

# Proposed Text Amendments - RHOP Volume 1

Grey highlighted strikethrough text = text to be deleted

**Bolded text** = text to be added

Policy Number	Proposed Change	Proposed New Policy	Why Change is Required
<b>Volume 1, Chapter C – City Wide Systems and Designations</b>			
<p>C.5.1.1 a)</p> <p>Chapter C – City Wide Systems and Designations</p>	<p>C.5.1.1 No draft, conditional, or final approval of <i>development</i> proposals shall be granted by the City for any <i>development</i> in the <i>rural area</i> that could impact existing <i>private services</i> or involves proposed <i>private services</i> until the <i>development</i> proposal has complied with the all of the following:</p> <p>a) Prior to or at the time of application for a proposal that could impact existing <i>private services</i> or involves proposed <i>private services</i>, <i>development</i> proponents shall submit complete information regarding existing or proposed private water and wastewater services. This information shall be complete to the satisfaction of the City. Where sufficient information is not available to enable a full assessment of on-site and off-site water supply and / or sewage disposal impacts or if the proponent does not agree with the City’s calculations, the proponent shall be required to submit a hydrogeological study report completed in accordance with Section F.3.2.25 – Hydrogeological Studies of this Plan and Hydrogeological Study Guidelines as may be approved and amended from time to time.</p>	<p>C.5.1.1 No draft, conditional, or final approval of <i>development</i> proposals shall be granted by the City for any <i>development</i> in the <i>rural area</i> that could impact existing <i>private services</i> or involves proposed <i>private services</i> until the <i>development</i> proposal has complied with the all of the following:</p> <p>a) Prior to or at the time of application for a proposal that could impact existing private services or involves proposed private services, development proponents shall submit complete information regarding existing or proposed private water and wastewater services. This information shall be complete to the satisfaction of the City. Where sufficient information is not available to enable a full assessment of on-site and off-site water supply and / or sewage disposal impacts or if the proponent does not agree with the City’s calculations, the proponent shall be required to submit a hydrogeological study report completed in accordance with Section F.3.2.5 – Hydrogeological Studies of this Plan and Hydrogeological Study Guidelines as may be approved and amended from time to time.</p>	<p>Administrative change to correct Policy Section number reference.</p>

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<p>C.5.1.1 b)</p> <p>Chapter C – City Wide Systems and Designations</p>	<p>C.5.1.1 No draft, conditional, or final approval of <i>development</i> proposals shall be granted by the City for any <i>development</i> in the <i>rural area</i> that could impact existing <i>private services</i> or involves proposed <i>private services</i> until the <i>development</i> proposal has complied with the all of the following:</p> <p>b) Any information submitted or study required in Policy C.5.1.1 a) shall be completed to the satisfaction of the City in accordance with Section F.3.2.25 of this Plan and Hydrogeological Study Guidelines as may be amended from time to time. The City may request or conduct a peer review of the study or servicing information, which shall be completed by an agency or professional consultant acceptable to the City and retained by the City at the applicant's expense.</p>	<p>C.5.1.1 No draft, conditional, or final approval of <i>development</i> proposals shall be granted by the City for any <i>development</i> in the <i>rural area</i> that could impact existing <i>private services</i> or involves proposed <i>private services</i> until the <i>development</i> proposal has complied with the all of the following:</p> <p>b) Any information submitted or study required in Policy C.5.1.1 a) shall be completed to the satisfaction of the City in accordance with Section F.3.2.5 of this Plan and Hydrogeological Study Guidelines as may be amended from time to time. The City may request or conduct a peer review of the study or servicing information, which shall be completed by an agency or professional consultant acceptable to the City and retained by the City at the applicant's expense.</p>	<p>Administrative change to correct Policy Section number reference.</p>

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<p>C.5.1.1 c)</p> <p>Chapter C – City Wide Systems and Designations</p>	<p>C.5.1.1 No draft, conditional, or final approval of <i>development</i> proposals shall be granted by the City for any <i>development</i> in the <i>rural area</i> that could impact existing <i>private services</i> or involves proposed <i>private services</i> until the <i>development</i> proposal has complied with the all of the following:</p> <p>c) The minimum size for a new lot proposed in an application for a severance or lot addition, with an existing or proposed private water system and/or existing or proposed private sewage disposal system shall:</p> <p>i) be the size required to accommodate the water system and sewage disposal system with <del>no</del> <b>acceptable</b> on-site and off-site impacts; <del>and shall</del></p> <p>ii) include sufficient land for a reserve discharge site or leaching bed, as determined by the requirements in Policies C.5.1.1 a) and b); <del>In no case shall a proposed new lot</del> <b>and,</b></p> <p>iii) <b>not</b> be less than one acre <b>in size</b>. The maximum lot size shall be in accordance with Policy F.1.14.2.1 <del>gf</del>.</p>	<p>C.5.1.1 No draft, conditional, or final approval of <i>development</i> proposals shall be granted by the City for any <i>development</i> in the <i>rural area</i> that could impact existing <i>private services</i> or involves proposed <i>private services</i> until the <i>development</i> proposal has complied with the all of the following:</p> <p>c) The minimum size for a new lot proposed in an application for a severance or lot addition, with an existing or proposed private water system and/or existing or proposed private sewage disposal system shall:</p> <p>i) be the size required to accommodate the water system and sewage disposal system with acceptable on-site and off-site impacts;</p> <p>ii) include sufficient land for a reserve discharge site or leaching bed, as determined by the requirements in Policies C.5.1.1 a) and b); and,</p> <p>iii) not be less than one acre in size. The maximum lot size shall be in accordance with Policy F.1.14.2.1 f).</p>	<p>Formatting change - the policy has been reformatted into a list (i, ii, and iii) for clarity purposes.</p> <p>In addition, the word “no” in the phrase “no on-site and off-site impacts” has changed to the word “acceptable” so that it reads “acceptable on-site and off-site impacts”. This change is being made to be consistent with the wording of Policy 5.1.1 d).</p> <p>Also an administrative change to correct Policy Section number reference.</p>

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<p>C.5.1.1 d)</p> <p>Chapter C – City Wide Systems and Designations</p>	<p>C.5.1.1 No draft, conditional, or final approval of <i>development</i> proposals shall be granted by the City for any <i>development</i> in the <i>rural area</i> that could impact existing <i>private services</i> or involves proposed <i>private services</i> until the <i>development</i> proposal has complied with the all of the following:</p> <p>d) Development of a new land use or a new or replacement building on an existing lot that require(s) water and/or wastewater servicing, may only be permitted where it has been determined by the requirements of Policies C.5.1.1 a) and b) that the soils and size of the lot <del>size</del> are sufficient to accommodate the water system and sewage disposal system within acceptable levels of on-site or off-site impacts including nitrate impact, and shall include sufficient land for a reserve discharge site or leaching bed. The maximum lot size shall be in accordance with F.1.14.2.1 <del>gf</del>).</p>	<p>C.5.1.1 No draft, conditional, or final approval of <i>development</i> proposals shall be granted by the City for any <i>development</i> in the <i>rural area</i> that could impact existing <i>private services</i> or involves proposed <i>private services</i> until the <i>development</i> proposal has complied with the all of the following:</p> <p>d) Development of a new land use or a new or replacement building on an existing lot that require(s) water and/or wastewater servicing, may only be permitted where it has been determined by the requirements of Policies C.5.1.1 a) and b) that the soils and size of the lot are sufficient to accommodate the water system and sewage disposal system within acceptable levels of on-site or off-site impacts including nitrate impact, and shall include sufficient land for a reserve discharge site or leaching bed. The maximum lot size shall be in accordance with F.1.14.2.1 f).</p>	<p>Administrative change to correct Policy Section number reference and delete duplicate word.</p>
<p>C.5.1.1 g)</p> <p>Chapter C – City Wide Systems and Designations</p>	<p>C.5.1.1 g) The existing or proposed water supply system shall include a well with sufficient quantity of water <b>and with potable water supply</b> to sustain the use. A cistern that meets current accepted standards, may, to the satisfaction of the City, be an additional component of the water supply system.</p>	<p>C.5.1.1 g) The existing or proposed water supply system shall include a well with sufficient quantity of water and with potable water supply to sustain the use. A cistern that meets current accepted standards, may, to the satisfaction of the City, be an additional component of the water supply system.</p>	<p>Additional wording added to reflect the requirement for sufficient quality and quantity of water to be provided.</p>

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<p>C.5.1.1 h)</p> <p>Chapter C – City Wide Systems and Designations</p>	<p>C.5.1.1 No draft, conditional, or final approval of <i>development</i> proposals shall be granted by the City for any <i>development</i> in the <i>rural area</i> that could impact existing <i>private services</i> or involves proposed <i>private services</i> until the <i>development</i> proposal has complied with the all of the following:</p> <p><b>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:</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>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</b></p>	<p>C.5.1.1 No draft, conditional, or final approval of <i>development</i> proposals shall be granted by the City for any <i>development</i> in the <i>rural area</i> that could impact existing <i>private services</i> or involves proposed <i>private services</i> until the <i>development</i> proposal has complied with the all of the following:</p> <p>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:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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>New policy added to allow greater flexibility in the usage of a cistern as a primary water source in the following circumstances:</p> <ul style="list-style-type: none"> <li>- In the case of redevelopment of an existing use already reliant on a cistern</li> <li>- In the case of new development where inadequate water quality or quantity can be provided with well alone (must be demonstrated through testing).</li> </ul> <p>Previous policy C.5.1.5, which allowed use of cisterns if lot was impacted by aggregate dewatering, has been relocated, revised, and re-numbered to C.5.1.1 h) i).</p> <p>Previous policy C.5.1.4, which permitted a surplus farm dwelling, on a cistern, to remain on a cistern after severance, has been relocated and re-numbered to C.5.1.5 h) iv) and modified to apply to the severance of any existing</p>

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	negative impact on the cistern.		dwelling on a cistern (no longer limited to surplus farm dwellings).
C.5.1.4 Chapter C – City Wide Systems and Designations	Delete Policy C.5.1.4 in its entirety:  <del>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.</del>	N/A	This policy has been relocated and re-numbered to C.5.1.5 h) iv) and modified to apply to the severance of any existing dwelling on a cistern (no longer limited to surplus farm dwellings). (see above).

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<p>C.5.1.5 Chapter C – City Wide Systems and Designations</p>	<p>Delete Policy C.5.1.5 in its entirety:</p> <p><del>C.5.1.5 Notwithstanding the water supply requirements of C.5.1.1 f) Private Water and Wastewater Services which prohibit development on a water cistern, the building of a dwelling on an existing 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 existing water cistern except in accordance with Policy C.5.1.4.</del></p>	<p>N/A</p>	<p>This policy has been relocated and re-numbered to C.5.1.1 h) i) (see above).</p>
<p>C.5.1.6 Chapter C – City Wide Systems and Designations</p>	<p>Delete Policy C.5.1.6 in its entirety:</p> <p><del>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.</del></p>	<p>N/A</p>	<p>This policy goes beyond a typical on-site lot review and would be difficult to implement and has therefore been removed.</p>

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<b>Volume 1, Chapter F - Implementation</b>			
F.1.14.2.1 b) iv)  Chapter F – Implementation	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 <del>al</del> , Rural, Specialty Crop, and Open Space designations, and designated Rural Settlement Areas, as shown on Schedule D-Rural Land Use Designations: b) Severances that create a new lot(s) may be permitted for only the following purposes: iv) Severances within designated Rural Settlement Areas in accordance with Policies F.1.14.2.1 c), <del>d) and e)</del> , Policy F.1.14.2.4, and Section C.5.1, Private Water and Wastewater Services;	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: b) Severances that create a new lot(s) may be permitted for only the following purposes: 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;	Administrative change to correct the reference to the “Agriculture” designation, and to remove the reference to policies F.1.14.2.1 d) and e) which are not applicable to new lot creation.
F.1.14.2.1 b) v)  Chapter F – Implementation	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 <del>al</del> , Rural, Specialty Crop, and Open Space designations, and designated Rural Settlement Areas, as shown on Schedule D-Rural Land Use Designations:  b) Severances that create a new lot(s) may be permitted for only the following purposes:  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 <del>h</del> g);	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:  b) Severances that create a new lot(s) may be permitted for only the following purposes:  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);	Administrative change to correct Policy Section number reference due to deletion.

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<p>F.1.14.2.1 b) vi)</p> <p>Chapter F – Implementation</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 <del>ih</del>);</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>Administrative change to correct Policy Section number reference.</p>

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<p>F.1.14.2.1 d) iv)</p> <p>Chapter F – Implementation</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>iv) meet the requirements of Section C.5.1, Private Water and Wastewater Services, including the requirement for submission of <del>complete information</del> <b>a hydrogeological study</b> regarding existing or proposed water and wastewater services prior to or at the time of application, <b>except as permitted in F.1.14.2.7d).</b></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 has been updated to refer to Policy F.1.14.2.7, in relation to minor lot additions for existing undersized lots.</p> <p>Policy has also been updated to reference “hydrogeological study” instead of “complete information” which is a more accurate reference to the required information.</p> <p>Also an administrative change to correct a numbering error – the policy should be numbered F.1.14.2.1d)v).</p>
<p>F.1.14.2.1 e)</p> <p>Chapter F – Implementation</p>	<p>Policy F.1.14.2.1 e) to be deleted in its entirety, and the remaining subsections re-lettered accordingly.</p> <p><del>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.</del></p>		<p>Administrative – this policy is redundant to Policy F.1.14.2.1 d)v) (above).</p>

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F.1.14.2.3  Chapter F – Implementation	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:	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:	Administrative change to correct Policy Section number reference.
F.1.14.2.4 f)  Chapter F – Implementation	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, <b>except as permitted in F.1.14.2.7 d).</b>	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).	Policy has been updated to refer to Policy F.1.14.2.7, in relation to minor lot additions for existing undersized lots.
F.1.14.2.5 b)i)  Chapter F – Implementation	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, <b>except as permitted in F.1.14.2.7 d);</b> and,	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,	Policy has been updated to refer to Policy F.1.14.2.7, in relation to minor lot additions for existing undersized lots.

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F.1.14.2.5 b)iii)  Chapter F – Implementation	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: <del>b) All resulting lots shall be:</del> <del>iii</del> <b>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).</b>	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).	Administrative change – policy has been re-numbered to be consistent with format of remaining policies in Section – remaining policies have been re-numbered.
F.1.14.2.5 e)  Chapter F – Implementation	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>f) The minimum lot size requirements in F.1.14.2.5 <del>b), c) and d) and e)</del> 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.</b>	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.	Administrative change to correct Policy Section number reference. In addition, policy has been renumbered to f) in accordance with the change above.
F.1.14.2.5 h)  Chapter F – Implementation	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>h) The lands to be severed and conveyed are added to and merged in title with an abutting property or properties.</b>	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.	New subsection h) has been relocated from existing Policy F.1.14.2.9 f)ii). The remainder of Policy F.1.14.2.9 is being deleted in its entirety (see below) because it is redundant.

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Policy Number	Proposed Change	Proposed New Policy	Why Change is Required
<p>F.1.14.2.6 c)</p> <p>Chapter F – Implementation</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:</p> <p>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) <del>and c)</del> 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:</p> <p>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>Administrative change to correct Policy number reference.</p>
<p>F.1.14.2.7</p> <p>Chapter F – Implementation</p>	<p>F.1.14.2.7 <del>Notwithstanding</del> <b>In addition to</b> 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 <del>all of</del> 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:</p> <p>c) there is no increased fragmentation of a <i>key natural heritage feature</i> or <i>key hydrologic feature</i>; <del>and,</del></p> <p><b>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,</b></p> <p>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 <del>vc)</del> above with as little acreage as possible taken out of <i>agricultural use</i>.</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:</p> <p>c) there is no increased fragmentation of a <i>key natural heritage feature</i> or <i>key hydrologic feature</i>;</p> <p>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,</p> <p>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 <i>agricultural use</i>.</p>	<p>The existing policy allows minor lot additions to allow for undersized lots to be enlarged to accommodate private services. Subsection d) has been added to clarify that the resulting size of the lot after the minor lot addition should be generally one acre, but is not required to meet all of the sustainable servicing requirements of Section C.5.1.a, as it is not always possible to do so on an undersized lot. This policy change is recognizing that any enlargement of an existing undersized developed lot is an improvement.</p>

## Proposed Text Amendments - RHOP Volume 1

Policy Number	Proposed Change	Proposed New Policy	Why Change is Required
<p>F.1.14.2.9</p> <p>Chapter F – Implementation</p>	<p>Policy 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><del>Lot additions shall be permitted in the Rural, Agriculture and Specialty Crop designations provided the following conditions are met:</del></p> <p><del>b) No new lots shall be created;</del></p> <p><del>c) All lot additions shall comply with Sections F.1.14.2.2 d) ii), iii), iv) and v) of this Plan;</del></p> <p><del>d) For lands within the Agriculture designation Section F.1.14.2.1 b) i), c) and d) shall apply;</del></p> <p><del>e) For lands within the Specialty Crop designation Section F.1.14.2.1 b) ii), c) and d) shall apply;</del></p> <p><del>f) For lands within the Rural designation the following conditions shall apply:</del></p> <p><del>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</del></p> <p><del>ii) The lands to be severed and conveyed are added to and merged in title with an abutting property or properties.</del></p>		<p>This policy is being deleted because it is redundant to existing policies in Section F.1.14.2.1 addressing Lot Additions.</p>