

DRAFT Rural Hamilton Official Plan Amendment No. X

The following text, together with:

Volume 1

Appendix “A”	Chapter C – City Wide Systems and Designations
Appendix “B”	Chapter F – Implementation
Appendix “C”	Volume 1, Schedule A – Provincial Plans
Appendix “D”	Volume 1, Schedule C – Functional Road Classification
Appendix “E”	Volume 1, Schedule D – Rural Land Use Designations
Appendix “F”	Volume 1, Schedule F – Airport Influence Area
Appendix “G”	Volume 1, Appendix A – Parks Classification
Appendix “H”	Volume 1, Appendix C-1 – Non-Renewable Resources – Gas and Petroleum Wells
Appendix “I”	Volume 1, Appendix D – Noise Exposure Forecast Contours and Primary Airport Zoning Regulations
Appendix “J”	Volume 1, Appendix E – Rural Municipal Landfill Sites

Volume 2

Appendix “K”	Chapter A – Rural Settlement Area Plans
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Volume 3

Appendix “L”	– Volume 3, Map A – Special Policy Areas
Appendix “M”	– Volume 3, Appendix A – Site Specific Area Key Map

attached hereto, constitutes Official Plan Amendment No. **XX** to the Rural Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this amendment is to make administrative changes to correct policy and mapping errors, amend existing policies to add clarification, to add a policy regarding the usage of cisterns as a water source in the rural area, to amend the policy regarding minor lot adjustments in relation to lot area and servicing requirements, and to add a site specific policy to permit an existing dwelling to connect to municipal services.

The effect of this Amendment is to improve clarity and understanding and ensure correctness of the Rural Hamilton Official Plan, and to update rural servicing policies in relation to cisterns and minor lot additions to facilitate rural development.

2.0 Location:

The lands affected by this Amendment are located within the Rural Area of the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed Amendment will clarify policies by correcting administrative errors (i.e. formatting, numbering, typographical and grammar) in the Rural Hamilton Official Plan.
- The proposed Amendment will allow greater flexibility in rural servicing requirements related to the usage of a cistern as a primary water source and related to minor lot additions to increase the size of undersized lots.
- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Greenbelt Plan, 2017 and the Growth Plan for the Greater Golden Horseshoe, 2017.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Text

4.1.1 Chapter C – City Wide Systems and Designations

- a. That Volume 1: Chapter C – City Wide Systems and Designations be amended as outlined in Appendix “A”.

4.1.2 Schedule C-1 – Future Road Widenings

- a. That Schedule C-1 – Future Road Widenings be renamed to Schedule C-1 – Future Right-of-Way Dedications in the Header and Chart Title.

4.1.3 Chapter F – Implementation

- a. That Volume 1: Chapter F – Implementation be amended as outlined in Appendix “B”.

Schedules and Appendices

4.1.3 Schedules

- a. That Volume 1: Schedule A – Provincial Plans be amended by:
- i. adding lands located at the southeast corner of Mountain Brow Road and Waterdown Road, Flamborough to the Municipal Boundary and to the Niagara Escarpment Area; and,
 - ii. designating lands located in the southeast corner of Mountain Brow Road and Waterdown Road, Flamborough as “Protection Area” under the Niagara Escarpment Plan Designations;
- as shown on Appendix “C”, attached to this Amendment.
- b. That Volume 1: Schedule C – Functional Road Classification be amended by adding lands located at the southeast corner of Mountain Brow Road and Waterdown Road, Flamborough to the Municipal Boundary, as shown on Appendix “D”, attached to this amendment.
- c. That Volume 1: Schedule D – Rural Land Use Designations be amended by:
- i. adding lands located at the southeast corner of Mountain Brow Road and Waterdown Road, Flamborough to the Municipal Boundary; and
 - ii. designating lands located at the southeast corner of Mountain Brow Road and Waterdown Road, Flamborough as “Rural”;
- as shown on Appendix “E”, attached to this Amendment.
- d. That Volume 1: Schedule F – Airport Influence Area be amended by adding lands located at the southeast corner of Mountain Brow Road and Waterdown Road, Flamborough to the Municipal Boundary, as shown on Appendix “F”, attached to this Amendment.

4.1.4 Appendices

- a. That Volume 1: Appendix A – Parks Classification be amended by adding lands located at the southeast corner of Mountain Brow Road and Waterdown Road, Flamborough to the Municipal Boundary, as shown on Appendix “G”, attached to this Amendment.

- b. That Volume 1: Appendix C-1 – Non-Renewable Resources – Gas and Petroleum Wells be amended by adding lands located at the southeast corner of Mountain Brow Road and Waterdown Road, Flamborough to the Municipal Boundary, as shown on Appendix “H”, attached to this Amendment.
- c. That Volume 1: Appendix D – Noise Exposure Forecast Contours and Primary Airport Zoning Regulations be amended by adding lands located at the southeast corner of Mountain Brow Road and Waterdown Road, Flamborough to the Municipal Boundary, as shown on Appendix “I”, attached to this Amendment.
- d. That Volume 1: Appendix E – Rural Municipal Landfill Sites be amended by adding lands located at the southeast corner of Mountain Brow Road and Waterdown Road, Flamborough to the Municipal Boundary, as shown on Appendix “J”, attached to this Amendment.

4.2 Volume 2 – Secondary Plans and Rural Settlement Areas

Text

4.2.1 Chapter A – Rural Settlement Area Plans

- a. That Volume 2: Chapter A – Rural Settlement Area Plans, Section A.2 – Ancaster Rural Settlement Area Plans be amended by adding the word “Ancaster” between the phrases “Chapter A” and “Rural Settlement Areas” in the section header, so the header reads as follows:

“Volume 2, Chapter A – Ancaster Rural Settlement Areas”;

- b. That Volume 2: Chapter A – Rural Settlement Area Plans, Section A.3 – Flamborough Rural Settlement Area Plans be amended by adding the word “Flamborough” between the phrases “Chapter A” and “Rural Settlement Areas” in the section header, so the header reads as follows:

“Volume 2, Chapter A – Glanbrook Rural Settlement Areas”;

- c. That Volume 2: Chapter A – Rural Settlement Area Plans, Section A.3 – Glanbrook Rural Settlement Area Plans be amended by adding the word “Glanbrook” between the phrases “Chapter A” and “Rural Settlement Areas” in the section header, so the header reads as follows:

“Volume 2, Chapter A – Glanbrook Rural Settlement Areas”; and,

- d. That Volume 2: Chapter A – Rural Settlement Area Plans, Section A.3 – Stoney Creek Rural Settlement Area Plans be amended by adding the word “Stoney Creek” between the phrases “Chapter A” and “Rural Settlement Areas” in the section header, so the header reads as follows:

“Volume 2, Chapter A – Stoney Creek Rural Settlement Areas”.

4.3 Volume 3 – Special Policy and Site Specific Areas

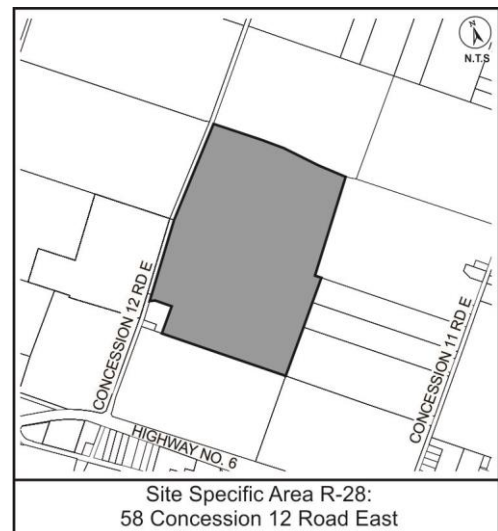
Text

4.3.1 Chapter B – Rural Site Specific Areas

- a. That Volume 3: Chapter B – Rural Site Specific Areas be amended as outlined in Appendix “K”;
- b. That Volume 3: Chapter B – Rural Site Specific Areas be amended by renumbering Site Specific Policy – Area R-7 to Site Specific Policy – Area R-28 for lands located at 58 12th Concession Road East, Flamborough in title, text, and inset map, so that the policy reads as follows:

R-28 Lands known municipally as 58 12th Concession Road East, former Town of Flamborough

1.0 Notwithstanding Section D.4.0, Rural Designation of this Plan, for the lands designated Rural, known municipally as 58 12th Concession Road East and identified as Site Specific Policy R-28, consisting of approximately 60 ha, may be used for 100 seasonal trailer sites and ancillary uses, which may include a single detached dwelling for a park manager or superintendent, a pavilion or recreation centre, utility or maintenance buildings associated with a private sewage and water distribution system and sports fields. All of the trailer sites and ancillary uses shall be located on lands which do not contain key natural heritage features.



- c. That Volume 3: Chapter B – Rural Site Specific Areas be amended by adding a new site specific policy to the lands known as 296 York Road, Dundas, as follows:

“R-XX Lands known municipally as 296 York Road, Former Town of Dundas

1.0 Notwithstanding Policy C.5.3.2, the existing dwelling located at 296 York Road, designated Open Space on Schedule “D”, may connect to municipal water and wastewater systems.”



Maps

4.3.2 Maps

- a. That Volume 3: Map A – Special Policy Areas be amended by adding lands located at the southeast corner of Mountain Brow Road and Waterdown Road, Flamborough to the Municipal Boundary, as shown on Appendix “L”, attached to this amendment.
- b. That Volume 3: Appendix A – Site Specific Key Map be amended by:
 - i. adding lands located at the southeast corner of Mountain Brow Road and Waterdown Road, Flamborough to the Municipal Boundary;
 - ii. renumbering Site Specific Area R-7 (located at 58 12th Concession Road East, former Town of Flamborough) as “R-28”; and,
 - ii. identifying lands known as 296 York Road, Dundas as “R-XX”,as shown on Appendix “M”, attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule "1" to By-law No. _____ passed on the
day of month, 201X.

**The
City of Hamilton**

Fred Eisenberger
MAYOR

CITY CLERK

Appendix “A” – Volume 1, Chapter C – City Wide Systems and Designations

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
Replace the phrases “Road Widening” and “Road allowance” with the phrase “Right-of-Way Dedication” throughout the entire chapter.	Right-of-Way Dedication
Replace the phrase “Future Road Widenings” with the phrase “Future Right-of-Way Dedications” throughout the entire chapter.	Future Right-of-Way Dedications
C.4.4 Municipal public transit in the <i>rural area</i> is limited to the Accessible Transit System (DARTS), Trans-Cab service in small defined areas, and urban routes that cross stretches of <i>rural lands</i> to access urban destinations.	C.4.4 Municipal public transit in the <i>rural area</i> is limited to the Accessible Transit System, Trans-Cab service in small defined areas, and urban routes that cross stretches of <i>rural lands</i> to access urban destinations.
C.4.5.2 b) iii) The maximum basic right-of-way width for arterial roads shall generally be 36.567 metres, but in certain circumstances a right of way width of 45.720 may be required, unless otherwise specifically described in Schedule C-1 – Future Right-of-Way Widenings.	C.4.5.2 b) iii) The maximum basic right-of-way width for arterial roads shall generally be 36.567 metres, but in certain circumstances a right of way width of 45.720 may be required, unless otherwise specifically described in Schedule C-1 – Future Right-of-Way Widenings.
C.4.5.2 c) ii) The maximum basic right-of-way widths for collector roads in the <i>rural area</i> shall be 36 metres, unless otherwise specifically described in Schedule C-1 – Future Right-of-Way Widenings.	C.4.5.2 c) ii) The maximum basic right-of-way widths for collector roads in the <i>rural area</i> shall be 36 metres, unless otherwise specifically described in Schedule C-1 – Future Right-of-Way Widenings.
C.4.5.2 d) ii) The maximum basic right-of-way widths for local roads in the <i>rural area</i> shall be 36 metres, unless otherwise specifically described in Schedule C-1 – Future Right-of-Way Widenings.	C.4.5.2 d) ii) The maximum basic right-of-way widths for local roads in the <i>rural area</i> shall be 36 metres, unless otherwise specifically described in Schedule C-1 – Future Right-of-Way Widenings.
C.4.5.2 d) v) The minimum right of way width for all local road classifications shall be 20.117 metres.	C.4.5.2 d) v) The minimum right of way width for local road classifications shall be 20.117 metres.

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted</p>	<p>Bolded text = text to be added</p>
<p>Road Widening C.4.5.6 The City may reserve or obtain land for future road widenings for rights-of-way right-of-way dedications as described in Schedule C-1 – Future Road Widenings Right-of-Way Dedications (Rural). Where a future road widening for rights-of-way right-of-way dedication is not described in Schedule C-1 – Future Road Widenings Right-of-Way Dedications (Rural), the City may reserve or obtain land for road widenings for rights-of-way as described in Section C.4.5.2. The aforesaid road widening right-of-way land conveyances may be reserved or obtained through subdivision approval, condominium approval, land severance consent, site plan approval or by gift, bequeathment, purchase or through expropriation where necessary and feasible.</p>	<p>Road Widening C.4.5.6 The City may reserve or obtain land for future road widenings for right-of-way dedications as described in Schedule C-1 – Future Right-of-Way Dedications (Rural). Where a future right-of-way dedication is not described in Schedule C-1 – Future Right-of-Way Dedications (Rural), the City may reserve or obtain land for road widenings for rights-of-way as described in Section C.4.5.2. The aforesaid right-of-way land conveyances may be reserved or obtained through subdivision approval, condominium approval, land severance consent, site plan approval or by gift, bequeathment, purchase or through expropriation where necessary and feasible.</p>
<p>C.4.5.6.3 Where a proposed development is subject to site plan approval as detailed in Policy F.1.7 – Site Plan Control, the following provisions shall apply: b)Where feasible and where the City requires dedication of property for future rights-of-way widths, lands shall be dedicated equally from both sides of the road unless otherwise specified. Where the City requires more than one half of the widening from one side of the road right-of-way, the City shall require, from said side of the road right-of-way, dedication at no cost to the City of one half of the total proposed widening and shall acquire the remaining land required for the road right-of-way widening through gift, bequeathment, purchase, expropriation or other methods.</p>	<p>C.4.5.6.3 Where a proposed development is subject to site plan approval as detailed in Policy F.1.7 – Site Plan Control, the following provisions shall apply: b)Where feasible and where the City requires dedication of property for future right-of-way widths, lands shall be dedicated equally from both sides of the road unless otherwise specified. Where the City requires more than one half of the widening from one side of the right-of-way, the City shall require, from said side of the right-of-way, dedication at no cost to the City of one half of the total proposed widening and shall acquire the remaining land required for the right-of-way widening through gift, bequeathment, purchase, expropriation or other methods.</p>

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted</p>	<p>Bolded text = text to be added</p>
<p>C.4.5.6.7 Notwithstanding Section C.4.5.6 and C.4.5.7, the City shall interpret the required right-of-way widths detailed in Section C.4.5.2 and Schedule C-1 – Future Right-of-Way Dedications Right-of-Way Dedications (Rural), where applicable to denote only the basic requirement for the section of the road. Additional rights-of-ways may be required at intersections to provide for exclusive turning lanes, daylight triangles and other special treatments to accommodate the optimum road/ intersection geometric design. There may also be additional requirements for rights-of-ways to provide lands for environmental considerations, the construction of bridges, overpasses, earth filled ramps, grade separations, depressed sections of roads, pathways, roundabouts, and traffic control in accordance with Section C.4.5.7. Any such additional right-of-way requirements shall be determined at the time of design of the road facilities and shall become part of the total required right-of-way.</p>	<p>C.4.5.6.7 Notwithstanding Section C.4.5.6 and C.4.5.7, the City shall interpret the required right-of-way widths detailed in Section C.4.5.2 and Schedule C-1 – Future Right-of-Way Dedications (Rural), where applicable to denote only the basic requirement for the section of the road. Additional right-of-ways may be required at intersections to provide for exclusive turning lanes, daylight triangles and other special treatments to accommodate the optimum road/ intersection geometric design. There may also be additional requirements for right-of-ways to provide lands for environmental considerations, the construction of bridges, overpasses, earth filled ramps, grade separations, depressed sections of roads, pathways, roundabouts, and traffic control in accordance with Section C.4.5.7. Any such additional right-of-way requirements shall be determined at the time of design of the road facilities and shall become part of the total required right-of-way.</p>

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted</p>	<p>Bolded text = text to be added</p>
<p>C.5.1.1 h) Add a new policies as h) h) Notwithstanding Policy C.5.1.1 g), a cistern that meets current accepted standards may be used as a primary water source in the following circumstances: i) the building of a dwelling on an <i>existing</i> lot in accordance with Policy F.1.12.6, where insufficient water supply is due to the impacts of dewatering for mineral aggregate extraction as demonstrated by a quarry area of influence study, approved by the Province and provided by the proponent. ii) redevelopment of an <i>existing</i> use, on an <i>existing</i> lot, which is serviced by an <i>existing</i> water cistern, provided there is no negative impact of the proposal on the cistern. iii) new development on an <i>existing</i> lot if it is demonstrated by an applicant, through the submission of evidence in the form of a well test, hydrogeological study or other, that groundwater quality or quantity is inadequate to support the use, to the satisfaction of the City. iv) the severance of an <i>existing</i> dwelling in accordance with Section F.1.14.2, serviced by an <i>existing</i> water cistern, provided there is no negative impact on the cistern.</p>	<p>C.5.1.1h) h) Notwithstanding Policy C.5.1.1 g), a cistern that meets current accepted standards may be used as a primary water source in the following circumstances: i) the building of a dwelling on an <i>existing</i> lot in accordance with Policy F.1.12.6, where insufficient water supply is due to the impacts of dewatering for mineral aggregate extraction as demonstrated by a quarry area of influence study, approved by the Province and provided by the proponent. ii) redevelopment of an <i>existing</i> use, on an <i>existing</i> lot, which is serviced by an <i>existing</i> water cistern, provided there is no negative impact of the proposal on the cistern. iii) new development on an <i>existing</i> lot if it is demonstrated by an applicant, through the submission of evidence in the form of a well test, hydrogeological study or other, that groundwater quality or quantity is inadequate to support the use, to the satisfaction of the City. iv) the severance of an <i>existing</i> dwelling in accordance with Section F.1.14.2, serviced by an <i>existing</i> water cistern, provided there is no negative impact on the cistern.</p>
<p>Delete Policy C.5.1.4 in its entirety. C.5.1.4 Notwithstanding Policies F.1.14.2.1 c) v), F.1.14.2.1 e), and the water supply requirements of C.5.1.1, Private Water and Wastewater Services, which prohibit <i>development</i> on a water cistern, in the case of the severance of an <i>existing</i> surplus farm dwelling in accordance with Section F.1.14.2.8, the severance of an <i>existing</i> dwelling serviced by an <i>existing</i> water cistern may be permitted provided there is no negative impact of the proposal on the cistern. All other aspects of Policies F.1.14.2.1 c) v) and F.1.14.2.1 e), and Section C.5.1 shall continue to apply.</p>	<p>N/A</p>

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted</p>	<p>Bolded text = text to be added</p>
<p>Delete Policy C.5.1.5 in its entirety. C.5.1.5 Notwithstanding the water supply requirements of C.5.1.1 f) Private Water and Wastewater Services which prohibit <i>development</i> on a water cistern, the building of a dwelling on an <i>existing</i> vacant legal lot of record in accordance with Policy F.1.12.6, serviced by a water cistern, where insufficient water supply is due to the impacts of dewatering for mineral aggregate extraction as demonstrated by a quarry area of influence study, approved by the Province and provided by the proponent, may be permitted at the discretion of the City. All other aspects of Section C.5.1 shall continue to apply. No severances shall be permitted on the basis of an <i>existing</i> water cistern except in accordance with Policy C.5.1.4.</p>	<p>N/A</p>
<p>Delete Policy C.5.1.6 in its entirety. C.5.1.5 Where a new dwelling is permitted under Policy C.5.1.5, the servicing or hydrogeological study required in Policy C.5.1.1 shall consider potential hydrologic and hydrogeological changes when the mineral aggregate operation ceases and the lands are rehabilitated.</p>	<p>N/A</p>

Appendix “B” Chapter F – Implementation

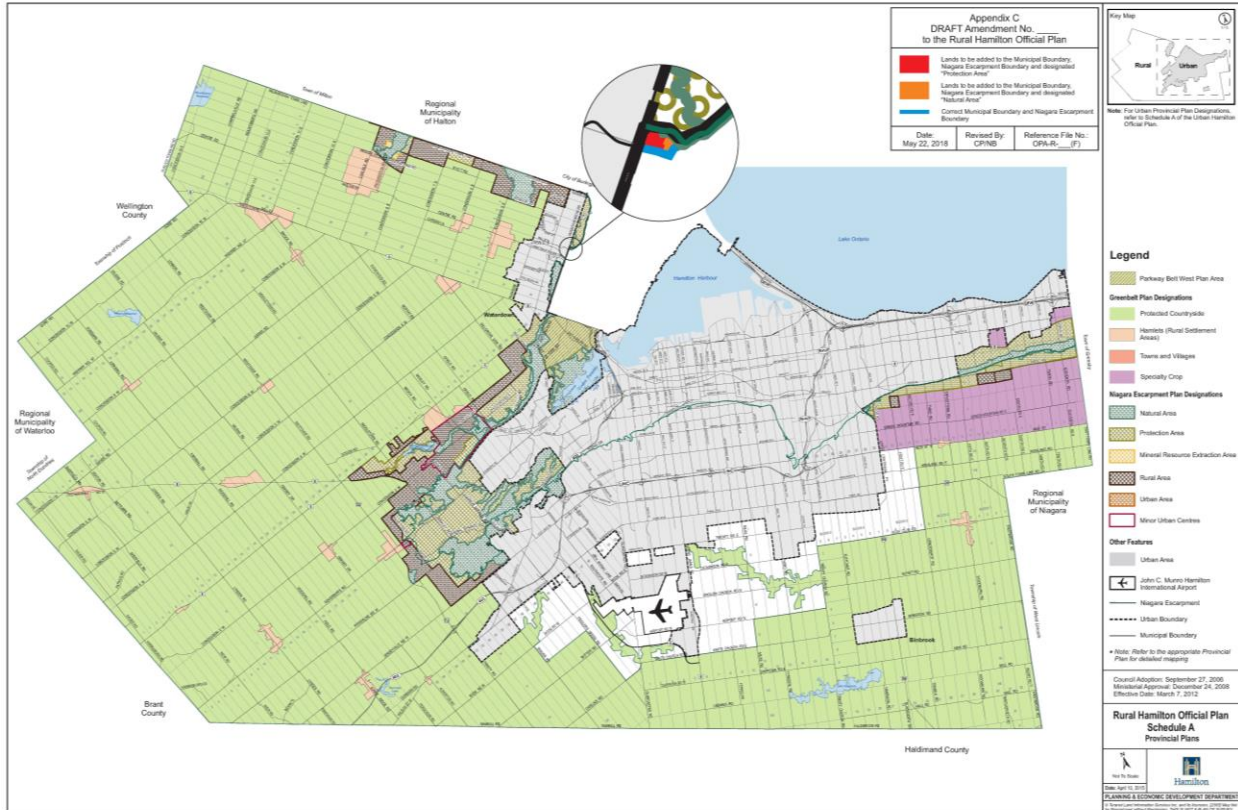
Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be</p>	<p>Bolded text = text to be added</p>
<p>F.1.14.2.1 The following policies shall apply to all severances and lot additions, including minor lot line adjustments and boundary adjustments in the Agriculture, Rural, Specialty Crop, and Open Space designations, and designated Rural Settlement Areas, as shown on Schedule D-Rural Land Use Designations:</p> <p>b) Severances that create a new lot(s) may be permitted for only the following purposes:</p> <p>iv) Severances within designated Rural Settlement Areas in accordance with Policies F.1.14.2.1 c), d) and e), Policy F.1.14.2.4, and Section C.5.1, Private Water and Wastewater Services;</p>	<p>F.1.14.2.1 The following policies shall apply to all severances and lot additions, including minor lot line adjustments and boundary adjustments in the Agriculture, Rural, Specialty Crop, and Open Space designations, and designated Rural Settlement Areas, as shown on Schedule D-Rural Land Use Designations:</p> <p>b) Severances that create a new lot(s) may be permitted for only the following purposes:</p> <p>iv) Severances within designated Rural Settlement Areas in accordance with Policy F.1.14.2.1 c), Policy F.1.14.2.4, and Section C.5.1, Private Water and Wastewater Services;</p>
<p>F.1.14.2.1 The following policies shall apply to all severances and lot additions, including minor lot line adjustments and boundary adjustments in the Agriculture, Rural, Specialty Crop, and Open Space designations, and designated Rural Settlement Areas, as shown on Schedule D-Rural Land Use Designations:</p> <p>b) Severances that create a new lot(s) may be permitted for only the following purposes:</p> <p>v) Acquiring land for infrastructure, petroleum resource extraction, and <i>mineral aggregate resource</i> extraction purposes in accordance with Policy F.1.14.2.1 hg);</p>	<p>F.1.14.2.1 The following policies shall apply to all severances and lot additions, including minor lot line adjustments and boundary adjustments in the Agriculture, Rural, Specialty Crop, and Open Space designations, and designated Rural Settlement Areas, as shown on Schedule D-Rural Land Use Designations:</p> <p>b) Severances that create a new lot(s) may be permitted for only the following purposes:</p> <p>v) Acquiring land for infrastructure, petroleum resource extraction, and <i>mineral aggregate resource</i> extraction purposes in accordance with Policy F.1.14.2.1 g);</p>

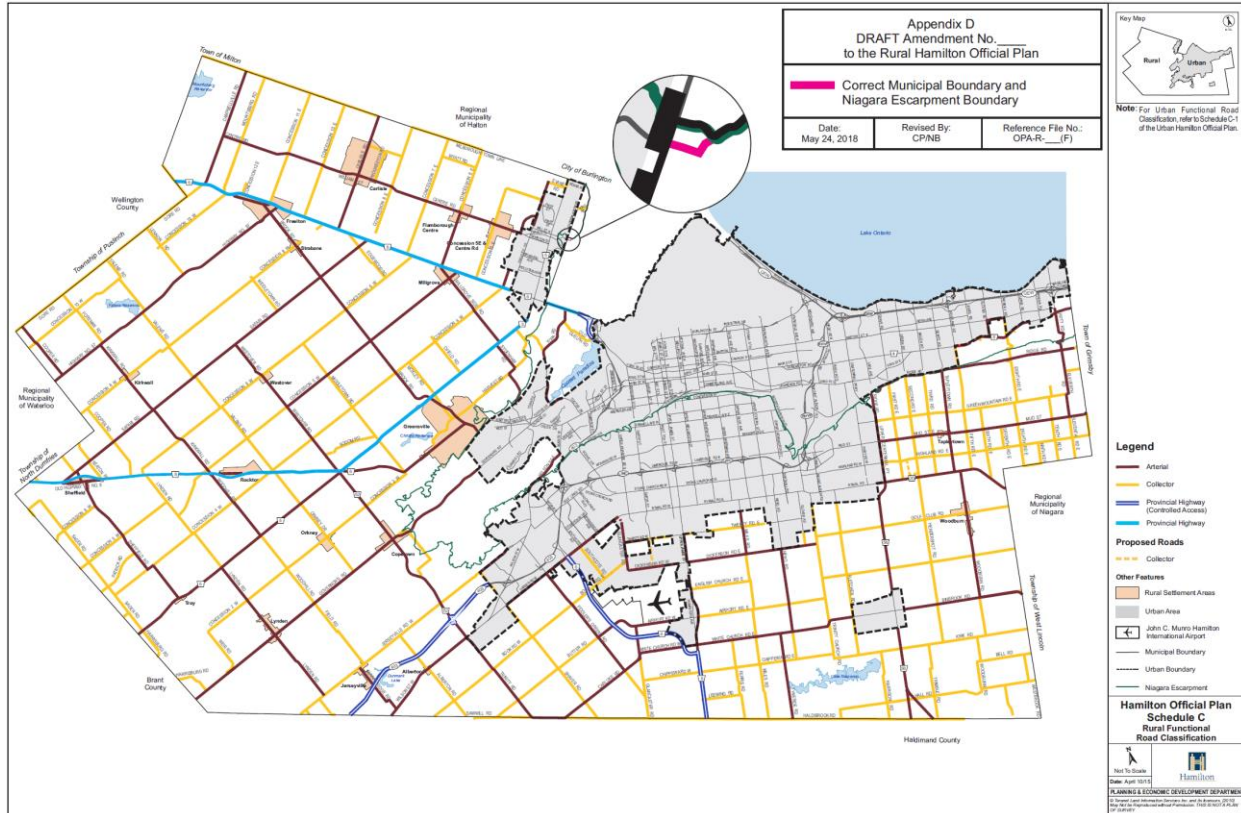
Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be</p>	<p>Bolded text = text to be added</p>
<p>F.1.14.2.1 The following policies shall apply to all severances and lot additions, including minor lot line adjustments and boundary adjustments in the Agricultureal, Rural, Specialty Crop, and Open Space designations, and designated Rural Settlement Areas, as shown on Schedule D-Rural Land Use Designations:</p> <p>b) Severances that create a new lot(s) may be permitted for only the following purposes:</p> <p>vi) Facilitating conveyances of land to a public body or approved private <i>land trust</i> in accordance with Policy F.1.14.2.1 ih);</p>	<p>F.1.14.2.1 The following policies shall apply to all severances and lot additions, including minor lot line adjustments and boundary adjustments in the Agriculture, Rural, Specialty Crop, and Open Space designations, and designated Rural Settlement Areas, as shown on Schedule D-Rural Land Use Designations:</p> <p>b) Severances that create a new lot(s) may be permitted for only the following purposes:</p> <p>vi) Facilitating conveyances of land to a public body or approved private <i>land trust</i> in accordance with Policy F.1.14.2.1 h);</p>
<p>F.1.14.2.1 The following policies shall apply to all severances and lot additions, including minor lot line adjustments and boundary adjustments in the Agricultureal, Rural, Specialty Crop, and Open Space designations, and designated Rural Settlement Areas, as shown on Schedule D-Rural Land Use Designations:</p> <p>d) All proposed lot additions shall:</p> <p>iv) meet the requirements of Section C.5.1, Private Water and Wastewater Services, including the requirement for submission of complete information, a hydrogeological study regarding existing or proposed water and wastewater services prior to or at the time of application, except as permitted in F.1.14.2.7d).</p>	<p>F.1.14.2.1 The following policies shall apply to all severances and lot additions, including minor lot line adjustments and boundary adjustments in the Agriculture, Rural, Specialty Crop, and Open Space designations, and designated Rural Settlement Areas, as shown on Schedule D-Rural Land Use Designations:</p> <p>d) All proposed lot additions shall:</p> <p>v) meet the requirements of Section C.5.1, Private Water and Wastewater Services, including the requirement for submission of a hydrogeological study regarding existing or proposed water and wastewater services prior to or at the time of application, except as permitted in F.1.14.2.7d).</p>
<p>Policy F.1.14.2.1 e) to be deleted in its entirety, and the remaining subsections re-numbered accordingly.</p> <p>F.1.14.2.1 e) Proposed lot additions may be required to submit a hydrogeological study in accordance with C.5.1, Private Water and Wastewater Services, at the discretion of the City.</p>	

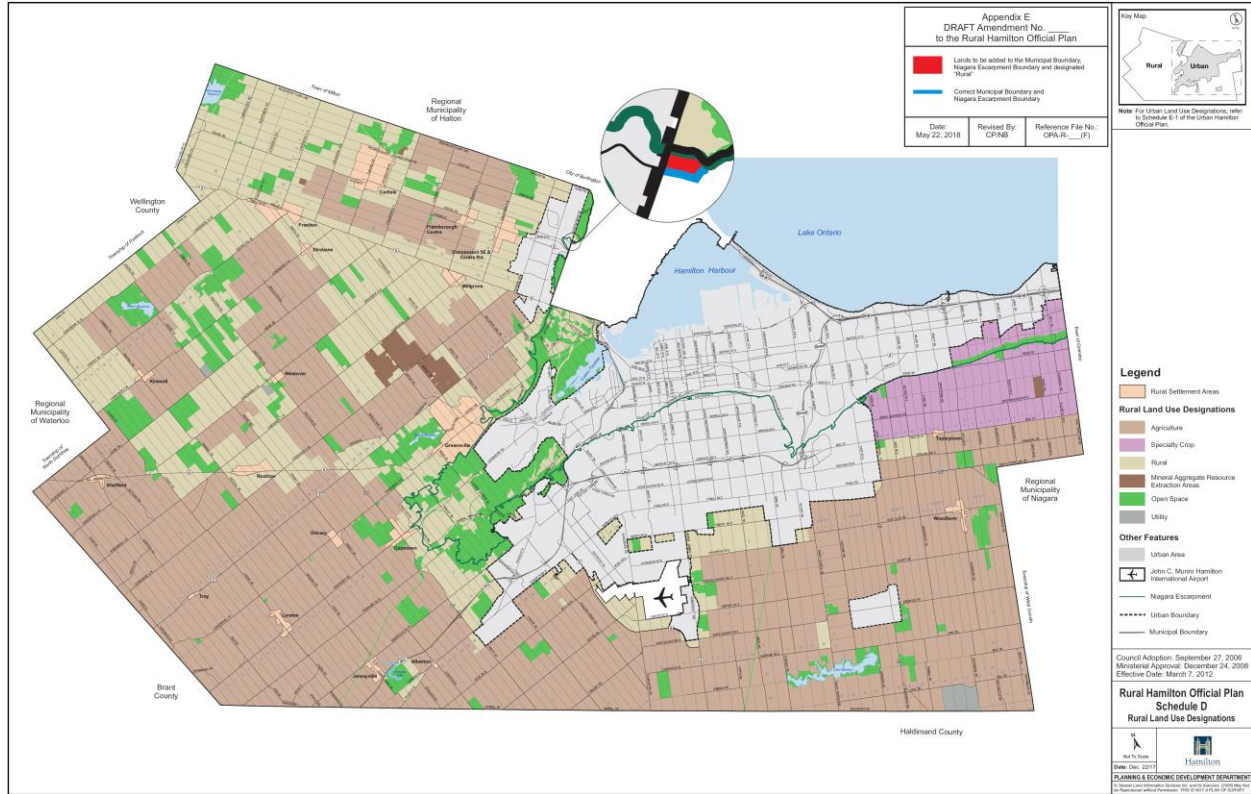
Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be</p>	<p>Bolded text = text to be added</p>
<p>F.1.14.2.3 In the Rural designation, severances that create a new lot, except surplus farm dwelling severances, may be considered only for agricultural uses, agriculture-related uses, existing rural resource-based commercial uses, existing rural resource-based industrial uses, and existing rural institutional uses, provided all of the relevant conditions of Section D.4.2.1 and the following conditions are met:</p>	<p>F.1.14.2.3 In the Rural designation, severances that create a new lot, except surplus farm dwelling severances, may be considered only for agricultural uses, agriculture-related uses, existing rural resource-based commercial uses, existing rural resource-based industrial uses, and existing rural institutional uses, provided all of the relevant conditions of Section D.4.1 and the following conditions are met:</p>
<p>F.1.14.2.4 Within designated Rural Settlement Areas all proposed severances that create a new lot and proposed lot additions shall: f) meet the requirements of Section C.5.1, Private Water and Wastewater Services, except as permitted in F.1.14.2.7 d).</p>	<p>F.1.14.2.4 Within designated Rural Settlement Areas all proposed severances that create a new lot and proposed lot additions shall: f) meet the requirements of Section C.5.1, Private Water and Wastewater Services, except as permitted in F.1.14.2.7 d).</p>
<p>F.1.14.2.5 Lot additions, except within designated Rural Settlement Areas, may be considered for permitted uses provided the following conditions are met: b)All resulting lots shall be: i) a minimum of 0.4 hectares (1 acre), or such larger area as may be required by Section C.5.1, Private Water and Waterwater Services of this Plan, except as permitted in F.1.14.2.7 d); and,</p>	<p>F.1.14.2.5 Lot additions, except within designated Rural Settlement Areas, may be considered for permitted uses provided the following conditions are met: b)All resulting lots shall be: i) a minimum of 0.4 hectares (1 acre), or such larger area as may be required by Section C.5.1, Private Water and Waterwater Services of this Plan, except as permitted in F.1.14.2.7 d); and,</p>
<p>F.1.14.2.5 Lot additions, except within designated Rural Settlement Areas, may be considered for permitted uses provided the following conditions are met: b) All resulting lots shall be: iii c) For lands within the Agriculture designation where the lot addition is for <i>agricultural uses</i> the minimum lot size of all resulting lots shall be 40.4 hectares (100 acres).</p>	<p>F.1.14.2.5 Lot additions, except within designated Rural Settlement Areas, may be considered for permitted uses provided the following conditions are met: c) For lands within the Agriculture designation where the lot addition is for <i>agricultural uses</i> the minimum lot size of all resulting lots shall be 40.4 hectares (100 acres).</p>
<p>F.1.14.2.5 Lot additions, except within designated Rural Settlement Areas, may be considered for permitted uses provided the following conditions are met: f) The minimum lot size requirements in F.1.14.2.5 b), c) and d) and e) may also include lands designated as Open Space on Schedule D – Rural Land Use Designations, or identified as within the Natural Heritage System on Schedule B – Natural Heritage System.</p>	<p>F.1.14.2.5 Lot additions, except within designated Rural Settlement Areas, may be considered for permitted uses provided the following conditions are met: f) The minimum lot size requirements in F.1.14.2.5 b), c) and d) may also include lands designated as Open Space on Schedule D – Rural Land Use Designations, or identified as within the Natural Heritage System on Schedule B – Natural Heritage System.</p>

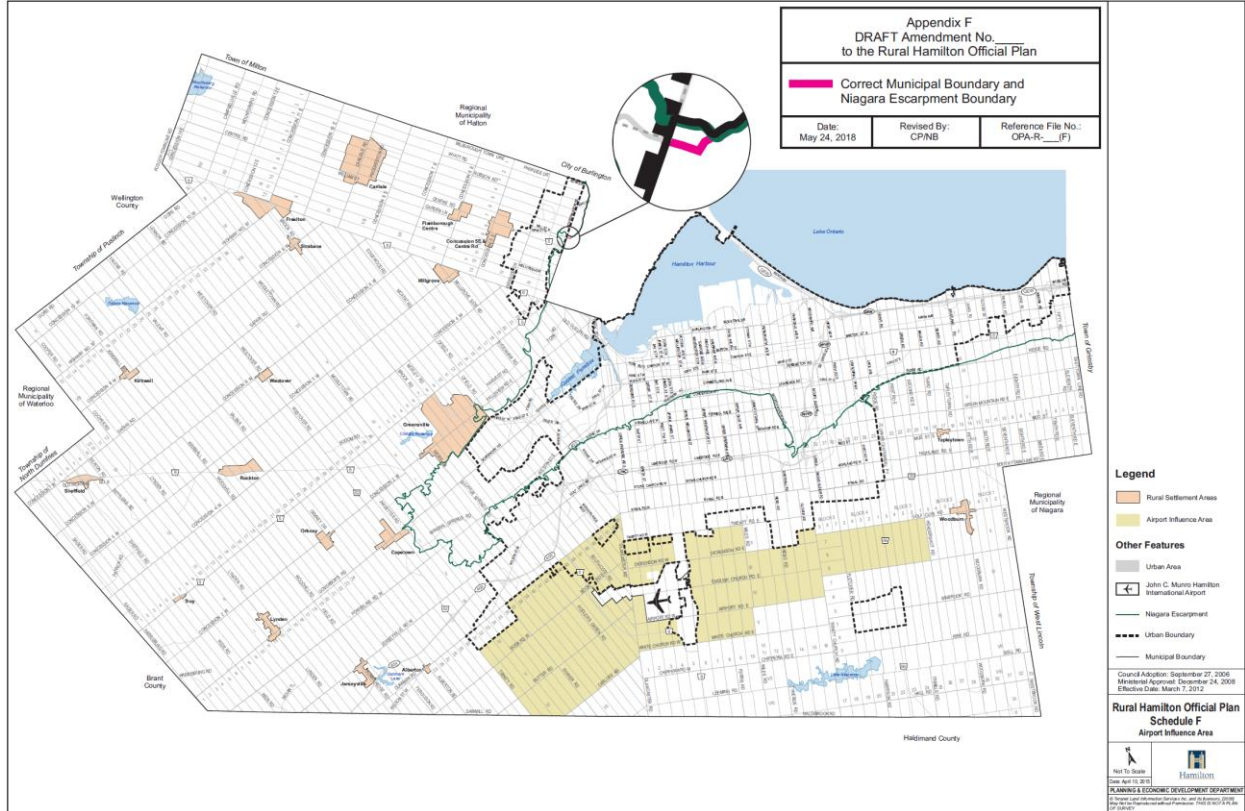
Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be</p>	<p>Bolded text = text to be added</p>
<p>F.1.14.2.5 Lot additions, except within designated Rural Settlement Areas, may be considered for permitted uses provided the following conditions are met: h) The lands to be severed and conveyed are added to and merged in title with an abutting property or properties.</p>	<p>F.1.14.2.5 Lot additions, except within designated Rural Settlement Areas, may be considered for permitted uses provided the following conditions are met: h) The lands to be severed and conveyed are added to and merged in title with an abutting property or properties.</p>
<p>F.1.14.2.6 Minor lot line adjustments and minor boundary adjustments may be considered for <i>legal and technical reasons</i> only provided: c) the land area of the lot adjustment does not exceed the land area required to address the legal or technical issue, meet the requirements of Section C.5.1, Private Water and Wastewater Services, and meet F.1.14.2.6 b) and c) above with as little acreage as possible taken out of <i>agricultural use</i>; and,</p>	<p>F.1.14.2.6 Minor lot line adjustments and minor boundary adjustments may be considered for <i>legal and technical reasons</i> only provided: c) the land area of the lot adjustment does not exceed the land area required to address the legal or technical issue, meet the requirements of Section C.5.1, Private Water and Wastewater Services, and meet F.1.14.2.6 b) above with as little acreage as possible taken out of <i>agricultural use</i>; and,</p>
<p>F.1.14.2.7 Notwithstanding In addition to Policy F.1.14.2.6, minor lot additions may be permitted where additional land is required for <i>existing</i> undersized lots to meet all of the applicable requirements of Section C.5.1, Private Water and Wastewater Services, as determined by the City, for <i>existing</i> uses only, provided all of the following are met: c) there is no increased fragmentation of a <i>key natural heritage feature</i> or <i>key hydrologic feature</i>; and, d) the lot being enlarged is not required to demonstrate conformity with Policy C.5.1.1 c), but should generally be a minimum of one acre in size following the lot addition; and, e) the land area of the minor lot addition does not exceed the land area needed to meet the requirements of Section C.5.1, Private Water and Wastewater Services, and F.1.14.2.7 b) and vc) above with as little acreage as possible taken out of agricultural use.</p>	<p>F.1.14.2.7 In addition to Policy F.1.14.2.6, minor lot additions may be permitted where additional land is required for <i>existing</i> undersized lots to meet the applicable requirements of Section C.5.1, Private Water and Wastewater Services, as determined by the City, for <i>existing</i> uses only, provided all of the following are met: c) there is no increased fragmentation of a <i>key natural heritage feature</i> or <i>key hydrologic feature</i>; d) the lot being enlarged is not required to demonstrate conformity with Policy C.5.1.1 c), but should generally be a minimum of one acre in size following the lot addition; and, e) the land area of the minor lot addition does not exceed the land area needed to meet the requirements of Section C.5.1, Private Water and Wastewater Services, and F.1.14.2.7 b) and c) above with as little acreage as possible taken out of agricultural use.</p>

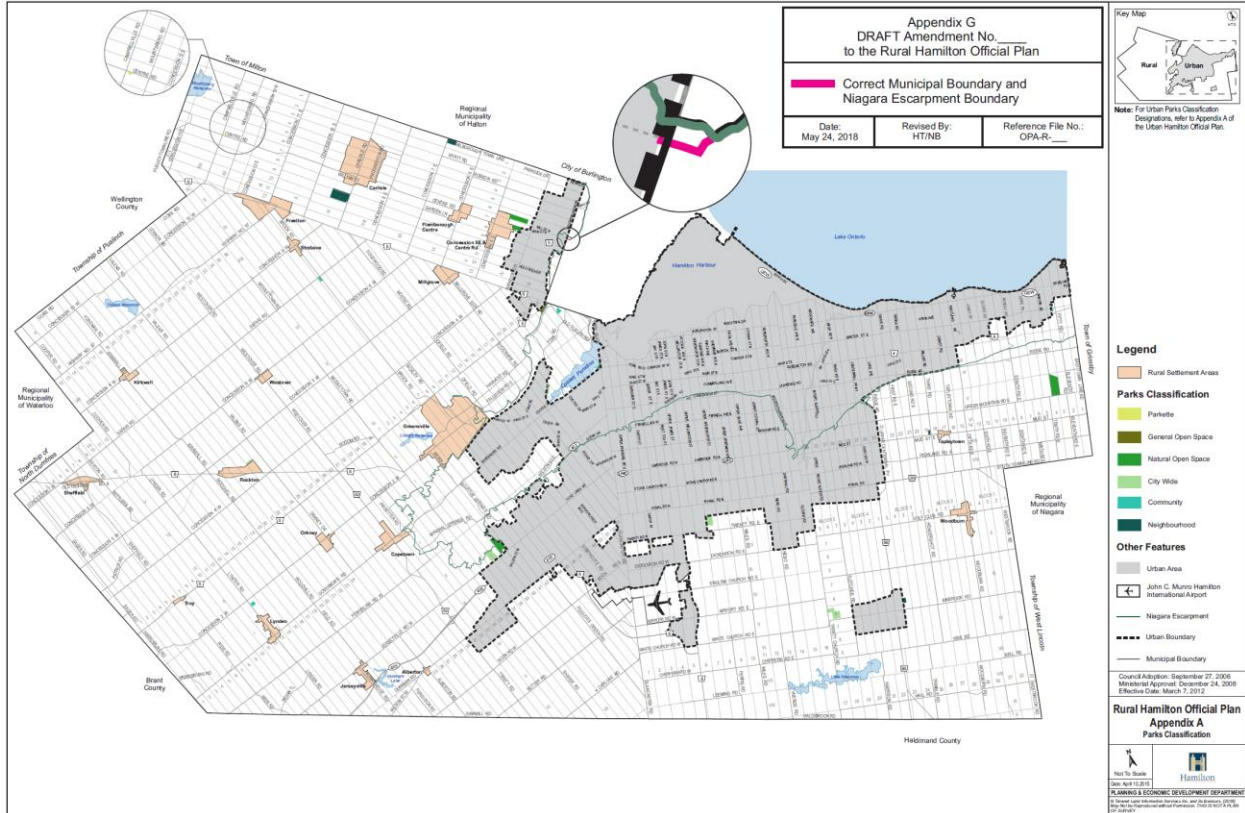
Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be</p>	<p>Bolded text = text to be added</p>
<p>Policy F.1.14.2.9 is being deleted in its entirety. Subsection F.1.14.2.9 f) ii) has been renumbered to F.1.14.2.5 h) and re-located.</p> <p>Lot additions shall be permitted in the Rural, Agriculture and Specialty Crop designations provided the following conditions are met:</p> <p>b) No new lots shall be created;</p> <p>c) All lot additions shall comply with Sections F.1.14.2.2 d) ii), iii), iv) and v) of this Plan;</p> <p>d) For lands within the Agriculture designation Section F.1.14.2.1 b) i), c) and d) shall apply;</p> <p>e) For lands within the Specialty Crop designation Section F.1.14.2.1 b) ii), c) and d) shall apply;</p> <p>f) For lands within the Rural designation the following conditions shall apply:</p> <p>i) Where a lot addition severance will result in the creation of a non-agricultural lot, an existing building or structure for an established residential, commercial or industrial use must be located on the proposed non-agricultural lot; and</p> <p>ii) The lands to be severed and conveyed are added to and merged in title with an abutting property or properties.</p>	

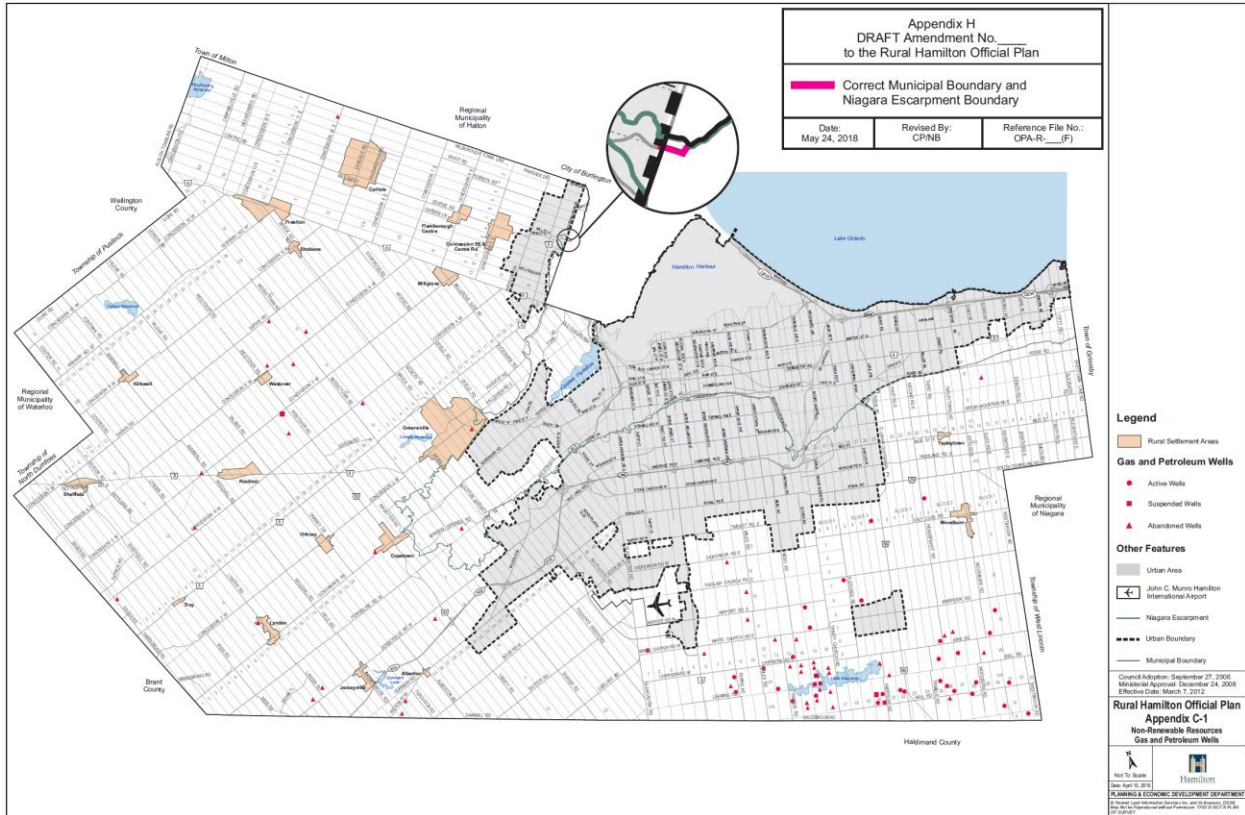


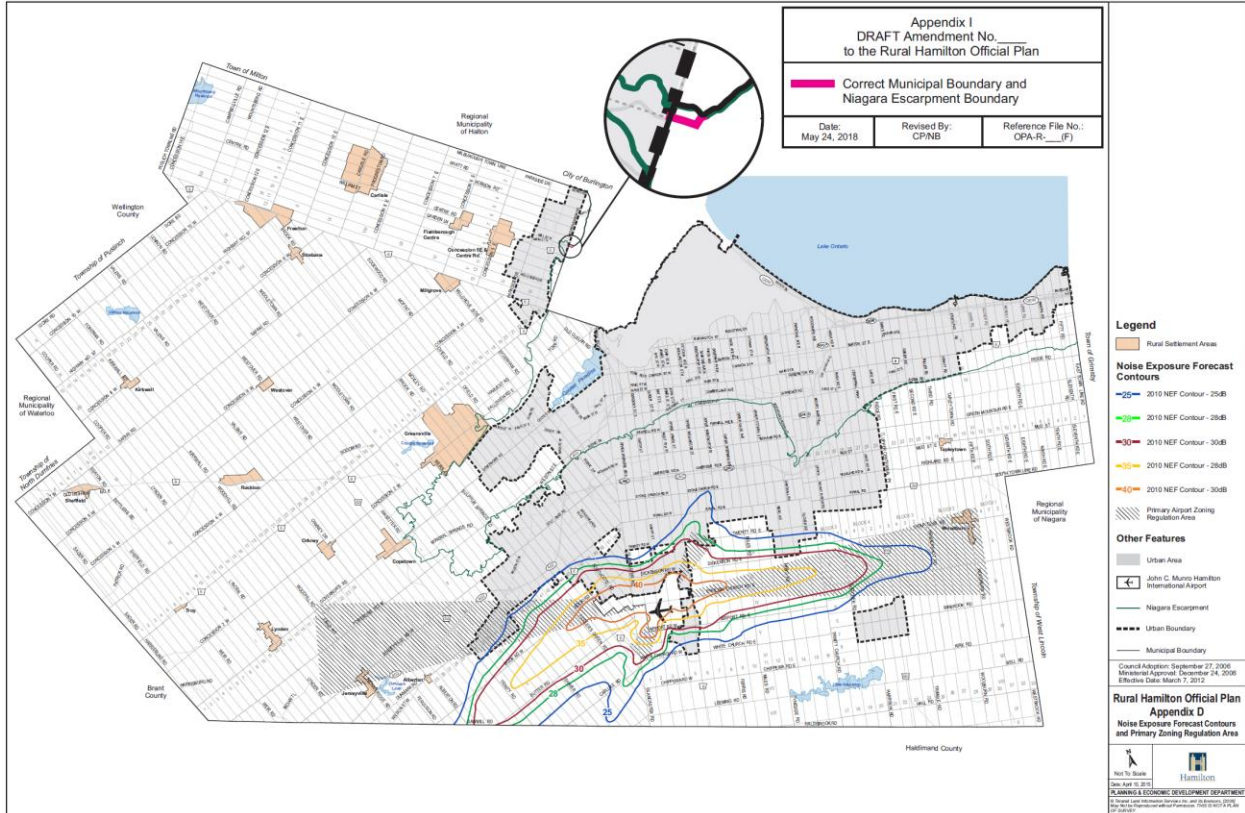


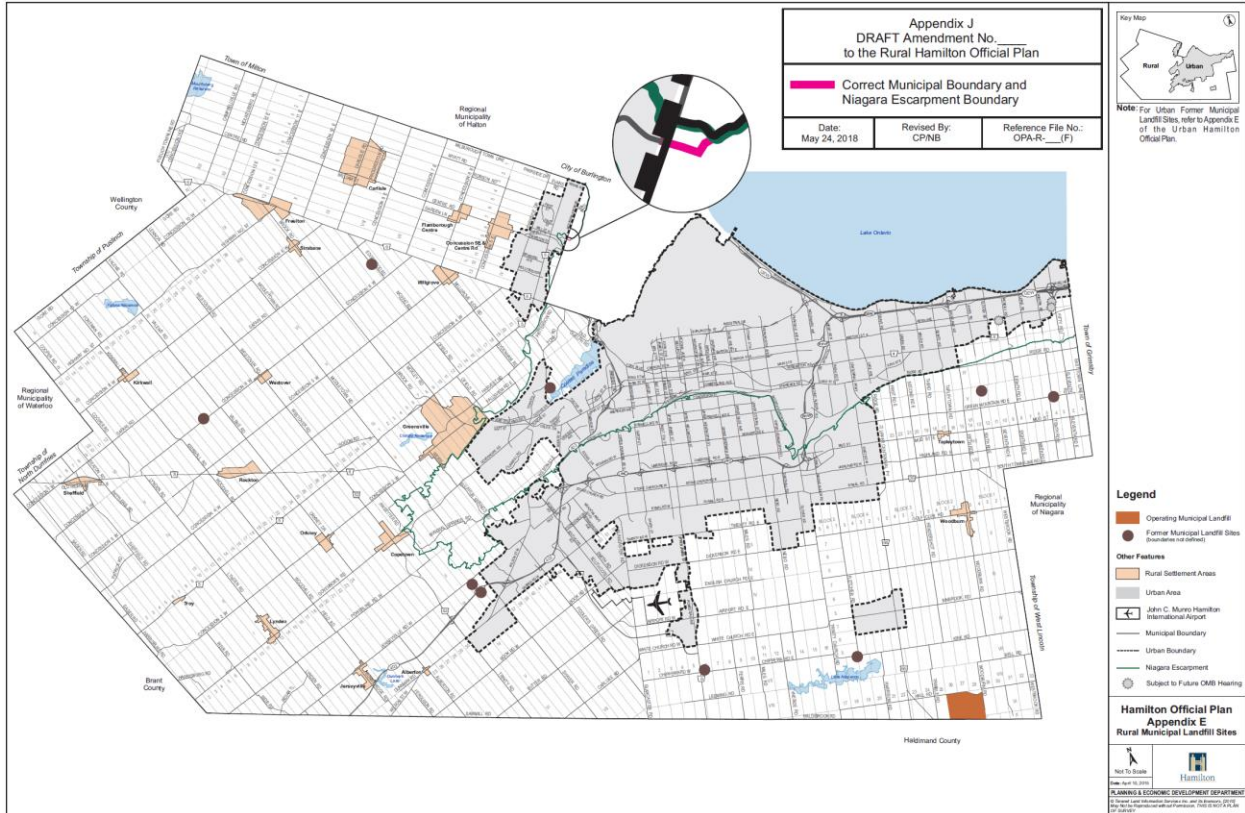












Appendix “K” – Chapter A – Rural Settlement Area Plans

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted</p>	<p>Bolded text = text to be added</p>
<p>R-4 Lands known municipally as 159 and 163167 Highway No. 5 West, former Town of Flamborough. 1.0 Notwithstanding Section C.3.3, Open Space of this Plan, the lands designated Open Space, known municipally as 159 and 163167 Highway No. 5 West, shall be used for public or private recreation, golf course and agriculture, together with limited commercial uses which are ancillary to, and support the permitted Open Space uses.</p>	<p>R-4 Lands known municipally as 167 Highway No. 5 West, former Town of Flamborough. 1.0 Notwithstanding Section C.3.3, Open Space of this Plan, the lands designated Open Space, known municipally as 167 Highway No. 5 West, shall be used for public or private recreation, golf course and agriculture, together with limited commercial uses which are ancillary to, and support the permitted Open Space uses.</p>

