

Authority: Item 7, Planning Committee
Report: 20-015 (PED20201)
CM: December 16, 2020
Ward: City Wide

Bill No. 004

CITY OF HAMILTON

BY-LAW NO. 21-

To Adopt:

**Official Plan Amendment No. 26 to the
Rural Hamilton Official Plan**

Respecting:

**Updates and Modifications to the Rural Hamilton Official Plan
(City-Wide)**

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 26 to the Rural Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 20th day of January, 2021.

F. Eisenberger
Mayor

A. Holland
City Clerk

Rural Hamilton Official Plan Amendment No. 26

The following text, together with:

Volume 1

Appendix “A”	Chapter A – Introduction
Appendix “B”	Chapter B – Communities
Appendix “C”	Chapter C – City-Wide Systems and Designations
Appendix “D”	Chapter D – Rural Systems and Designations
Appendix “E”	Chapter F – Implementation
Appendix “F”	Chapter G - Glossary
Appendix “G”	Schedule B – Natural Heritage System
Appendix “H”	Schedule B-5 – Detailed Natural Heritage Features Key Hydrologic Feature Lakes and Littoral Zones
Appendix “I”	Schedule C – Rural Functional Road Classification

Volume 2

Appendix “J”	Rural Settlement Area Plans
Appendix “K”	Map 7 – Freulton Rural Settlement Area – Land Use Plan
Appendix “L”	Map 8a – Greensville Rural Settlement Area – Land Use Plan

Volume 3

Appendix “M”	Chapter B – Rural Site Specific Areas
Appendix “N”	Appendix A – Rural Site Specific Areas

attached hereto, constitutes Official Plan Amendment No. 26 to the Rural Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to:

- Clarify policies by correcting administrative errors (i.e. formatting, numbering, typographical and grammar);
- Add new policies and remove duplicate and/or redundant wording; and,
- Correct policy and mapping errors.

2.0 Location:

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

3.0 Basis:

The basis for permitting this Amendment is:

- The Amendment reflects existing land uses and approvals and will more accurately guide future development; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Greenbelt Plan, 2017.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Text

4.1.1 Chapter A – Introduction

- a. That the following policy of Volume 1: Chapter A – Introduction be revised, as outlined in Appendix “A”, attached to this Amendment:
- A.1.3

4.1.2 Chapter B – Communities

- a. That the following policies of Volume 1: Chapter B – Communities be revised, as outlined in Appendix “B”, attached to this Amendment:
- B.3.2.2.2
 - B.3.3.4
 - B.3.3.5

4.1.3 Chapter C – City Wide Systems and Designations

- a. That the following policies of Volume 1: Chapter C – City Wide Systems and Designations be revised, as outlined in Appendix “C”, attached to this Amendment:
- | | |
|----------------|--------------|
| • C.3.1.2 d) | • C.5.1.1 |
| • C.3.1.2 e) | • C.5.1.1 c) |
| • C.3.1.4 b) | • C.5.1.1 d) |
| • C.4.5.6.3 b) | • C.5.1.1 g) |

4.1.4 Chapter D – Rural Systems and Designations

- a. That the following policies of Volume 1: Chapter D – Rural Systems and Designations be revised, as outlined in Appendix “D”, attached to this Amendment:
- D.6.19
 - D.6.30

4.1.5 Chapter F – Implementation

- a. That the following policies of Volume 1: Chapter F – Implementation be added or revised, as outlined in Appendix “E”, attached to this Amendment:
- F.1.1
 - F.1.12.2
 - F.1.14.2.1 a) iv)
 - F.1.17.7
 - F.3.2.12.1
 - F.3.4.1.8
 - F.3.9
 - F.3.9.1

4.1.6 Chapter G – Glossary

- a. That Volume 1: Chapter G – Glossary be amended by adding two definitions, as outlined in Appendix “F”, attached to this Amendment.

Schedules and Appendices

4.1.7 Schedules

- a. That Volume 1: Schedule B – Natural Heritage Features be amended, as shown on Appendix “G”, attached to this Amendment.
- b. That Volume 1: Schedule B-5 – Detailed Natural Heritage Features Key Hydrologic Feature Lakes and Littoral Zones be amended, as shown on Appendix “H”, attached to this Amendment.
- c. That Volume 1: Schedule C – Functional Road Classification be amended, as shown on Appendix “I”, 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 be amended to revise, add or delete policies, as outlined in Appendix “J”, attached to this Amendment:

- A.1.2.4 b)
- A.1.3.1 (first occurrence)
- A.1.3.1 (second occurrence)
- A.1.3.2
- A.1.3.3
- A.2.2.6.4
- A.3.1.5.1
- A.3.4.3.1
- A.3.4.5.1
- A.3.5.10.1

Maps and Appendices

4.2.2 Map

- a. That Volume 2: Map 7 – Freelon Rural Settlement Area Plan be amended as shown on Appendix “K”, attached to this Amendment.
- b. That Volume 2: Map 8a – Greensville Rural Settlement Area Plan be amended as shown on Appendix “L”, attached to this Amendment.

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 – Site Specific Areas be amended to revise or add policies, as shown on Appendix “M”, attached to this Amendment.

- R-29
- R-44
- R-45

Schedules and Appendices

4.3.2 Appendix

a. That Volume 3: Appendix A – Site Specific Key Map be amended as shown on Appendix “N”, attached to this Amendment.

5.0 Implementation:

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

This Official Plan Amendment is Schedule “1” to By-law No. 21-004 passed on the 20th of January, 2021.

The City of Hamilton

Fred Eisenberger
MAYOR

A. Holland
CITY CLERK

Appendix "A" – Volume 1, Chapter A – Introduction

Proposed Change	Proposed New / Revised Policy
Grey highlighted – strikethrough text = text to be deleted	Bolded text = text to be added
<p>A.1.3 Role and Function of the Official Plan This Plan projects a long term vision for the physical development of the City over the next 30 years.</p> <ul style="list-style-type: none"> • is one of the key implementation mechanisms for the City's Growth Strategy (GRIDS) and other corporate initiatives including Master Plans (Transportation and Infrastructure, Recreational), and the Social Development Strategy. <p>The Rural Hamilton Official Plan applies to lands within Rural Hamilton.</p>	<p>A.1.3 Role and Function of the Official Plan This Plan projects a long term vision for the physical development of the City over the next 30 years.</p> <ul style="list-style-type: none"> • is one of the key implementation mechanisms for the City's Growth Strategy (GRIDS) and other corporate initiatives including Master Plans (Transportation and Infrastructure, Recreational), and the Social Development Strategy. <p>The Rural Hamilton Official Plan applies to lands within <i>Rural Hamilton</i>.</p>

Appendix "B" – Volume 1, Chapter B – Communities

Proposed Change	Proposed New / Revised Policy
Grey highlighted – strikethrough text = text to be deleted	Bolded text = text to be added
<p>Rural Housing</p> <p>B.3.2.2.2 The existing stock of housing in the rural settlement areas shall be retained wherever possible and kept in a safe and adequate condition through use of the City's Property Standards by-law and incentive programs financed by the City or by senior levels of government.</p>	<p>Rural Housing</p> <p>B.3.2.2.2 The existing stock of housing in the rural area shall be retained wherever possible and kept in a safe and adequate condition through use of the City's Property Standards by-law and incentive programs financed by the City or by senior levels of government.</p>
<p>B.3.3.45 The policies of this section shall be implemented through mechanisms such as zoning and site plan control, where appropriate and as specified in Chapter F – Implementation.</p>	<p>B.3.3.5 The policies of this section shall be implemented through mechanisms such as zoning and site plan control, where appropriate and as specified in Chapter F – Implementation.</p>
<p>B.3.3.56 The City, as owners of many public buildings and places, shall apply the design policies of this Section and other sections of this Plan when planning for and developing new, and making improvements to, streets, public spaces, community facilities, and infrastructure.</p>	<p>B.3.3.6 The City, as owners of many public buildings and places, shall apply the design policies of this Section and other sections of this Plan when planning for and developing new, and making improvements to, streets, public spaces, community facilities, and infrastructure.</p>

Appendix "C" – 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
Add two new subsections to Policy C.3.1.2 as Subsections d) and e).	<p>C.3.1.2 The following uses shall be permitted in the Agriculture, Specialty Crop, Rural and Settlement Residential designations, provided the applicable conditions are met:</p> <p>d) A <i>secondary dwelling unit</i> may be permitted within a single or semi-detached dwelling on a lot with a minimum size of 0.4 ha (one acre), provided it complies with all applicable policies and Zoning By-law regulations.</p> <p>e) A detached <i>secondary dwelling unit</i> shall not be permitted in <i>Rural Hamilton</i> until such time as the City:</p> <p>i) has completed a study to address the adequacy of sustainable servicing policies of Section C.5 to address detached <i>secondary dwelling units</i>; and,</p> <p>ii) has developed and implemented appropriate policies and regulations for these uses.</p>
<p>C.3.1.4 The following uses shall be permitted in the Agriculture, Specialty Crop, and Rural designations, provided the applicable conditions are met: (OPA 5)</p> <p>b) Except as permitted in Section D.2.1.1.46 of this Plan, where a second dwelling is required on a lot on a temporary basis, such as allowing an existing dwelling to be replaced, the City may permit both dwellings on the same lot for a specified period of time provided that: ...</p>	<p>C.3.1.4 The following uses shall be permitted in the Agriculture, Specialty Crop, and Rural designations, provided the applicable conditions are met: (OPA 5)</p> <p>b) Except as permitted in Section D.2.1.1.6 of this Plan, where a second dwelling is required on a lot on a temporary basis, such as allowing an existing dwelling to be replaced, the City may permit both dwellings on the same lot for a specified period of time provided that: ...</p>
<p>C.4.5.6.3 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 dedication 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 dedication and shall acquire the remaining land required for the right-of-way dedication through gift, bequeathment, purchase, expropriation or other methods.</p>	<p>C.4.5.6.3 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 dedication 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 dedication and shall acquire the remaining land required for the right-of-way dedication through gift, bequeathment, purchase, expropriation or other methods.</p>

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
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 rural area Rural Hamilton that could impact existing <i>private services</i> or involves proposed <i>private services</i> until the <i>development</i> proposal has complied with all of the following:	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 <i>Rural Hamilton</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 all of the following:
C.5.1.1 c) The minimum size for a new lot proposed in an application for a severance, or lot addition, or draft plan of subdivision with an existing or proposed private water system and/or existing or proposed private sewage disposal system shall: i) be the size required to accommodate the water system and sewage disposal system with no acceptable on-site and off-site impacts, and; ii) shall 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). In no case shall a proposed new lot; and, iii) not be less than 0.4 hectare (one acre) in size . The maximum lot size shall be in accordance with Policy F.1.14.2.1 g f .	C.5.1.1 c) The minimum size for a new lot proposed in an application for a severance, lot addition or draft plan of subdivision with an existing or proposed private water system and/or existing or proposed private sewage disposal system shall: i) be the size required to accommodate the water system and sewage disposal system with acceptable on-site and off-site impacts; ii) shall 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, iii) not be less than 0.4 hectare (one acre) in size. The maximum lot size shall be in accordance with Policy F.1.14.2.1 f).
C.5.1.1 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 size 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 g f .	C.5.1.1 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).
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.	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.

Appendix "D" – Volume 1, Chapter D – Rural Systems and Designations

Proposed Change	Proposed New / Revised Policy
Grey highlighted – strikethrough text = text to be deleted	Bolded text = text to be added
D.6.19 Prior to the submission of an application for a Zoning By-law amendment for an asphalt plant or a facility for the production of secondary products related to an aggregate operation mineral aggregate operation , the City shall require a pre-submission consultation with the applicant, the Province, Conservation Authorities and other relevant agencies to identify the content of studies and information to be provided to support the application, to scope or focus study requirements where appropriate to ensure the proposed use:	D.6.19 Prior to the submission of an application for a Zoning By-law amendment for an asphalt plant or a facility for the production of secondary products related to a mineral aggregate operation , the City shall require a pre-submission consultation with the applicant, the Province, Conservation Authorities and other relevant agencies to identify the content of studies and information to be provided to support the application, to scope or focus study requirements where appropriate to ensure the proposed use:
D.6.30 The rehabilitation of areas impacted by mineral aggregate resource extraction operations shall reflect and conserve elements of the pre-extraction character of the <i>significant cultural heritage resources</i> where possible.	D.6.30 The rehabilitation of areas impacted by mineral aggregate operations shall reflect and conserve elements of the pre-extraction character of the <i>significant cultural heritage resources</i> where possible.

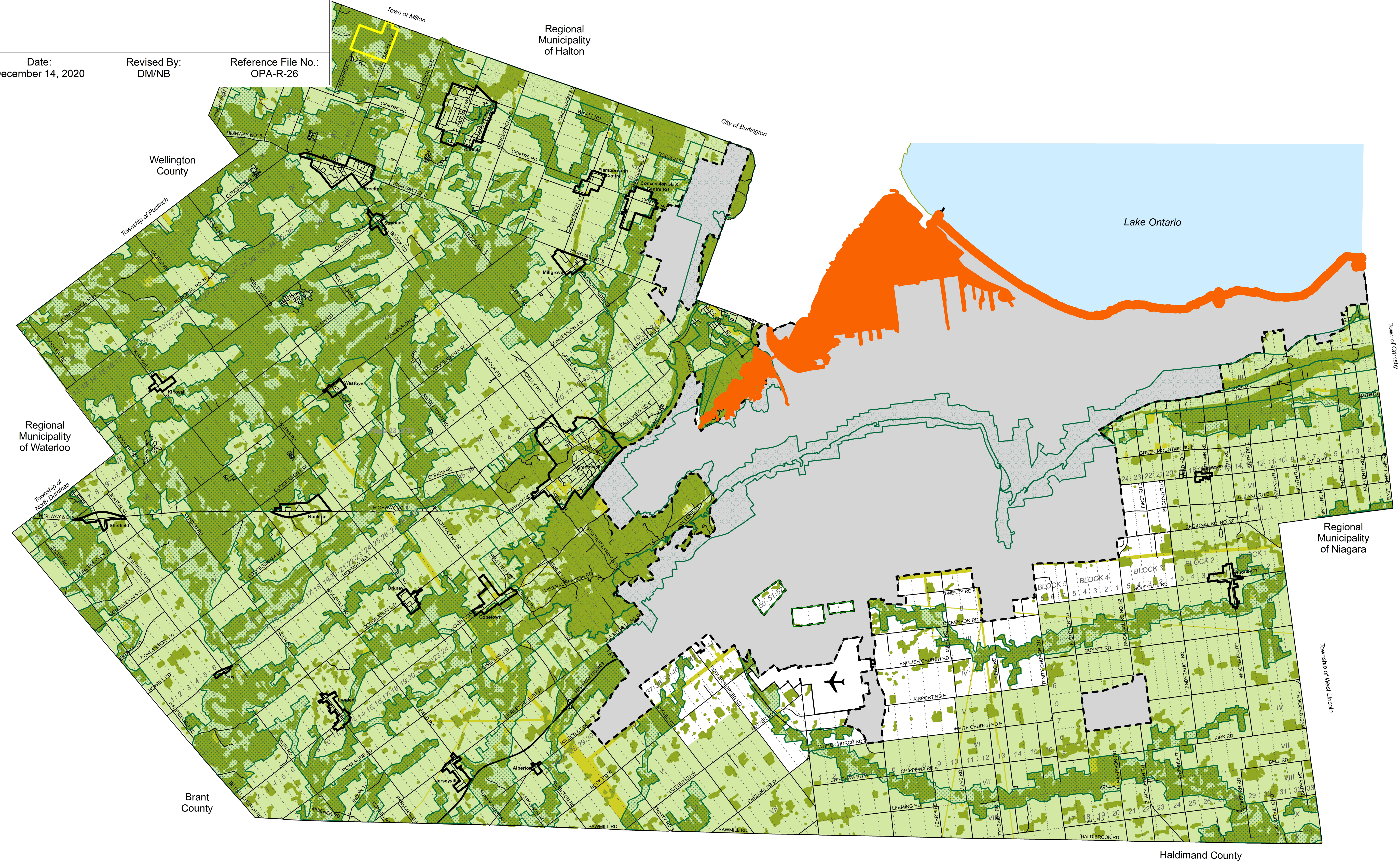
Appendix "E" – Volume 1, Chapter F – Implementation

Proposed Change	Proposed New / Revised Policy
Grey highlighted – strikethrough text = text to be deleted	Bolded text = text to be added
<p>F.1.1 Official Plan</p> <p>The Official Plan provides the direction for managing growth and change in the City for lands within Rural Hamilton over a 30 year time frame.</p>	<p>F.1.1 Official Plan</p> <p>The Official Plan provides the direction for managing growth and change in the City for lands within <i>Rural Hamilton</i> over a 30 year time frame.</p>
<p>F.1.12.2 An <i>existing</i> use, identified as Protected Countryside area on Schedule A – Provincial Plans, that does not comply to or conform with the land use designations and policies of this Plan and/or the Zoning By-law, that existed prior to December 16, 2004 or any amendments may continue provided that:</p> <p>a) The non-complying use did not conflict with the Official Plan and Zoning By-law in effect at the time the use was established; and</p> <p>b) The non-complying use has not been interrupted subsequent to the approval of this Plan; and,</p> <p>c) The non-complying use was lawfully <i>existing</i> on or before December 15, 2004.</p>	<p>F.1.12.2 An <i>existing</i> use, identified as Protected Countryside area on Schedule A – Provincial Plans, that does not comply to or conform with the land use designations and policies of this Plan and/or the Zoning By-law may continue provided that:</p> <p>a) The non-complying use did not conflict with the Official Plan and Zoning By-law in effect at the time the use was established;</p> <p>b) The non-complying use has not been interrupted subsequent to the approval of this Plan; and,</p> <p>c) The non-complying use was lawfully <i>existing</i> on or before December 15, 2004.</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>a) Severances that create a new lot for the following purposes shall be prohibited:</p> <p>iv) Severance of any <i>existing</i> second dwelling on a lot, irrespective of the origin of the second dwelling, except in accordance with Section F.1.14.2.8 b), where a dwelling may be severed as a result of a <i>farm consolidation</i>.</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>a) Severances that create a new lot for the following purposes shall be prohibited:</p> <p>iv) Severance of any <i>existing</i> second dwelling on a lot, irrespective of the origin of the second dwelling, except in accordance with Section F.1.14.2.8 b), where a dwelling may be severed as a result of a <i>farm consolidation</i>.</p>
<p>F.1.17.7 Public meetings under the <u>Planning Act</u> shall not be required for minor amendments to this Plan or the Zoning By-law, such as format changes, typographical errors, grammatical errors and policy or regulation number changes.</p>	<p>F.1.17.7 Public meetings under the <u>Planning Act</u> shall not be required for minor amendments to this Plan or the Zoning By-law, such as format changes, typographical errors, grammatical errors and policy or regulation number changes.</p>
<p>F.3.2.12.1 Where a request is made by a proponent of a <i>development</i> application to reduce or waive requirements for conveyance of lands for road widenings or daylight triangles as set out in Section C.4.5.2, Section C.4.5.6,</p>	<p>F.3.2.12.1 Where a request is made by a proponent of a <i>development</i> application to reduce or waive requirements for conveyance of lands for road widenings or daylight triangles as set out in Section</p>
<p>Rural Hamilton Official Plan Amendment No. 26</p>	<p>Page 11 of 23</p> 

Proposed Change	Proposed New / Revised Policy
Grey highlighted – strikethrough text = text to be deleted	Bolded text = text to be added
Schedule C-1 – Future Road Widening Right-of-Way Dedications (Rural) , or Section C.4.5.7, proponents may be required to prepare a Right of Way Impact Assessment to review potential impacts and provide a rationale for the alternative requirement, in accordance with the criteria outlined in Policy C.4.5.6.5 a).	C.4.5.2, Section C.4.5.6, Schedule C-1 – Future Right-of-Way Dedications (Rural), or Section C.4.5.7, proponents may be required to prepare a Right of Way Impact Assessment to review potential impacts and provide a rationale for the alternative requirement, in accordance with the criteria outlined in Policy C.4.5.6.5 a).
Targets for Air Quality F.3.4.1.8 The City's objective is to increase the number of good air quality days, where the Province's Air Quality Index (AQI) is less than 30, over the lifetime of this Plan, by encouraging and undertaking actions to reduce greenhouse gas emissions towards the following locally established targets identified in Table F.3.4.2.	Targets for Air Quality F.3.4.1.8 The City's objective is to increase the number of good air quality days, where the Province's Air Quality Index (AQI) is less than 30, over the lifetime of this Plan, by encouraging and undertaking actions to reduce greenhouse gas emissions towards the locally established targets identified in Table F.3.4.2.
Add new policy section heading to Section F.3.0 – Other Implementation Tools as Section F.3.9.	F.3.9 Property Maintenance and Occupancy By-laws
Add new policy under Section F.3.0 – Other Implementation Tools as Policy F.3.9.1.	F.3.9.1 The City may establish, update and enforce a Property Standards By-law, in accordance with the <u>Building Code Act</u> and the <u>Municipal Act</u> , regarding minimum standards for the maintenance and occupancy of properties, including but not limited to the following: a) the physical condition of buildings and structures; b) the physical condition of lands; c) the adequacy of heating, plumbing, electrical and lighting systems; and, d) the fitness of buildings for occupancy.

Appendix "F" – Volume 1, Chapter G – Glossary

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
Add definition of Secondary Dwelling Unit to Chapter G – Glossary.	Secondary Dwelling Unit: means a dwelling unit that is accessory to and located on the same lot as the principal dwelling and shall be physically located within the principal dwelling, or located within an accessory building to the principal dwelling.
Add definition of Urban Area to Chapter G – Glossary	Urban Area: The area inside the <i>urban boundary</i> .



Appendix H
APPROVED Amendment No. 26
to the Rural Hamilton Official Plan

Identify Cootes Paradise, Desjardins Canal, Hamilton Harbour and Chedoke Creek as "Key Hydrologic Feature Lakes and Littoral Zones"

Identify only Lake Ontario shoreline as a "Key Hydrologic Feature Lakes and Littoral Zones"

Date:
December 14, 2020

Revised By:
DM/NB

Reference File No.:
OPA-R-26

Key Map

Note: For Urban Detailed Natural Heritage Features refer to Schedule B-5 of the Urban Hamilton Official Plan.

Deferral pending the resolution of the Official Plan Amendment application

Legend

Key Hydrologic Feature Lakes and Littoral Zones *

Greenbelt Protected Countryside

Greenbelt Natural Heritage System

Niagara Escarpment Plan Area

Other Features

Urban Area

John C. Munro Hamilton International Airport

Niagara Escarpment

Urban Boundary

Municipal Boundary

*** Note: Feature mapped with a 30m Vegetation Protection Zone.**

Council Adoption: September 27, 2006
Ministerial Approval: December 24, 2008
Effective Date: March 7, 2012

Rural Hamilton Official Plan
Schedule B-5
Detailed Natural Heritage Features
Key Hydrologic Feature Lakes and Littoral Zones

Not To Scale

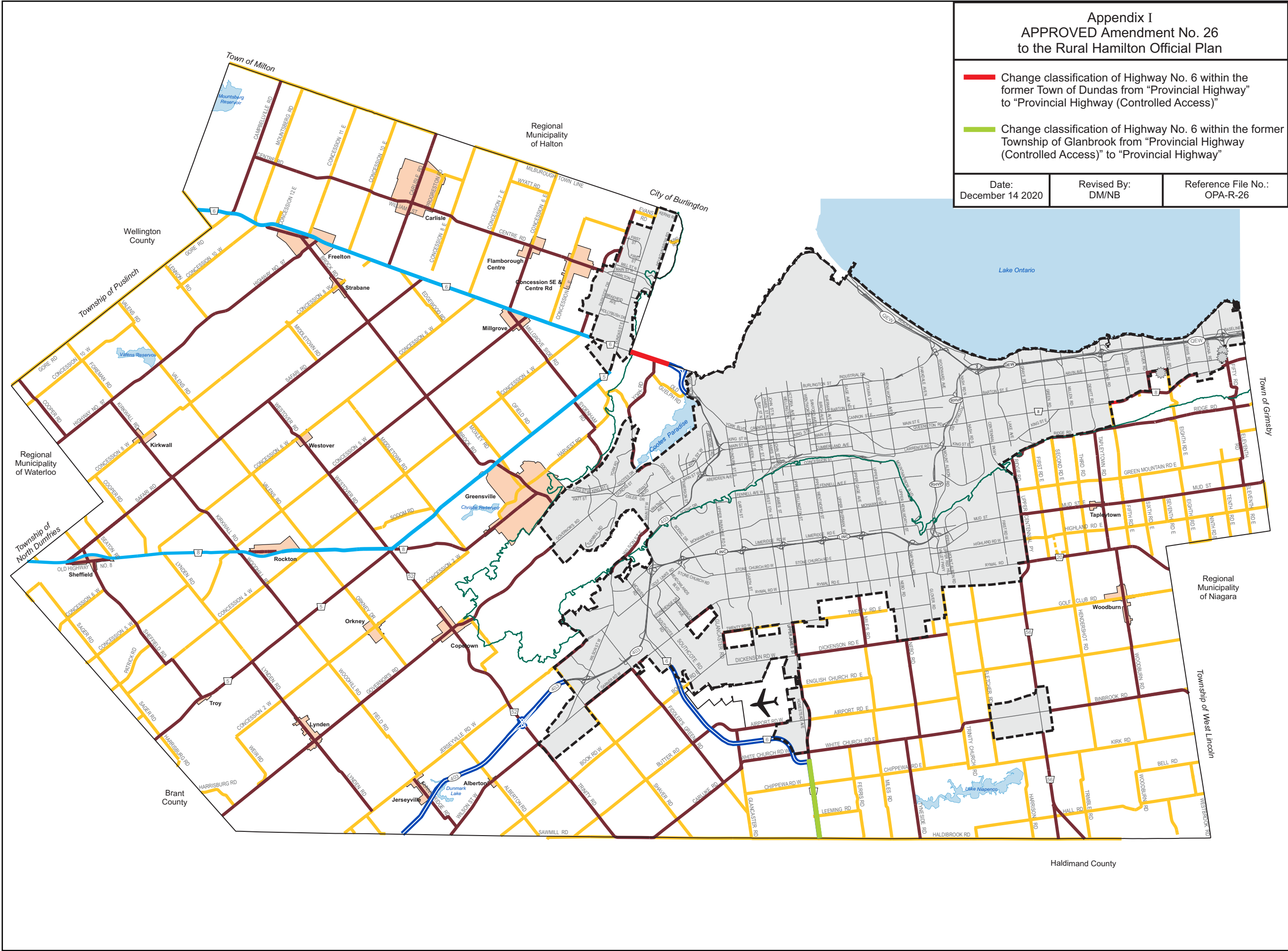
Hamilton

Date: April 10, 2015

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Appendix I
APPROVED Amendment No. 26
to the Rural Hamilton Official Plan

Change classification of Highway No. 6 within the former Town of Dundas from “Provincial Highway” to “Provincial Highway (Controlled Access)”

Change classification of Highway No. 6 within the former Township of Glanbrook from “Provincial Highway (Controlled Access)” to “Provincial Highway”

Date:
December 14 2020

Revised By:
DM/NB

Reference File No.:
OPA-R-26

Key Map

Note: For Urban Functional Road Classification, refer to Schedule C-1 of the Urban Hamilton Official Plan.

Legend

Arterial

Collector

Provincial Highway (Controlled Access)

Provincial Highway

Proposed Roads

Collector

Other Features

Rural Settlement Areas

Urban Area

John C. Munro Hamilton International Airport

Municipal Boundary

Urban Boundary

Niagara Escarpment

Hamilton Official Plan
Schedule C
Rural Functional
Road Classification

Not To Scale


Date: Sept. 2019

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Appendix "J" – Volume 2, Chapter A – Rural Settlement Area Plans

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>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:</p> <p>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</p>	<p>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:</p> <p>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</p>
<p>Delete Policy A.1.3.1 within Section A.1.2 – General Policies in its entirety.</p> <p>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.</p>	
<p>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.</p>	<p>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.</p>
<p>Delete Policy A.1.3.2 in its entirety.</p> <p>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:</p> <p>a) The water and sewage disposal services available on the site are designed and have the capacity to sustain the uses;</p> <p>b) The temporary residence is designed for removal following the expiration of the Temporary Use By-law; and</p> <p>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.</p>	
<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</i> or a secondary dwelling unit shall not be permitted in the Rural Settlement Areas of Carlisle, Greensville, Freulton and Lynden.</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</i> or a <i>secondary dwelling unit</i> shall not be permitted in the Rural Settlement Areas of Carlisle, Greensville, Freulton and Lynden</p>
<p>Rural Hamilton Official Plan Amendment No. 26</p>	<p>Page 17 of 23</p> 

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>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>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.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>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:</p>	<p>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:</p>
<p>A.3.4.3.1 Map 7 establishes the land use pattern of future <i>development</i> and redevelopment of Freelon. 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).</p>	<p>A.3.4.3.1 Map 7 establishes the land use pattern of future <i>development</i> and redevelopment of Freelon. 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).</p>
<p>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:</p>	<p>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:</p>
<p>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:</p>	<p>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:</p>

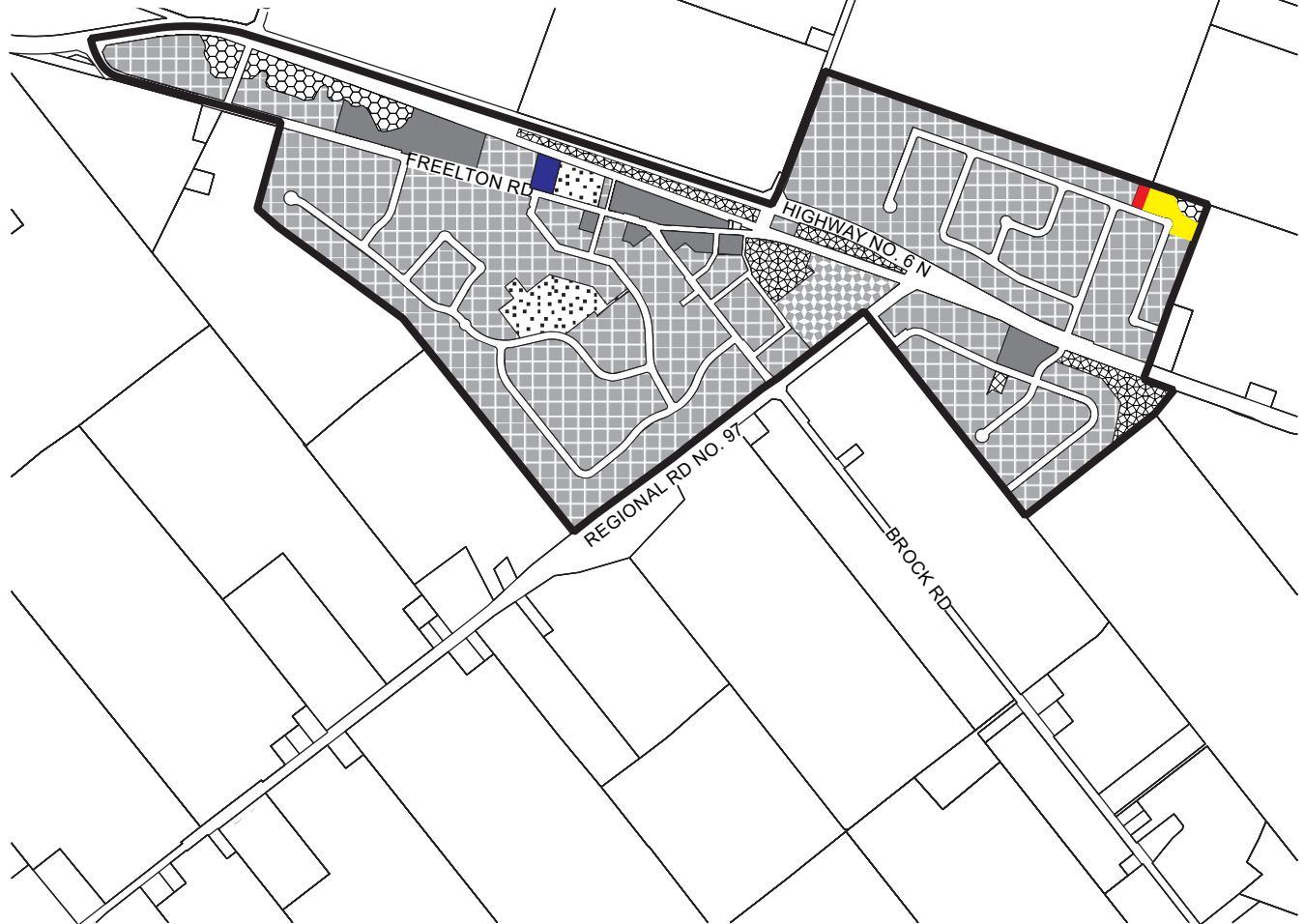
Appendix K
APPROVED Amendment No. 26
to the Rural Hamilton Official Plan

- Lands to be redesignated from "Parkette" to "Neighbourhood Park"
 - Lands to be redesignated from "Settlement Residential" to "Neighbourhood Park"
 - Land to be redesignated from "Settlement Residential" to "Community Park"
- Add "Neighbourhood Park" to the legend

Date:
December 14, 2020

Revised By:
DM/NB

Reference File No.:
OPA-R-26(F)



Legend

Settlement Area Boundary

LAND USE DESIGNATIONS

- Settlement Residential
- Settlement Commercial
- Settlement Institutional

Open Space and Parks Designations

- Community Park
- General Open Space
- Natural Open Space (Hazard Lands)
- Parkette

Volume 2: Map 7 Freelon Rural Settlement Area Plan

Rural Hamilton Official Plan

Council Adoption: September 27, 2006
Ministerial Approval: December 24, 2008
Effective Date: May 3, 2016



Appendix L
APPROVED Amendment No. 26
to the Rural Hamilton Official Plan



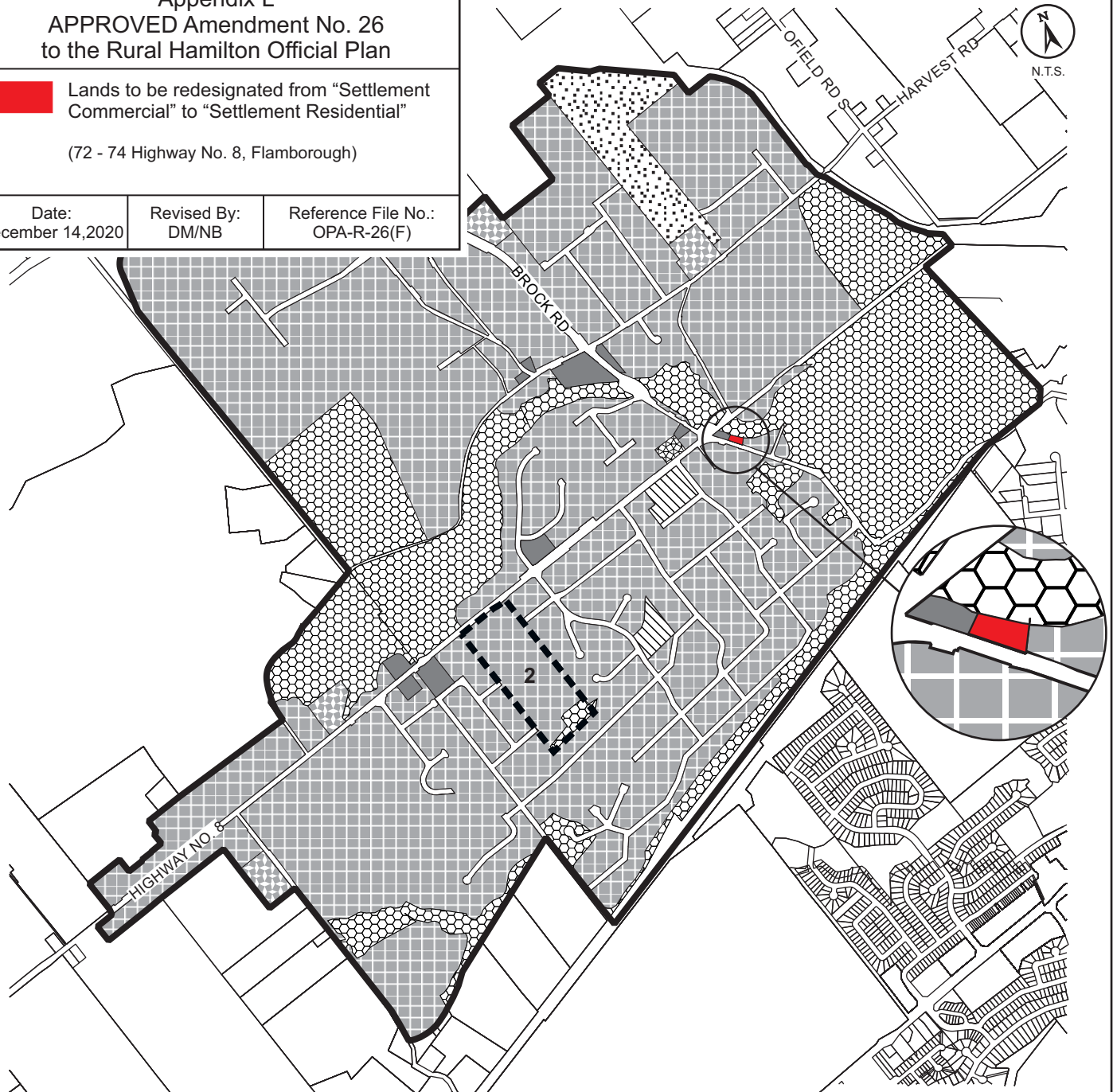
Lands to be redesignated from "Settlement Commercial" to "Settlement Residential"

(72 - 74 Highway No. 8, Flamborough)

Date:
December 14, 2020

Revised By:
DM/NB

Reference File No.:
OPA-R-26(F)



Legend

— Settlement Area Boundary

- - - Site Specific Area

LAND USE DESIGNATIONS

Settlement Residential

Settlement Commercial

Settlement Institutional

Open Space and Parks Designations

Community Park

General Open Space

Natural Open Space (Hazard Lands)

Neighbourhood Park

**Volume 2: Map 8a
Greenville Rural Settlement Area Plan**

Rural Hamilton Official Plan

Council Adoption: September 27, 2006

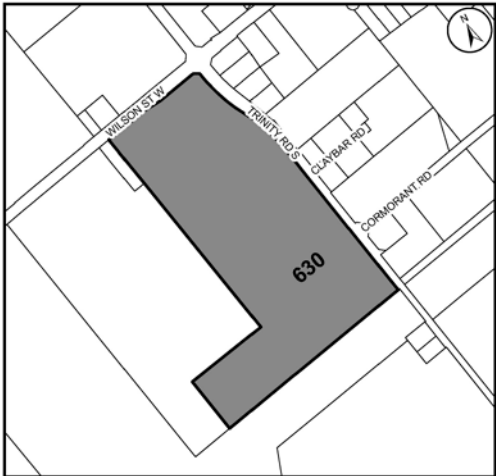
Ministerial Approval: December 24, 2008


Effective Date: May 2016



Hamilton

Appendix "M" – Volume 3, Chapter B – Rural Site Specific Areas

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>R-29 Lands known municipally as 58 12th Concession Road East, former Town of Flamborough</p> <p>1.0 Notwithstanding In addition to Section D.4.0 C.3.3, Rural Open Space Designation of this Plan, for the lands designated Rural Open Space Space, known municipally as 58 12th Concession Road East and identified as Site Specific Policy R-29, consisting of approximately 60 ha, ...</p>	<p>R-29 Lands known municipally as 58 12th Concession Road East, former Town of Flamborough</p> <p>1.0 In addition to Section C.3.3, Open Space Designation of this Plan, for the lands designated Open Space, known municipally as 58 12th Concession Road East and identified as Site Specific Policy R-29, consisting of approximately 60 ha, ...</p>
<p>Add Rural Site Specific Area R-44.</p>	<p>R-44 Lands known municipally as 630 Trinity Road South, former Town of Ancaster</p> <p>1.0 In addition to the uses permitted in the Rural designation, for the lands known municipally as 630 Trinity Road South (Ancaster Fairgrounds), designated Rural on Schedule "D" – Rural Land Use Designations and identified as Site Specific Area R-44, ancillary commercial recreation uses shall also be permitted.</p> <div data-bbox="841 966 1333 1499">  <p>Site Specific Area R-44: 630 Trinity Road South, Ancaster</p> </div>

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>Add Rural Site Specific Area R-45.</p>	<p>R-45 Lands known municipally as 256 Lime Kiln Road, former Town of Ancaster</p> <p>1.0 Notwithstanding Policy C.5.3.2 of Volume 1, for the lands known municipally as 256 Lime Kiln Road, designated Open Space on Schedule "D" – Rural Land Use Designations and identified as Site Specific Area R-45, a single detached dwelling shall be permitted connect to municipal water and wastewater systems provided the lands remain outside the <i>urban area</i> and sufficient supply and capacity are available to service the proposed development.</p> <div data-bbox="841 697 1333 1222">  <p>Site Specific Area R-45: 256 Lime Kiln Road, Ancaster</p> </div>

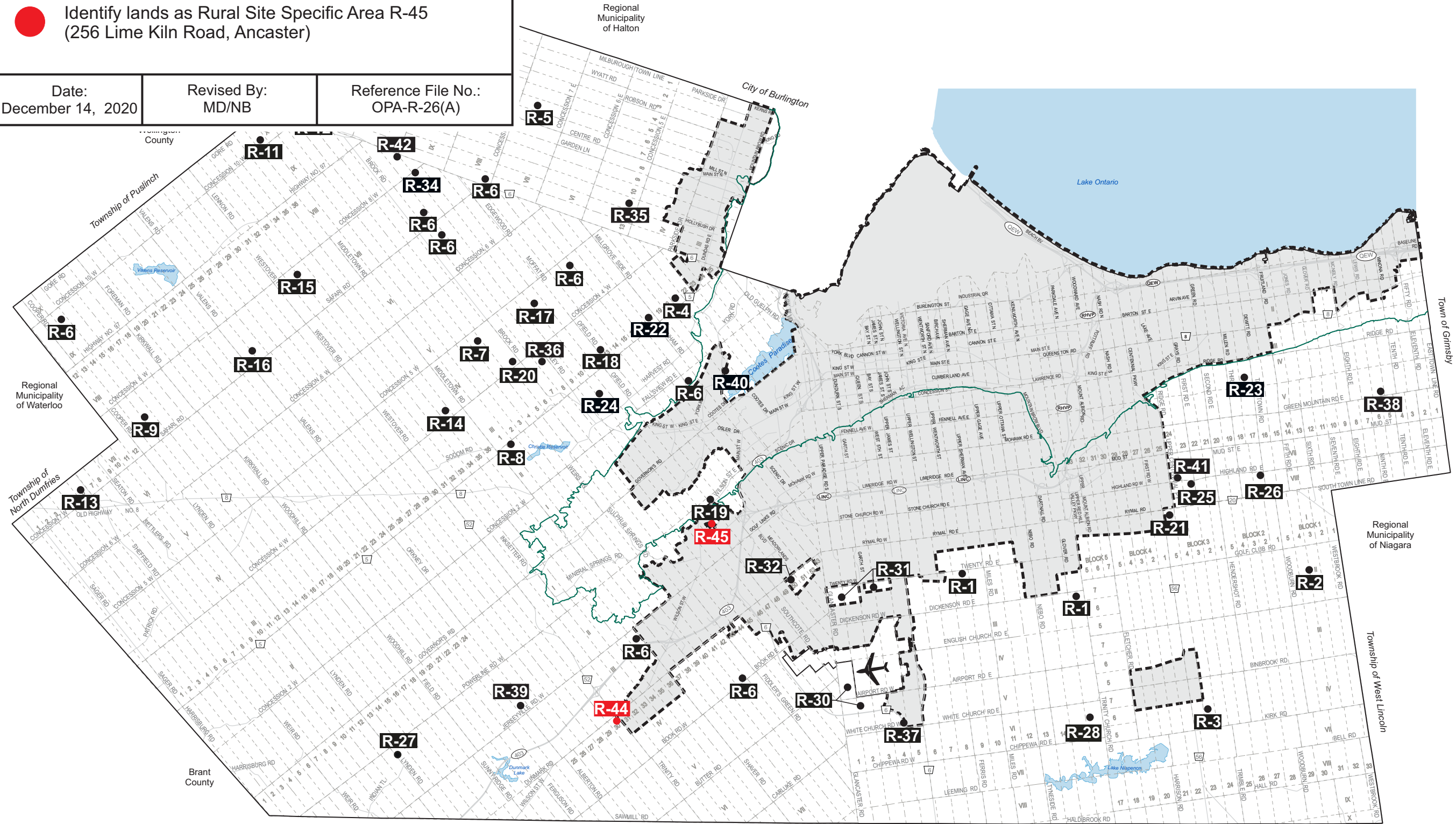
Appendix N
APPROVED Amendment No. 26
to the Rural Hamilton Official Plan

- Identify lands as Rural Site Specific Area R-44
(630 Trinity Road South, Ancaster)
- Identify lands as Rural Site Specific Area R-45
(256 Lime Kiln Road, Ancaster)

Date:
December 14, 2020

Revised By:
MD/NB

Reference File No.:
OPA-R-26(A)



Legend

- Site Specific Areas (SSA)
- Refers to Rural Site Specific Area #, Volume 3, Chapter B
- Other Features
 - Urban Area
 - John C. Munro Hamilton International Airport
 - Niagara Escarpment
 - Urban Boundary
 - Municipal Boundary

Council Adoption: September 27, 2006
Ministerial Approval: December 24, 2008
Effective Date: March 7, 2012

Rural Hamilton Official Plan
Volume 3: Appendix A
Site Specific Key Map

Not To Scale
Date: June 27, 2019
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
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