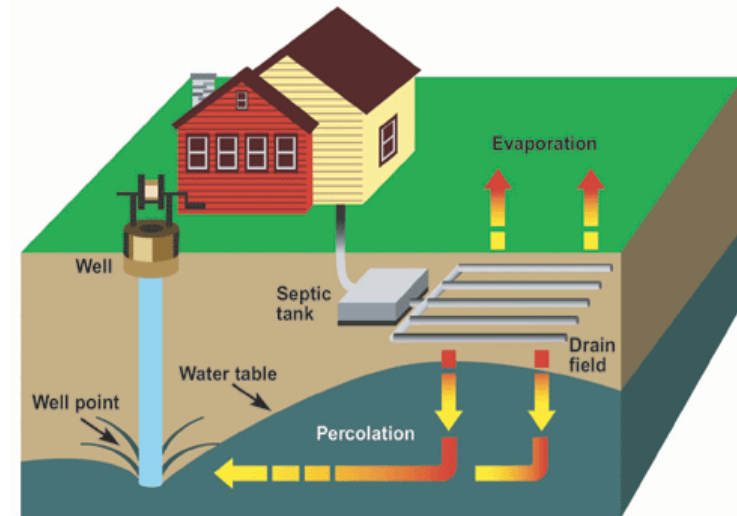


Rural Development and Sustainable Private Servicing

Open for Business Sub-committee
September 6, 2018

BACKGROUND

- Majority of development in Rural Hamilton is dependent on private services (sewage disposal and water supply)
- Rural Hamilton Official Plan (RHOP) contains policies regarding sustainable private servicing
- Intent of policies is to establish sustainable private services which do not create a negative impact on surrounding groundwater and nearby users.



BACKGROUND

- For *Planning Act* applications (i.e. Zoning By-law Amendments, Site Plans, Subdivision, Consents) in the rural area, the applicant must demonstrate that private services are provided which are capable of sustaining the use with acceptable levels of impact
- City's Guidelines for Hydrogeological Studies and Technical Standards for Private Services – approved by Council in 2013, provides framework for evaluating servicing proposals



RURAL DEVELOPMENT APPLICATIONS

TYPE	2015	2016	2017	Total
Committee of Adjustment - Consent	24	18	15	57
Committee of Adjustment - Variance	60	58	45	163
Condominium	1	0	0	1
Formal Consultation	10	13	10	33
Official Plan Amendment	1	0	2	3
Site Plan	27	16	40	83
Subdivision	1	0	1	2
Zoning Amendment	6	4	7	17
NEC Development Permit	29	24	41	94
Total	159	133	161	453

SUMMARY OF ISSUES

Some of the issues experienced when developing in the rural area include:

- Costs related to studies and peer reviews
- Time associated with application review
- Regulatory gap between MOECP Guidelines and Ontario Building Code
- No recognition of the benefits of improving an existing situation

WORKING GROUP RECOMMENDED CHANGES

A working group comprised of staff from Planning, Building, Public Works, and Public Health was established to consider the rural servicing issues and develop recommendations for improvement.

The following recommendations were proposed by the group:

- Mapping of vulnerable areas
- More permissive use of cisterns
- Increased flexibility for lot additions

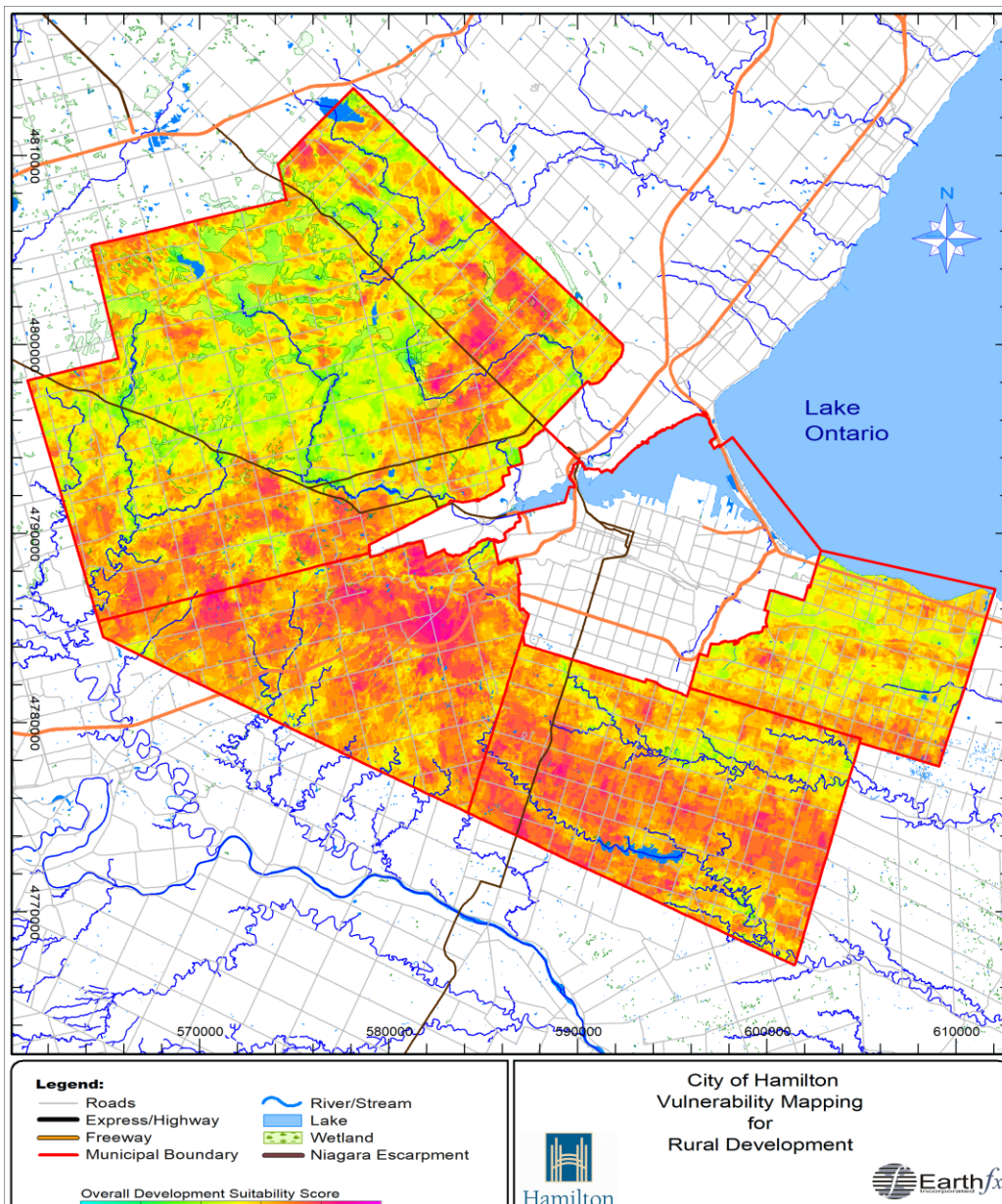




RECOMMENDED IMPROVEMENTS

Better mapping of vulnerable areas in Hamilton

- A consultant has been retained to create a mapping project of the rural area which will characterize the suitability of areas for sustainable servicing and rural development
- Maps will be a tool used by Planning staff to provide up-front information to property owners and members of the public considering rural development
- This will assist with managing expectations of development yield and avoiding surprises in the planning process





RECOMMENDED IMPROVEMENTS

More permissive policies for cisterns

- RHOP required that all development proceeded by way of a well – cisterns were only permitted as a supplementary water source, which created issues for redevelopment
- Working group recommended policy change to permit the redevelopment of a use on a cistern to continue on a cistern; and, to allow new development on an existing lot to proceed by way of cistern if it is demonstrated that groundwater is insufficient
- RHOPA 18 implemented this policy change (not final and binding)



RECOMMENDED IMPROVEMENTS

Formally recognizing “improvements” in lot additions

- RHOP has traditionally allowed minor lot additions, provided the size of the lot would meet all sustainable servicing requirements
- Working group recommends policy change to allow for lot additions to undersized lots which are existing and developed, even if the lot addition does not increase the size of the lot enough to meet all requirements of sustainable servicing (must be generally a minimum of 1 acre in size).
- RHOPA 18 implemented this policy change (not final and binding)

SUMMARY OF RECOMMENDATIONS

1. Mapping project - better mapping of vulnerable areas in Hamilton to use as information tool
2. Cisterns – more permissive policies for cistern use
3. Lot additions – more flexibility in lot addition policies

