

Proposed Text Amendments – RHOP Volume 2

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 2, Chapter A.1 – Rural Settlement Areas			
A.1.2.4 b)	A.1.2.4 <i>Development</i> in Rural Settlement Areas shall proceed in accordance with the specific policies and designations for each Rural Settlement Area and subject to the following conditions: b) All <i>development</i> shall be required to obtain approval from the City for servicing. Any <i>development</i> shall be serviced in accordance with Section C.5.1, Sustainable Private Water and Wastewater Services of Volume 1 of this Plan, and in no case shall a proposed new lot be less than 0.4 hectare (one acre) ; and	A.1.2.4 <i>Development</i> in Rural Settlement Areas shall proceed in accordance with the specific policies and designations for each Rural Settlement Area and subject to the following conditions: b) All <i>development</i> shall be required to obtain approval from the City for servicing. Any <i>development</i> shall be serviced in accordance with Section C.5.1, Sustainable Private Water and Wastewater Services of Volume 1 of this Plan, and in no case shall a proposed new lot be less than one acre; and	Utilizes the same wording as found in Policy C.5.1.1 c) of Volume 1 to provide greater clarity.
A.1.3.1 (First occurrence under Section A.1.2.)	A.1.3.1 On lands designated Settlement Residential, residential uses are limited to single detached dwellings and small scale residential care facilities. Small scale institutional uses may also be permitted in accordance with Policy A.1.3.6 of Volume 2.		Improperly numbered in Section A.1.2 and reiterated in A.1.3.1 under Settlement Residential Policies in Section A.1.3.

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A.1.3.1 (Second occurrence under Section A.1.3.)	A.1.3.1 On lands designated Settlement Residential, residential uses are limited to single detached dwellings, small scale residential care facilities, and <i>small scale</i> institutional uses shall be permitted subject to the following policies of this Plan:	A.1.3.1 On lands designated Settlement Residential, residential uses are limited to single detached dwellings, small scale residential care facilities, and <i>small scale</i> institutional uses shall be permitted subject to the policies of this Plan:	
A.1.3.2	A.1.3.2 Garden suites may be permitted on a temporary basis subject to a Temporary Use By-law provided the following conditions are met: a) The water and sewage disposal services available on the site are designed and have the capacity to sustain the uses; b) The temporary residence is designed for removal following the expiration of the Temporary Use By-law; and c) The owner enters into an agreement and posts financial securities with the municipality to ensure the removal of the temporary residence and its associated uses following the expiration of the Temporary Use By-law.	Delete in its entirety.	Policy C.4.1.4 c) of Volume 1 permits garden suites subject to certain criteria. Therefore, the existing Volume 2 policy is considered redundant.

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A.1.3.3	<p>A.1.3.3 Notwithstanding this Section 1.3.2 Policies C.3.1.2 d) and C.3.1.4 c) of Volume 1, a <i>garden suite or a secondary dwelling unit</i> shall not be permitted in the Rural Settlement Areas of Carlisle, Greensville, Freelton and Lynden; until such time as the City:</p> <p>a) has completed a study to address the adequacy of sustainable servicing policies of Section C.5 to address these uses; and,</p> <p>b) has developed and implemented appropriate policies and regulations for these uses.</p>	<p>A.1.3.3 Notwithstanding Policies C.3.1.2 d) and C.3.1.4 c) of Volume 1, a <i>garden suite or a secondary dwelling unit</i> shall not be permitted in the Rural Settlement Areas of Carlisle, Greensville, Freelton and Lynden until such time as the City:</p> <p>a) has completed a study to address the adequacy of sustainable servicing policies of Section C.5 to address these uses; and,</p> <p>b) has developed and implemented appropriate policies and regulations for these uses.</p>	<p>Planning Division staff have initiated a study of secondary dwelling units throughout the municipality and one of the anticipated outcomes will be the determination of appropriate locations within Rural Hamilton. It is premature to allow secondary dwelling units within these Rural Settlement Areas, in advance of the completion of that study.</p>
<p>Volume 2, Chapter A.2 – Ancaster Rural Settlement Areas</p>			
A.2.2.6.4	<p>A.2.2.6.4 New residential lots shall be of a minimum size of 1 hectare unless there is satisfactory evidence in the form of a hydrogeological study and a soils analysis that smaller lot sizes are feasible, however, they shall not be less than 0.4 hectares. The hydrogeological study and soils analysis shall assess the short and long term cumulative impacts on the quality and quantity of groundwater and surface water resources, in accordance with Section C.5.1 of Volume 1, to the satisfaction of the Province and the City.</p>	<p>A.2.2.6.4 New residential lots shall be of a minimum size of 1 hectare unless there is satisfactory evidence in the form of a hydrogeological study and a soils analysis that smaller lot sizes are feasible, however, they shall not be less than 0.4 hectares. The hydrogeological study and soils analysis shall assess the short and long term cumulative impacts on the quality and quantity of groundwater and surface water resources, in accordance with Section C.5.1 of Volume 1, to the satisfaction of the Province and the City.</p>	<p>Provides greater clarity.</p>

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Volume 2, Chapter A.3 – Flamborough Rural Settlement Areas			
A.3.1.5.1	A.3.1.5.1 The following uses shall be prohibited on properties identified as Vulnerable Area 1 on Schedule G – Source Protection – Vulnerable Areas and Map 4a of Volume 2:	A.3.1.5.1 The following uses shall be prohibited on properties identified as Vulnerable Area 1 on Schedule G – Source Protection – Vulnerable Areas and Map 4a of Volume 2:	Clarifies that Source Protection – Vulnerable Areas within the vicinity of the Carlisle Rural Settlement Area are also identified in greater detail on Map 4a of Volume 2.
A.3.4.3.1	A.3.4.3.1 Map 7 establishes the land use pattern of future <i>development</i> and redevelopment of Freulton. There are seven eight land use categories: Settlement Residential, Settlement Commercial, Settlement Institutional, Community Park, General Open Space, Neighbourhood Park , Parkette and Natural Open Space (Hazard Lands).	A.3.4.3.1 Map 7 establishes the land use pattern of future <i>development</i> and redevelopment of Freulton. There are eight land use categories: Settlement Residential, Settlement Commercial, Settlement Institutional, Community Park, General Open Space, Neighbourhood Park, Parkette and Natural Open Space (Hazard Lands).	Provides greater clarity as some lands are to be identified as Neighbourhood Park on Volume 2: Map 7 – Freulton Rural Settlement Area.
A.3.4.5.1	A.3.4.5.1 The following uses shall be prohibited on properties identified as Vulnerable Area 1 on Schedule G – Source Protection – Vulnerable Areas and Map 7a of Volume 2:	A.3.4.5.1 The following uses shall be prohibited on properties identified as Vulnerable Area 1 on Schedule G – Source Protection – Vulnerable Areas and Map 7a of Volume 2:	Clarifies that Source Protection – Vulnerable Areas within the vicinity of the Freulton Rural Settlement Area are also identified in greater detail on Map 7a of Volume 2.
A.3.5.10.1	A.3.5.10.1 The following uses shall be prohibited on properties identified as Vulnerable Area 1 on Schedule G – Source Protection – Vulnerable Areas and Map 8c of Volume 2:	A.3.5.10.1 The following uses shall be prohibited on properties identified as Vulnerable Area 1 on Schedule G – Source Protection – Vulnerable Areas and Map 8c of Volume 2:	Clarifies that Source Protection – Vulnerable Areas within the vicinity of the Greensville Rural Settlement Area are also identified in greater detail on Map 8a of Volume 2.