

Proposed Text Amendments - RHOP Volume 3

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
Volume 3, Chapter B – Rural Site Specific Areas			
Rural Site Specific Area – R-4	R-4 Lands known municipally as 159 and 163 167 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 159 and 163 167 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.	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.	Legal address has changed.
Rural Site Specific Area – R-7 (second policy occurrence)	R-7 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-7 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.	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.	Error in numbering at time of adoption.

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Policy Number	Proposed Change	Proposed New Policy	Why Change is Required
Rural Site Specific Area – R-XX	<p>R-XX – Lands known municipally as 296 York Road, former Town of Dundas</p> <p>1.0 Notwithstanding Policy C.5.3.2, the <i>existing</i> dwelling located at 296 York Road, designated Open Space on Schedule “D”, may connect to municipal water and wastewater systems.</p>	<p>R-XX – Lands known municipally as 296 York Road, former Town of Dundas</p> <p>1.0 Notwithstanding Policy C.5.3.2, the <i>existing</i> dwelling located at 296 York Road, designated Open Space on Schedule “D”, may connect to municipal water and wastewater systems.</p>	<p>Policy C.5.3.2 only permits a connection to municipal services for a property on an urban-rural boundary road which is designated Agriculture, Rural or Specialty Crop. Because this property is designated Open Space, the site specific is required.</p>