

SITE DEVELOPMENT REQUIREMENTS

Planning and Economic Development Department

<p>Development Approvals Growth Management – Planning and Economic Development</p>	<ul style="list-style-type: none"> • No existing 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 UHOP, therefore future road allowance widenings will not be required across the frontage; and, • A portion of the property is within the Grand River Conservation Authority jurisdiction.
<p>Community Planning Planning & Economic Development</p>	<ul style="list-style-type: none"> • RHOP Schedule D – Land Use Designation: Agriculture • Rural Settlement Plan Area: N/A • 1279 Seaton Road (Dr. J. Seaton Elementary) is designated “Agriculture” on Schedule D of the Rural Hamilton Official Plan. Permitted uses in the Agriculture land use designation are identified in the RHOP Volume 1 Section D.2.0 Agriculture Designation, subject to meeting other RHOP policy and zoning requirements. These areas are intended to protect the prime agricultural areas for agricultural use over the life of the RHOP. <p>Volume 1 – Chapter D D.2.0 AGRICULTURE DESIGNATION</p> <p>2.1 Permitted Uses Agricultural Uses</p> <ul style="list-style-type: none"> • 2.1.1 <i>Agricultural uses</i> are permitted subject to the policies of this Plan. • 2.1.1.1 Mushroom operations, including the growing, harvesting, cleaning, packaging and shipping of mushrooms produced on the site and any other uses directly related to mushroom production including the creation of compost are permitted. The establishment of a new mushroom operation or the expansion of an <i>existing</i> operation shall be subject to Site Plan approval to address

	<p>the appropriate building location, drainage, and any other matters.</p> <ul style="list-style-type: none"> • 2.1.1.2 Tree farms are permitted, provided that any goods and materials offered for sale are limited to <i>small scale</i> retailing of agricultural products grown and produced primarily on-site in accordance with the policies of Section D.2.1.3.2 c) of this Plan for on-farm <i>secondary uses</i>. • 2.1.1.3 Farm greenhouses are greenhouses used primarily for the growing of crops for off-site wholesale. Farm greenhouses may be permitted provided the following conditions are met: (OPA 5) • Site Plan approval shall be required to address appropriate building location, storm water management and drainage; and • Any goods or materials offered for sale shall be limited to small scale retailing of products grown and produced primarily on site in accordance with the policies of Section D.2.1.3.2 c) of this Plan for on-farm secondary uses. • 2.1.1.4 Cannabis growing and harvesting facilities are permitted in accordance with the regulations set out in the Zoning By-law and provided that the following conditions are met: (OPA 9) (OPA 21) • a cannabis growing and harvesting facility is permitted in buildings existing at the date of the passing of the Zoning By-law; • The gross floor area for a new cannabis growing and harvesting facility shall not exceed 2000 square metres; • The testing, packaging, and shipping of cannabis shall be accessory to the cannabis production growing and harvesting facility; • An appropriate setback between a cannabis production growing and harvesting facility and a sensitive land use shall be established in the Zoning By-law; • No retail sales are permitted; • No outdoor storage is permitted; and, <p>In accordance with Section F.1.19 – Complete Application Requirements and Formal Consultation, the following studies shall be submitted as part of an official plan amendment, zoning by-law amendment and site plan applications:</p> <ul style="list-style-type: none"> • Odour and Dust Impact Assessment; • Light Impact Assessment; • Transportation Impact Study;
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	<ul style="list-style-type: none"> • Hydrogeological studies; and, • Any other appropriate studies; identified as part of the complete application and formal consultation process. • The establishment of a new cannabis production growing and harvesting facility, or the expansion of an existing facility shall be subject to Site Plan approval to address the appropriate building location, setbacks, drainage, sustainable private services, odour/dust, traffic and any other matters. • 2.1.1.5 Aquaponics facilities may be permitted provided the following conditions are met: (OPA 9) • Site Plan approval shall be required to address appropriate building location, storm water management and drainage; and, • Any goods or materials offered for sale shall be limited to small scale retailing of products grown and produced primarily on site in accordance with the policies of Section D.2.1.3.2 c) of this Plan for on-farm secondary uses. • 2.1.1.6 A farm labour residence may be permitted on the same lot as the primary farm use provided all the following conditions are met: • The size and nature of the farm operation requires additional on-site employment for regular and extended periods of time in the annual production process such that additional accommodation is required for the viability and effective operation of the farm, as shown in a justification report deemed acceptable by the City; (OPA 5) • A maximum of one farm labour residence may be permitted without an amendment to the Zoning By-Law, in the form of an accessory apartment attached to and forming part of the principal farm residence, or an accessory detached temporary dwelling, such as a mobile home or bunk house provided: (OPA 9) • The second unit shall be serviced by the same private sewer and water systems used by the principal farm residence and be in accordance with Section C.5.1, Sustainable Private Water and Wastewater Services policies of this Plan. • Where a temporary dwelling is used as a farm labour residence, the owner shall remove the temporary dwelling from the subject farm if, in the opinion of the City, it is no longer required or used as a farm labour residence.
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	<ul style="list-style-type: none"> • 2.1.1.7 The severance of a lot for a farm labour residence shall not be permitted. • Agriculture, Residential Care Facility, Secondary Uses to Agriculture, Single Detached Dwelling, Veterinary Service – Farm Animal • Min. Lot Area = 40.4 ha • Min. Lot Coverage = 20% <p>The future use of this site should ensure compatibility with surrounding uses. Staff would be pleased to review any preliminary plans submitted by the property owner or prospective purchaser to ensure the appropriate integration of new development within the context of existing land use.</p>
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