

SITE DEVELOPMENT REQUIREMENTS

Planning and Economic Development Department

<p>Building, Engineering & Zoning Building Division</p>	<ul style="list-style-type: none"> • There is an existing 375mm dia. storm sewer along Taylor Crescent; • No existing sanitary or water sewer infrastructure fronting the subject property; • According to the Rural Hamilton Official Plan (RHOP) and the GIS Transportation Planning Map, there are no required road widening dedications for the subject site; • The existing road widths appear to be in accordance with RHOP, therefore future road allowance widenings will not be required across the frontage; and, • The property is not within a conservation regulated area.
<p>Community Planning Planning & Economic Development</p>	<ul style="list-style-type: none"> • 441 Old Brock Road (Spencer Valley Elementary) are designated “Rural Settlement Area” on Schedule D of the Rural Hamilton Official Plan • Lands designated Rural Settlement Area are subject to Rural Settlement Area general policies for each Rural Settlement Area set out in Volume 2 of the RHOP. These areas are intended to be residential and service centres that serve the immediate community and the surrounding rural area • Volume 2, Chapter A – Flamborough Rural Settlement Area • 2.2GREENSVILLE RURAL SETTLEMENT AREA PLAN • 3.5.7 Settlement Institutional • Lands designated Institutional on Map 8a may be used for schools, churches, libraries, public halls and similar uses subject to the following policies: • 3.5.7.1The existing institutional uses shall continue to serve the needs of Greensville Rural Settlement Area residents. The City shall encourage the conservation of existing institutional buildings, especially the adaptation of existing structures for new uses. • 3.5.7.2 Additional lands may be designated Settlement Institutional by amendment to this

	<p>Rural Settlement Area Plan, subject to the justification for the need for the use and compatibility with the surrounding uses.</p> <ul style="list-style-type: none">• 3.5.7.3 Institutional uses shall, wherever possible, be integrated with parks and open space and other institutional land uses.• The subject property is zoned “S3” – Agriculture within Zoning By-law 05-200• Permitted uses include Agriculture, Day Nursery, Educational Establishment, Library, Place of Worship• Zoning Bylaw 05-200 Provisions<ul style="list-style-type: none">○ Min. Lot Area = 0.4 ha○ Max. Building Height = 10.5m
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