\$3.9	9%	\$4.0	7%
Storm Operations/Capital	\$10	67%	\$30.0	70%	\$40.5	75%
<b>TOTAL</b>	<b>\$15 M/yr</b>		<b>\$43 M/yr</b>		<b>\$54 M/yr</b>	

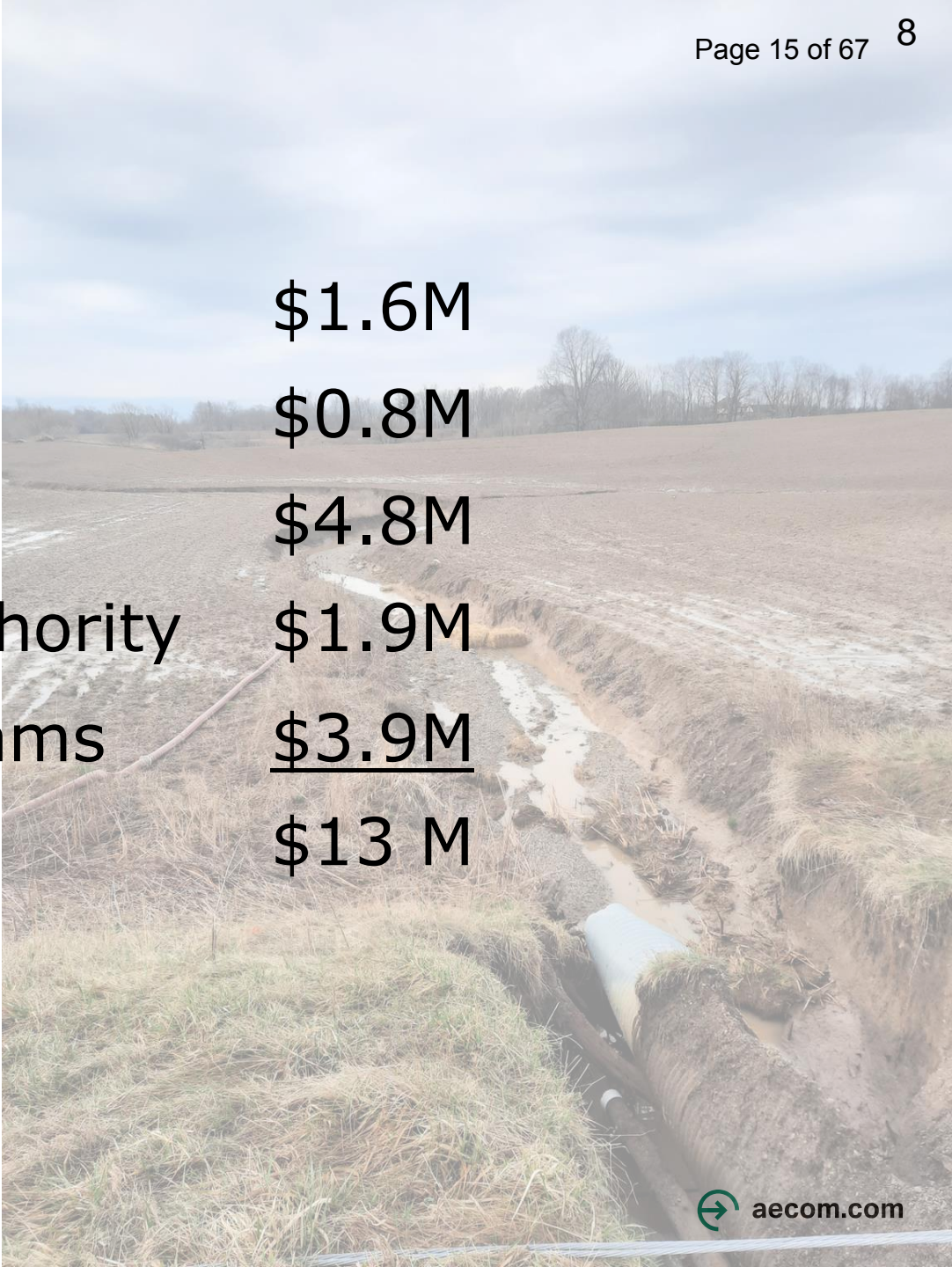
**Funding Source**

- Tax Levy 
- Water Rate 
- Storm Fee 



## 2023 Tax Levy Funded Stormwater Funding

- Grand River Conservation Authority \$1.6M
- Conservation Halton \$0.8M
- Hamilton Conservation Authority \$4.8M
- Niagara Peninsula Conservation Authority \$1.9M
- Roads Maintenance Drainage Programs \$3.9M
- **\$13 M**



# Steps taken to address the inequity in Stormwater Funding

**June 2022**

● Council directed staff to perform a stormwater funding model review and report back by June 2024

**Nov 2022**

● Council approved Guiding Principles for stormwater model evaluation

**January 2023**

● Council directs staff to accelerate review and report back by June 2023

**June 2023**

● Council approved the new stormwater fee structure & directed staff to consult the public on a financial incentive program

**October 2023**

● Public consultation launched

## Guiding Principles

1. Fair & equitable
2. Climate resilient & environmentally sustainable
3. Affordable & financially sustainable
4. Justifiable
5. Simple

*A stormwater fee with an associated credit program is a fairer, more transparent and sustainable funding model than the current system.*



# What are more equitable stormwater funding models based on?

## Impervious area

- Roof
- Asphalt
- Concrete
- Compacted gravel
- Pavers (unless designed for infiltration)

Better estimate of stormwater impact than water consumption or assessed value.





## What is the New Stormwater Funding Model Approved by Council?

- \$ based on property's impervious area
- Residential  $\leq 6$  units, averages
- Residential  $> 6$  units, ICI (including Ag), actual
- Remove \$ from water utility rates
- Develop & consult the public on a financial incentive program



# How Are the Stormwater Fees Calculated?

**Stormwater Fee**

= # of billing units X Rate for 1 billing unit

Rates determined annually by Council



= 1 billing unit = 291 m<sup>2</sup>\*

Property Type	# Billing Units
Detached homes (urban and rural)	1
Semi-detached homes, townhomes, duplexes	0.5 per dwelling unit
Triplex to sixplex	0.3 per dwelling unit
Buildings > 6 units	Impervious area/avg home
Institutional, commercial, industrial	Impervious area/avg home
Agricultural with secondary structures/outbuildings	Impervious area/avg home

\* Average impervious area for a single-family detached home was determined by measuring a statistically relevant number of homes from across the City using aerial imagery

\*\* Estimated 2025 rate for 1 billing unit is \$170

## Will an incentive program be available to reduce stormwater management fees?

- Yes – it is being considered!
- Common practice (Mississauga, Kitchener, and Guelph etc.)
- Proposed subsidized programs for residential properties
- Proposed credits for agricultural properties with more than just a residence (as well as industrial, commercial, institutional and large multi-residential property owners)





## Proposed Financial Incentives – Residential $\leq$ 6 units

### Grants/subsidies:

- Rain barrels
- Disconnect downspouts, backwater valves etc
- In-person ‘how-to’ advisory services
- Published ‘how-to’ information
- Rain gardens, permeable surfaces etc..

**Reduce the quantity and improve the quality of stormwater runoff from residential properties**



# Proposed Financial Incentives – Agricultural, ICI & Residential > 6 units

## Proposed Credit Program

Objective	Maximum Credit Amount		Description	Examples
<b>Slow it down</b>	40%	Total max. <b>50%</b>	Percent reduction of the 100-year storm post-development flow to pre-development conditions of the site.	Detention Ponds, cisterns
<b>Clean it up</b>	25%		Remove ammonia and phosphorous. Remove 60-70% sediment (based on receiving waters).	Oil-grit separators, treatment facilities
<b>Soak it up</b>	40%		Percent capture of first 28 mm of rainfall during a single rainfall event.	Infiltration facilities, re-use facilities
<b>Prevent pollution</b>	15%		Develop and implement a pollution prevention plan	Salt management plan, pesticide/manure management, sweeping, spill response plan, public education etc,

## Why not Provide Credits for Residential Properties $\leq 6$ units?



Low \$ payback for property owner (\$2-\$8 savings/month per unit)



Grants/subsidies provide upfront \$



Require effort and technical expertise to apply and renew credits



High admin cost for City (147,000 properties)

# Why is the stormwater fee applied to rural properties ?

- City maintains rural stormwater system (ditches, culverts, watercourses etc.) that convey runoff from rural properties
- City spends > **\$2.6 million** on **rural drainage projects** + **\$11.7 million** on rural/urban initiatives
- Rural properties contribute ~ **\$1.5 million** towards stormwater (\$60 per home)
- Avg rural home impervious area = 2 x average urban home

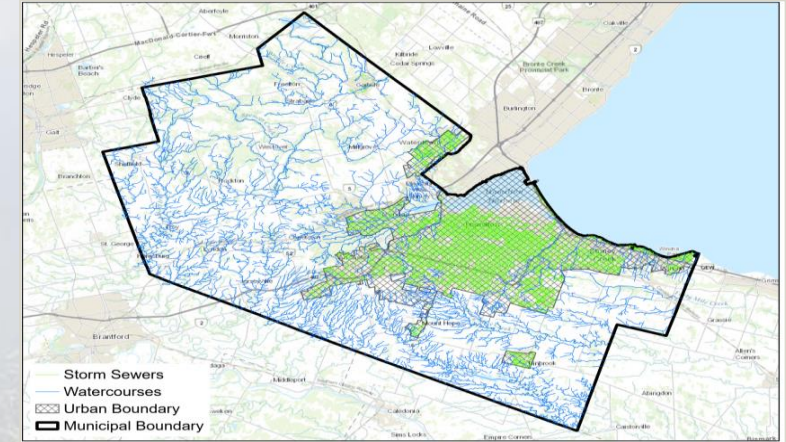


*“the rural areas of Grindstone and Spencer Creeks contribute sediment and phosphorous loadings to Hamilton Harbour particularly during precipitation and snow melt events”*



# What Stormwater Work is Done in Rural Areas?

- Monitor & address phosphorous and sediment in Spencer & Grindstone Creeks
- Repair/prevent creek erosion
- Remove/prevent debris in creeks
- Inspect, repair & replace culverts
- Clean ditches
- Invasive species control





# Example Agricultural Property 1

## Property Info

- House plus outbuildings
- 104 ac
- Billing Units: 1 + 5.2
- Cistern and impervious areas discharged to green space

## Annual Stormwater Fee

- Estimated base charge: \$1,054
- Potential credit: (\$527)
- Total \$527



## Example Agricultural Property 2

### Property Info

- House plus outbuildings
- 48 ac
- Billing Units: 1 + 13.2
- Impervious areas discharged to green space

### Annual Stormwater Fee

- Estimated base charge: \$2,584
- Potential credit: (\$1,292)
- Total \$1,292





## Example Agricultural Property 3

### Property Info

- Houses plus outbuildings
- 135 ac
- Billing Units: 3x1 + 40.6+86.3
- Impervious areas discharged to green space

### Annual Stormwater Fee

- Estimated base charge: \$22,083
- Potential credit: (\$11,042)
- Total \$11,041





## Example Agricultural Property 4

### Property Info

- House plus outbuildings
- 49 ac
- Billing Units: 1 + 55.2
- Impervious areas discharged to green space

### Annual Stormwater Fee

- Estimated base charge: \$9,554
- Potential credit: (\$4,777)
- Total \$4,777





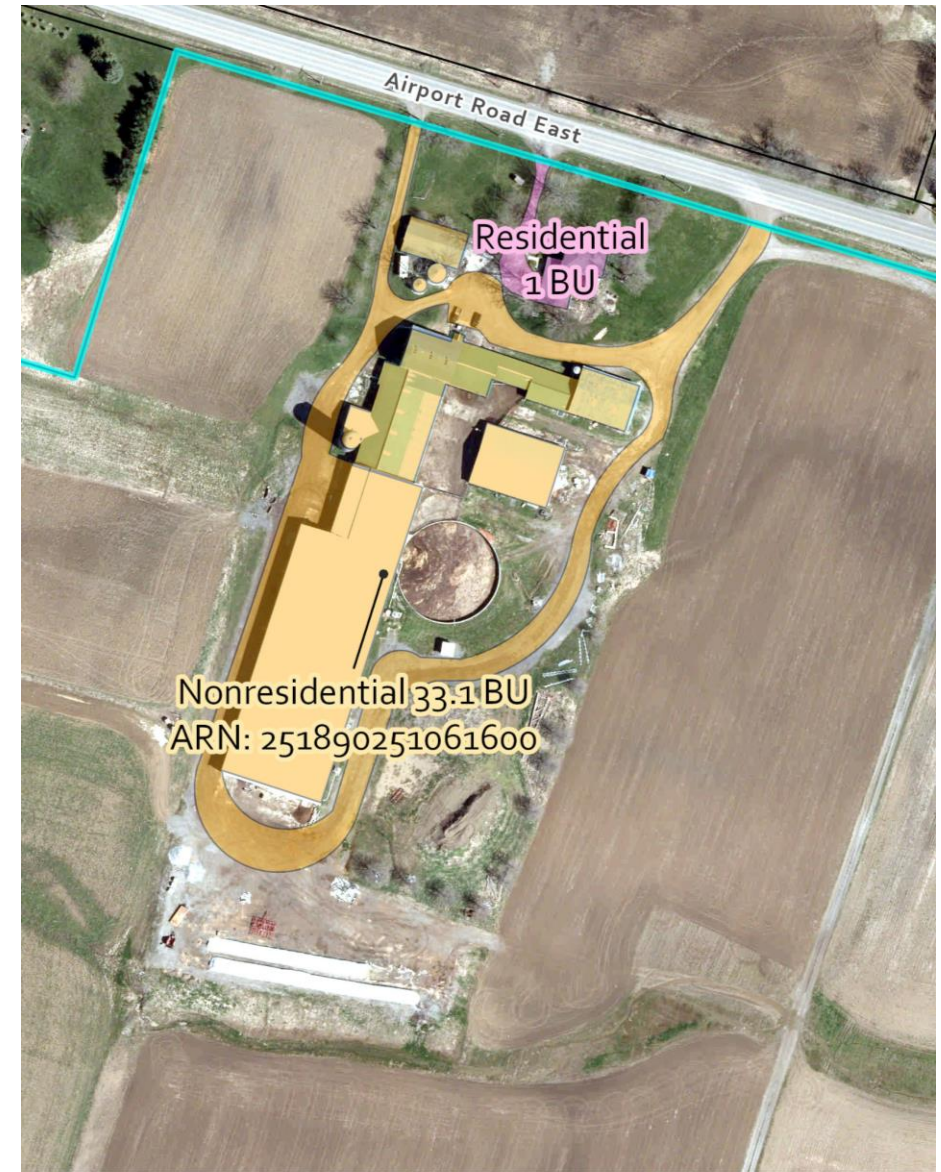
## Example Agricultural Property 5

### Property Info

- House plus outbuildings
- 145 ac
- Billing Units: 1 + 33.1
- Impervious areas discharged to green space

### Annual Stormwater Fee

- Estimated base charge: \$5,797
- Potential credit: (\$2,898)
- Total \$2,899



## Example Agricultural Property 6

### Property Info

- Houses plus outbuildings
- 6 ac
- Billing Units: 2x1 + 54.3
- Impervious areas discharged to green space

### Annual Stormwater Fee

- Estimated base charge: \$9,571
- Potential credit: (\$4,786)
- Total \$4,785





## Example Agricultural Property 7

### Property Info

- Outbuildings
- 158 ac
- Billing Units: 455.3
- Impervious areas discharged to green space

### Annual Stormwater Fee

- Estimated base charge: \$77,401
- Potential credit: (\$38,700)
- Total \$38,701





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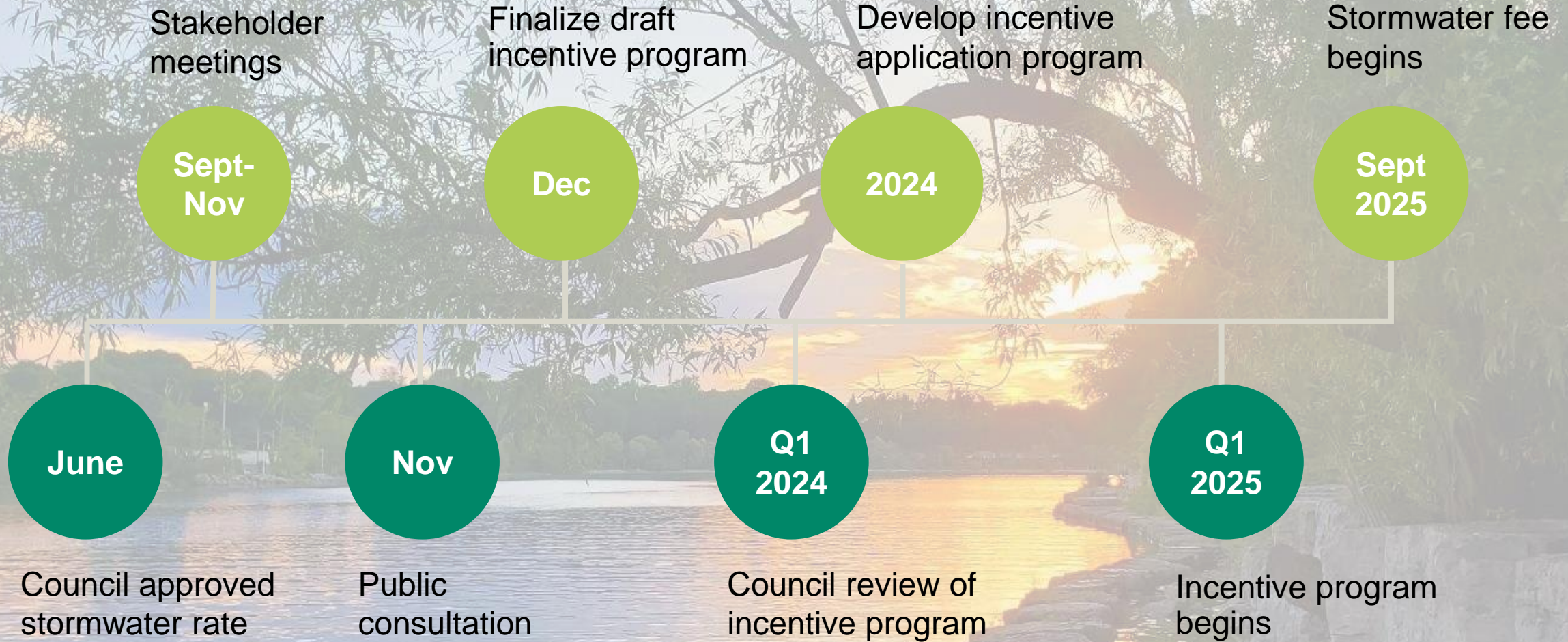
# Proposed Credit Application Process

1. Demonstrate that on-site infrastructure is maintained and working
2. Application and appeal processes to be confirmed & developed in 2024
3. Applications to be reviewed by Hamilton staff
4. Applications to open in early 2025

# Stormwater Billing

- For those that receive municipal water/wastewater bills – the stormwater fee will be added as a separate line item to the utility bill
- Water / wastewater rates will be restated, where applicable, when the stormwater fee is implemented
- For those that do not receive municipal water/wastewater bills – the property will likely receive a ‘stormwater only’ utility bill
- Where water / wastewater bills are being billed to a condominium and not to individual owners, likely, the stormwater utility bill will follow suit
- Approved credits would be applied on the monthly bills

# Timeline





## What Have We Heard Thus Far?

- Would like a survey specific to Agricultural Properties
- Should consider good on-site stormwater practices on farms (cisterns, run-off to soils/grass etc.)
- Credit application process should be simple
- Max credits should be >50%
- Need to communicate the new stormwater fee more widely

## Complete the Survey:

Visit **[engage.hamilton.ca/stormwaterincentives](https://engage.hamilton.ca/stormwaterincentives)**  
by December 3, 2023.

## Contact Us

Visit:

- [hamilton.ca/stormwaterfunding](https://hamilton.ca/stormwaterfunding)
- [engage.hamilton.ca/stormwaterincentives](https://engage.hamilton.ca/stormwaterincentives)

Email:

- [stormwaterfundingreview@hamilton.ca](mailto:stormwaterfundingreview@hamilton.ca)

Questions?



## **Agricultural & Rural Affairs Sub-Committee – Farm 911 Program Update #2**

November 30, 2023  
Presented by: Heather Travis

# Background

At its meeting of January 18, 2021, the Agricultural & Rural Affairs Advisory Committee provided the following direction:

*“That the Agriculture and Rural Affairs Advisory Committee respectfully requests that appropriate City staff be directed to develop a framework to provide emergency 911 signs to owners of unidentified farm properties in Hamilton, at their request, at no cost to the applicant.”*





# Project Update

- Proposed Farm 911 – Emergency Access Point (EAP) policy has been circulated to the ARASC
- Staff Report recommending implementation of Farm 911 – Emergency Access Point (EAP) program scheduled for December 5 Planning Committee
- If approved by Council, program will launch in January 2024

# Key Program Highlights

- Program will be offered free of charge to property owners
  - No application fee will be applied
  - No fee for signage, including installation
- Voluntary program
- Vacant rural and agricultural properties are eligible
- More than one Farm 911 – Emergency Access Point number may be permitted per property if multiple existing access points exist

# Key Program Highlights

Application form will include a waiver acknowledging that assigning a Farm 911 – EAP number:

- Does not permit further use or development of the property without appropriate approvals;
- Does not constitute a civic address for mail delivery purposes and is to assist in emergency situations only;
- Does not constitute the approval of the existing entrance nor does it deem the access safe for use;
- Does not guarantee that access is adequate for emergency vehicles; and,
- Requires the landowner to maintain and keep the sign and access in good repair



# Signage



# Communications Plan

- City's Communications team is preparing a communications strategy with the objective to create awareness of the new program and encourage participation of the agricultural community.
- Strategy will include the following:
  - Media release promoting the new program
  - Social media messaging and website updates
  - Targeted emails to stakeholders
  - Graphics and other materials
- Communication materials can be shared with the members of the ARASC for sharing and distribution with networks and constituents.

# Next Steps

- Planning Committee – December 5, 2023
- Council – December 13, 2023
- Launch of program – January 2024



**Farm 911 – Emergency Access Point (EAP) Policy****Purpose**

The purpose of this policy is to establish, regulate, and administer the Farm 911 – Emergency Access Point (EAP) program. This program is designed to assign EAP numbers to existing access points on vacant agricultural and rural lands to assist emergency services with locating properties during an emergency.

**Eligibility**

1. The EAP program provides property owners with an EAP number that will allow emergency services to respond to an emergency via an existing access point that does not currently have a civic address assigned to it.
2. Owners of vacant agricultural and vacant rural lands within the City of Hamilton’s Rural Area are eligible to apply for an EAP number(s), as per #17 below.
3. A maximum of one EAP number shall be assigned per existing access point. For large properties with multiple access points, separate EAP numbers may be assigned to individual access points on the same property if it is deemed necessary to improve ease of identification of the access point.
4. The EAP program is voluntary and not a requirement for existing access points.

**Submitting an EAP Application**

5. All applicants requesting an EAP number shall submit a Farm 911 – Emergency Access Point Application Form to the Legislative Approvals / Staging of Development Section of the Growth Management Division ([hamilton.ca/addressing](http://hamilton.ca/addressing)). There is no application fee for the submission of a Farm 911 – Emergency Access Point Application Form.
6. A map, sketch, or site plan of the property shall be included with the EAP application which identifies the following:
  - i) location of the existing access point(s) for which the EAP number is requested;
  - ii) location of other existing access points on the property, if applicable, and approximate distance between those access points;
  - iii) property lines, including approximate distance between the access point for which the EAP access is requested and the property line.
  - iv) other information if requested by staff.
7. The applicant shall be the property owner or must otherwise include a letter from the property owner designating the applicant as the property owner’s acting agent.

**Reviewing the Application and Assigning EAP Address Number**

8. The Legislative Approvals / Staging of Development Section of the Growth Management Division shall review the submitted application for completeness.

**Appendix “A” to Report PED23209**  
**Page 2 of 3**

9. An EAP number will be determined for the access point location using the City’s current street address range system. Staff, in consultation with the property owner, shall determine if additional EAP numbers may be required for additional existing access points on a property.
10. The same EAP number shall not be used at more than one (1) access point location.

### **EAP Address Number Notification & Signage**

11. Once assigned, the applicant will be notified of the assigned EAP number and be directed to contact the Transportation Operations Section of the Transportation Division ([trafficops@hamilton.ca](mailto:trafficops@hamilton.ca)) to initiate the sign fabrication process and confirm installation procedures. The Transportation Operations Section will fabricate the EAP sign with the assigned EAP number.
12. Installation of the signage may be completed by the City or the property owner, at the owner’s discretion. If the property owner chooses to install the signage, Transportation Operations will provide directions for appropriate installation. If the City shall be responsible for the installation of the sign, Transportation Operations staff will install the sign at the earliest opportunity following assignment of the EAP number.
13. EAP sign blades will be red double-sided blades with white reflective numbering. The red and white signage will differentiate the EAP numbers from formal civic addresses that have been assigned and approved by the City.

### **Exceptions and Limitations**

14. The EAP number shall not be used as a mailing address and is only intended to identify the location of an access point for emergency services.
15. The EAP number does not permit further use or development of the property without proper municipal and /or other approvals. Should development of the property occur in the future, the owner shall be required to submit an application for a Change / Additional Address Request Form and purchase a green and white 911 rural numbering sign.
16. The applicant is responsible to maintain both the access point and the EAP signage, including visibility of the signage. Should the EAP signage be removed and/or damaged, the applicant shall contact the Transportation Operations Section of the Transportation Division ([trafficops@hamilton.ca](mailto:trafficops@hamilton.ca)) for a replacement sign and/or accompanying accessories (replacement fee may apply).
17. The EAP program shall only be used for vacant agricultural or vacant rural properties within the Rural Area, not including properties in the Rural Settlement Areas, as identified on [Schedule D to the Rural Hamilton Official Plan](#). (Note: vacant properties are defined as those properties which do not contain a building or structure requiring a permit under the Ontario Building Code).
18. An EAP number that has been assigned to an access point on a seasonally maintained road may not be accessible during portions of the year.

19. The issuance of a number through the EAP program does not represent municipal approval of the physical entrance including, but not limited to, the construction, location, or condition of the existing access point.
20. The approval of the EAP application does not guarantee that the access point is adequate or safe for emergency services vehicles. Where access is not adequate or safe, emergency services vehicles may not be able to enter the property via that access point, and will make a best efforts response in emergency situations.

December, 2023

NOT APPROVED

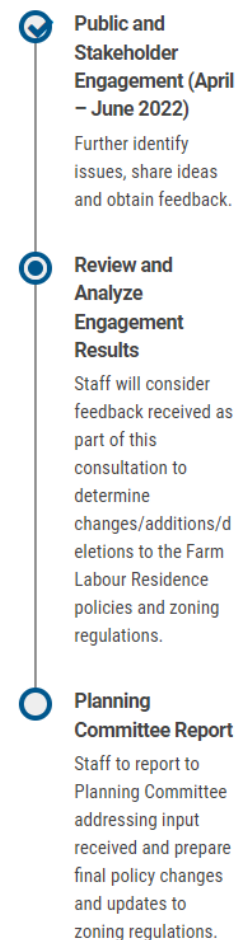




**Farm Labour Residence & Additional Dwelling Unit  
– Detach - Rural Area Zoning Changes  
November 30, 2023**

# Critical Dates: Farm Labour Residence

- **May 4, 2021:** Planning Committee direction to undertake a Farm Labour Residence Policy Review and report back.
- **March 22, 2022:** Planning Committee Direction to undertake Public and Stakeholder Engagement (Discussion Paper for information)
- **March 30, 2022:** Update to Agriculture and Rural Affairs Advisory Committee
- **Public and Stakeholder Engagement (April – Aug 2022):**
  - Hamilton-Wentworth Federation of Agriculture (HWFA)
  - Niagara Escarpment Commission
  - OMAFRA
  - Engage Hamilton platform
  - NVK Nurseries, etc.
- **September 6, 2022:** Update to Agriculture & Rural Affairs Advisory Committee



# FLR Draft Discussion Paper



## Focus Areas: Preliminary Recommendations:

Issue 1: Number of FLRs per lot

Issue 2: FLR size

Issue 3: Built Form

Issue 4: Private Servicing

Issue 5: Compatibility with Additional Dwelling Units – Detached (Rural)

Discussion paper was received and approved by the Planning Committee in March 2022.



## Rural Hamilton Official Plan

### Policy D.2.1.1.6 (existing)

A farm labour residence may be permitted on the same lot as the primary farm use subject to the following requirements:

- Farm operation must require additional on-site employment;
- A maximum of one Farm Labour Residence (FLR) permitted per lot;
- Must be serviced by same private sewer and water system as principal dwelling; and,
- Must be removed once no longer required for farm help.

## Zoning By-law No. 05-200

FLR are currently permitted in: Agriculture (A1) Zone, Rural (A2) Zone and Extractive Industrial (M12) Zone

Permitted forms:

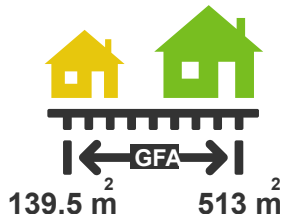
- (a) Accessory detached dwelling of temporary construction, such as a mobile home; or,
- (b) Accessory detached bunk house of temporary construction.

Zoning By-law No. 05-200	
Maximum of one Farm Labour Residence per lot	
Temporary Detached Structure:	Maximum 116.2 m <sup>2</sup>
Temporary Bunk house:	Minimum 65.06 m <sup>2</sup> or 8.36 m <sup>2</sup> , whichever is greater
Shall be located within 30 metres of the farm Dwelling	
Shall utilize the existing driveway to the farm Dwelling	

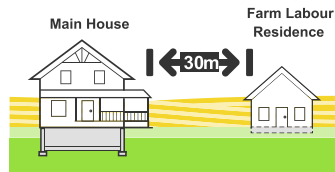
# Trends: Development Applications (from 2015 - 2021)



**Demand for Multiple  
FLRs Per Lot**



**Variations for  
Increased  
Gross Floor Area**



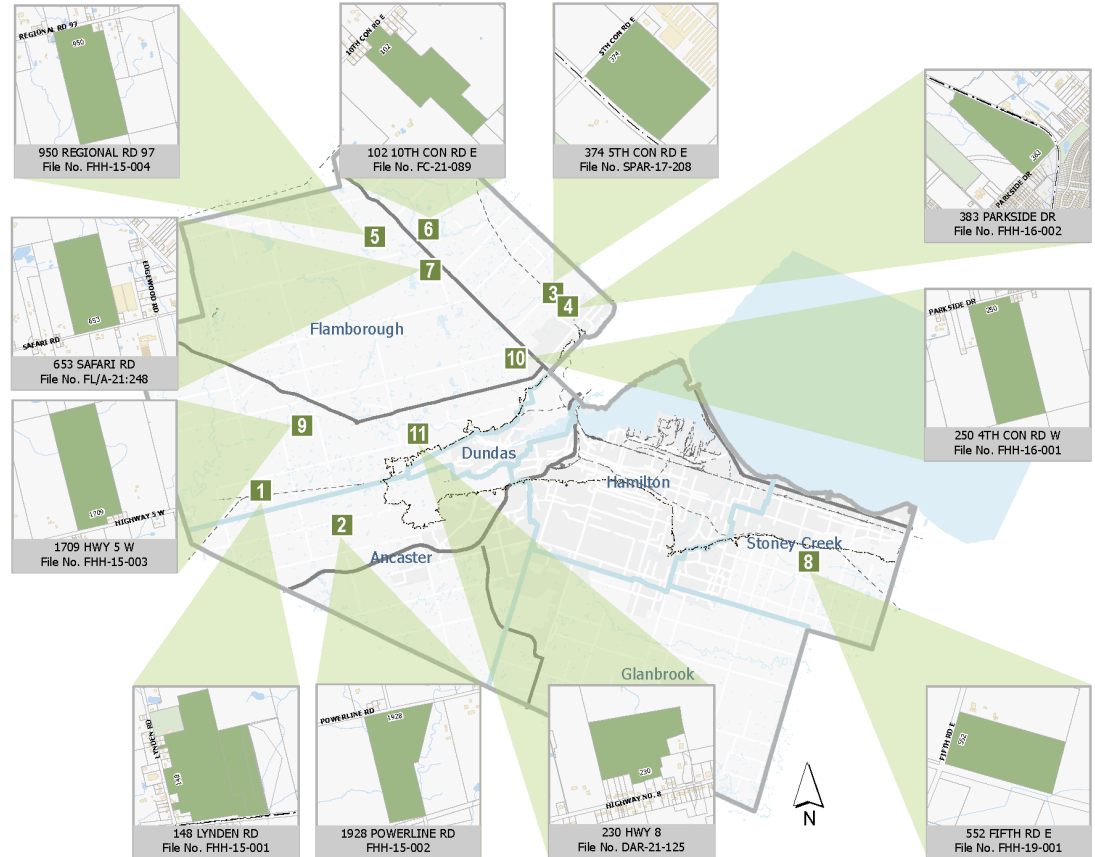
**Variations for  
Increased  
Separation Distance**



**Convert Primary  
Residence to FLR**

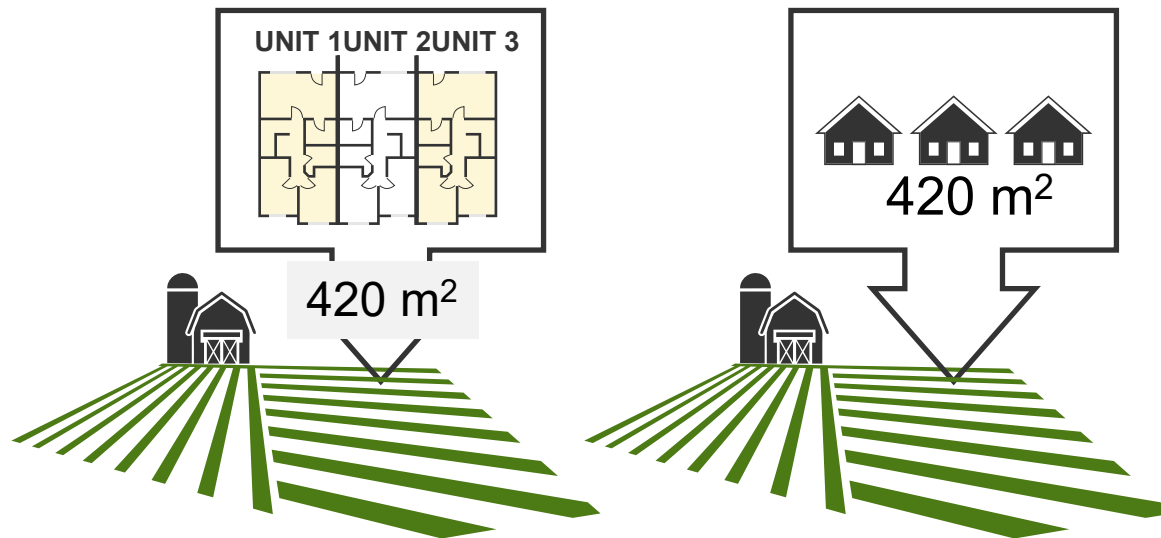


**Request for  
Permanent  
Construction**



# Key Issues and Preliminary Recommendations

## Issue 1. Number of FLRs per lot

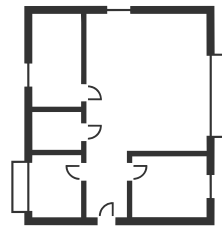


**Preliminary Recommendation:** More than one FLR permitted per lot -  
Maximum Aggregate Gross Floor Area of 420 m<sup>2</sup>



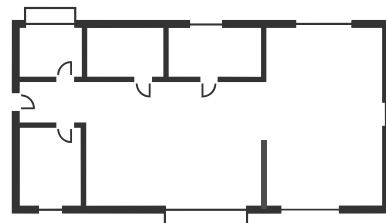
# Key Issues and Preliminary Recommendations

## Issue 2. Gross Floor Area (Individual FLR)



116m<sup>2</sup>

As per Zoning  
By-law No. 05-200



200m<sup>2</sup>

Preliminary  
Recommendation

### Preliminary Recommendation:

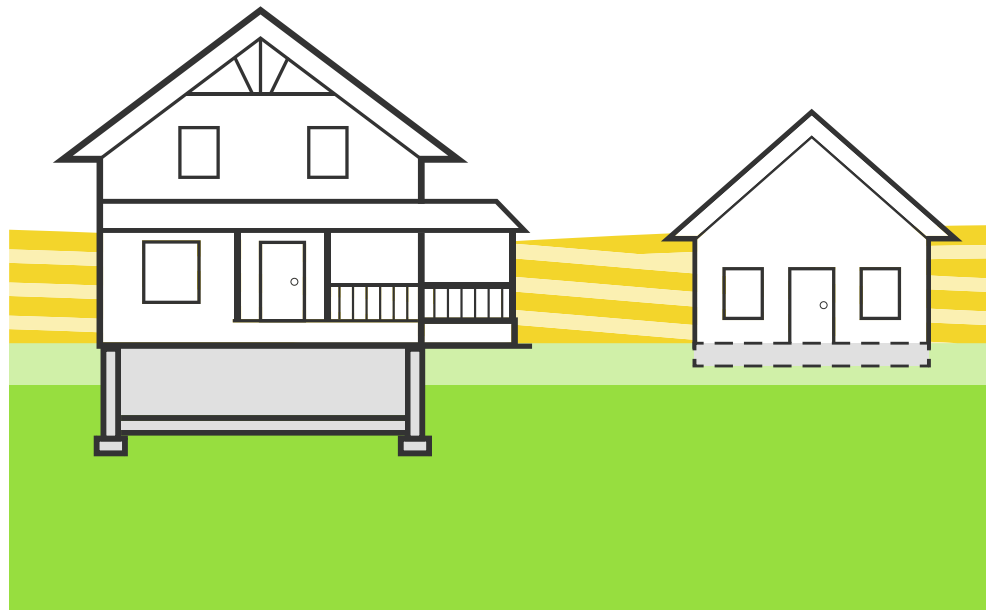
More than one FLR on a lot

Maximum Gross Floor Area of 200 m<sup>2</sup> per FLR

Maximum Aggregate Gross Floor Area of 420 m<sup>2</sup>

# Key Issues and Preliminary Recommendations

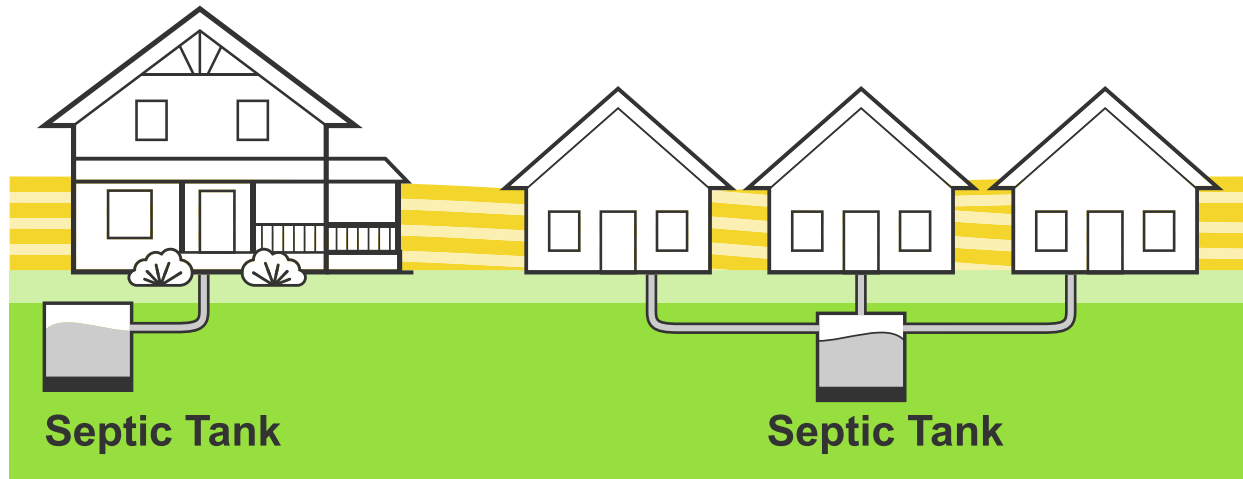
## Issue 3: Built Form



**Preliminary Recommendation:** FLRs to remain as Temporary Structures

# Key Issues and Preliminary Recommendations

## Issue 4: Private Servicing



**Preliminary Recommendation:** Separate Private Servicing between FLR and Principal Farm Residence

## Private Servicing Considerations

- FLRs are encouraged on larger farm parcels to support sustainable private services.
- Baseline requirements for private sewage system may support increased occupancy and sewage capacity.
- Separate septic systems may reduce groundwater quality risks from increased FLR density.
- The intent of the shared servicing policy is to discourage rural farm severances and farm land fragmentation. The Rural Hamilton Official Plan prohibits severances of farm labour residences.

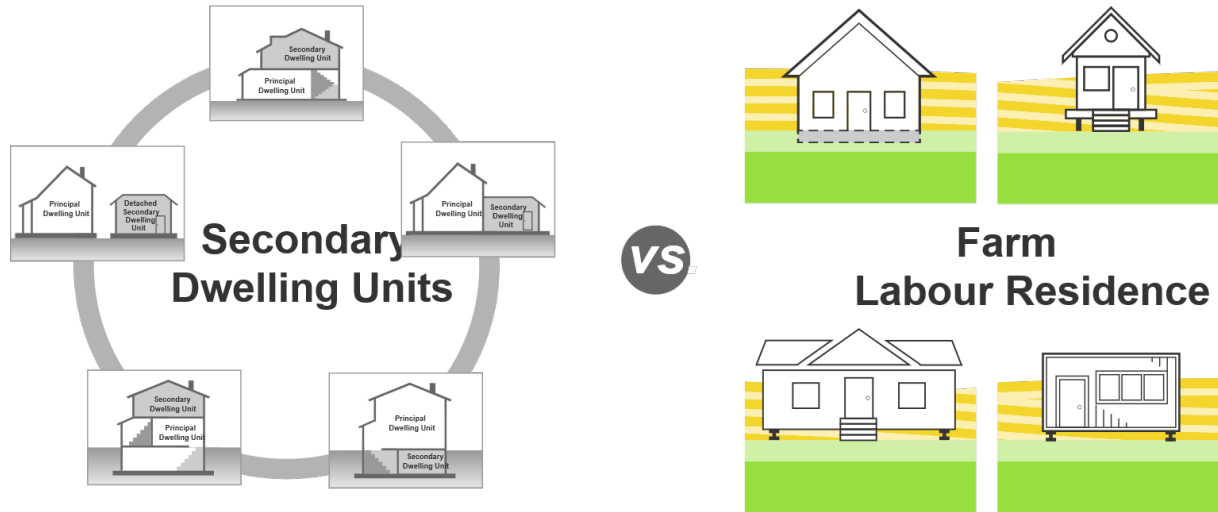
Figure 1





# Key Issues and Preliminary Recommendations

## Issue 5: Compatibility with Additional Dwelling Units - Detached



### Preliminary Recommendation:

- Remove references to Accessory Apartments in RHOP
- Permissions for FLR and Additional Dwelling Unit – Detached on same lot
- Minimum 1.5 ha lot for an ADU-D

## Recent Critical Dates

- **November 02, 2023:**
  - Uses Permitted in Prime Agricultural Areas Training Session (OFA & OMAFRA)
  - Agricultural Education Tour & Visits
    - Brenn-B Farms
    - Beverly Greenhouses
  
- **November 27, 2023:**
  - Hamilton-Wentworth Federation of Agricultural Meeting
  
- **November 30, 2023:**
  - Update to Agriculture & Rural Affairs Advisory Committee



# Proposed Updates to Rural Hamilton Official Plan (RHOP)

## Policy D.2.1.1.6

A farm labour residence may be permitted on the same lot as the primary farm use subject to the following requirements:

- Farm operation must require additional on-site employment;
- Removal of “A maximum of one Farm Labour Residence (FLR) permitted per lot” language;
- Removal of servicing by same private sewer and water system as principal dwelling; and,
- Continuing with structure’s temporary nature.

## Proposed Updates to Rural Hamilton Official Plan (RHOP) Continued:

Policy: C.3.1.2

- e) A secondary dwelling unit - detached shall not be permitted in Rural Hamilton until such time as the City:
  - i) Has completed a study to address the adequacy of sustainable servicing policies of Section C.5 to address secondary dwelling units - detached; and,
  - ii) Has developed and implemented appropriate policies and regulations for these uses.”

This policy will be amended to allow for and Additional Dwelling Unit – Detached with specific lot requirements to achieve necessary servicing requirements



FLR's will remain permitted in: Agriculture (A1) Zone, Rural (A2) Zone and Extractive Industrial (M12) Zone

New FLR permissions:

- (a) An accessory detached dwelling of temporary construction, such as a mobile home;
- (b) An accessory detached bunk house of temporary construction, where cooking and sanitary facilities are shared.

The following new regulations will apply:

Zoning By-law No. 05-200
Shall have a maximum building height of 10.5 metres.
A maximum total aggregate gross floor area of 420 square metres.
Maximum gross floor area of 200 square metres per FLR.

## Proposed Updates to Zoning By-law No. 05-200 Continued:

Note: Removal of distance separation regulations from the principal farm dwelling and the FLR and minimum gross floor area per resident.

### Additional Dwelling Units - Detached:

Section 4.33.2(a) be amended by adding the following new subsection:

- “i) In addition to (a) above, an Additional Dwelling Unit - Detached shall only be permitted on lands within a Agriculture (A1), Rural (A2) or Settlement Residential (S1) Zone on a lot that is greater than 1.5 ha in size.”



THANK YOU

THE CITY OF HAMILTON PLANNING COMMITTEE