

## Proposed Text Amendments – RHOP Volumes 1 & 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
<b>Volume 1, Chapter C – City Wide Systems and Designation</b>			
C.3.1.2 d)	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 <del>0.4</del> <b>0.6</b> ha ( <del>one acre</del> ), provided it complies with all applicable policies and Zoning By-law regulations.	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 0.6 ha, provided it complies with all applicable policies and Zoning By-law regulations.	Zoning establishes a minimum lot area of 0.6 ha for accommodating a secondary dwelling unit in addition to the primary residence. Amendment will ensure consistency between the RHOP policies and Zoning By-law 05-200 regulations.
C.3.1.2 e)	e) A <del>detached</del> <i>secondary dwelling unit - <b>detached</b></i> shall not be permitted in <i>Rural Hamilton</i> until such time as the City:  i) has completed a study to address the adequacy of sustainable servicing policies of Section C.5 to address <del>detached</del> <i>secondary dwelling units - <b>detached</b></i> ; and,  ii) has developed and implemented appropriate policies and regulations for these uses.	e) A <i>secondary dwelling unit - detached</i> shall not be permitted in <i>Rural Hamilton</i> until such time as the City:  i) has completed a study to address the adequacy of sustainable servicing policies of Section C.5 to address <i>secondary dwelling units - detached</i> ; and,  ii) has developed and implemented appropriate policies and regulations for these uses.	Secondary Dwelling Unit – Detached will be a defined term in the glossary through this RHOP Housekeeping Amendment and needs to be italicized in policy text.
<b>Volume 1, Chapter F – Implementation</b>			
(New Policy)	<b>Where the Province has passed a Minister’s Zoning Order under the</b>	Where the Province has passed a Minister’s Zoning Order under the	From time to time the province passes MZO that

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F.1.12.7	<b><u>Planning Act, R.S.O., 1990 c. P.13,</u></b> <b>the use of the property shall be deemed to comply with the policies and land use designations of this Plan.</b>	<u>Planning Act, R.S.O., 1990 c. P.13,</u> the use of the property shall be deemed to comply to the policies and land use designations of this Plan.	may not be in conformity with the policies of the RHOP.
(New policy) F.1.14.2.1 (i)	<b>Severances shall not be granted for dwellings created as <i>secondary dwelling units – detached</i>.</b>	Severances shall not be granted for dwellings created as <i>secondary dwelling units – detached</i> .	Secondary dwelling units – detached are to be subordinate to the principal use of a property and cannot be severed.
F.1.14.2.8 c) ii)	c) In cases of a farm dwelling made surplus as a result of acquisition as part of a <i>farm operation</i> that does not result in the merging in title of parcels of land, applications for severance of the surplus dwelling shall comply with the following conditions:  ii) The parcels of land comprising the consolidated <i>farm operation</i> shall generally be a minimum of 38.4 hectares (95 acres) in total in the Agriculture <b>and Rural</b> designations and 14.2 hectares (35 acres) in the <del>Rural</del> and Specialty Crop designations;	c) In cases of a farm dwelling made surplus as a result of acquisition as part of a <i>farm operation</i> that does not result in the merging in title of parcels of land, applications for severance of the surplus dwelling shall comply with the following conditions:  ii) The parcels of land comprising the consolidated <i>farm operation</i> shall generally be a minimum of 38.4 hectares (95 acres) in total in the Agriculture and Rural designations and 14.2 hectares (35 acres) in the Specialty Crop designation;	Correction to an error in the original policy text. This correction corresponds to the subsequent policy F.1.14.2.8 c) iii) which requires that the minimum size of a parcel from which a surplus farm dwelling is severed shall be 16.2 hectares in the Agriculture and Rural designations.
F.1.17.1	The City may use a variety of communication methods to seek input on planning matters or to provide information to the general public. Depending on the issues and in accordance with the <u>Planning Act</u> ,	The City may use a variety of communication methods to seek input on planning matters or to provide information to the general public. Depending on the issues and in accordance with the <u>Planning Act</u> ,	Clarification that the City may hold public meetings and public open houses virtually as a means to communicate with the public and receive

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	<p>the City shall choose the most appropriate method of communication. Communication may be in the form of:</p> <ul style="list-style-type: none"> <li>a) Direct mail outs;</li> <li>b) Public notice signs;</li> <li>c) Surveys, electronic or mail out;</li> <li>d) Public information open houses <b>held virtually or in person</b>;</li> <li>e) Public meetings <b>held virtually or in person</b>;</li> <li>f) City web site; or</li> <li>g) Workshops.</li> </ul>	<p>the City shall choose the most appropriate method of communication. Communication may be in the form of:</p> <ul style="list-style-type: none"> <li>a) Direct mail outs;</li> <li>b) Public notice signs;</li> <li>c) Surveys, electronic or mail out;</li> <li>d) Public information open houses held virtually or in person;</li> <li>e) Public meetings held virtually or in person;</li> <li>f) City web site; or</li> <li>g) Workshops.</li> </ul>	<p>public input on planning matters.</p>
F.1.17.2	<p>Notification of public meeting(s) for the adoption of the Official Plan and amendments, changes to the Zoning By-law, plans of subdivision, <b>draft plan of condominium as required by the <u>Planning Act</u></b>, and Community Improvement Plans shall be given to the public at least 17 days prior to the date of the meeting(s) and the notice shall be given in accordance with the applicable requirements of the <u>Planning Act, R.S.O., 1990 c. P.13</u> regulations.</p>	<p>Notification of public meeting(s) for the adoption of the Official Plan and amendments, changes to the Zoning By-law, plans of subdivision, draft plan of condominium as required by the <u>Planning Act</u>, and Community Improvement Plans shall be given to the public at least 17 days prior to the date of the meeting(s) and the notice shall be given in accordance with the applicable requirements of the <u>Planning Act, R.S.O., 1990 c. P.13</u> regulations.</p>	<p>Addition to policy to reference draft plans of condominium.</p>

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<b>Volume 1, Chapter G – Glossary</b>			
Secondary Dwelling Unit	means a <b>separate and self-contained</b> dwelling unit that is accessory to and located <del>on the same lot as</del> <b>within</b> the principal dwelling and shall be physically located within the principal dwelling, or located within an accessory building to the principal dwelling, <b>and shall not include a <i>Farm Labour Residence</i>.</b>	means a separate and self-contained dwelling unit that is accessory to and located within the principal dwelling and shall not include a <i>Farm Labour Residence</i> .	Zoning By-law 05-200 included separate definitions for Secondary Dwelling Units and Secondary Dwelling Units – Detached. Amendments to RHOP are required to ensure consistency between the Zoning By-law and RHOP.
Secondary Dwelling Unit – Detached  (new definition)	<b>means a separate and self-contained detached dwelling unit that is accessory to and located on the same lot as the principal dwelling but shall not include a <i>Farm Labour Residence</i>.</b>	means a separate and self-contained detached dwelling unit that is accessory to and located on the same lot as the principal dwelling but shall not include a <i>Farm Labour Residence</i> .	Inclusion of new definition for this term aligns with Zoning By-law 05-200, which included separate definitions for Secondary Dwelling Units and Secondary Dwelling Units – Detached. Amendments to RHOP are required to ensure consistency between the Zoning By-law and RHOP.
<b>Volume 2, Chapter A – Rural Settlement Areas</b>			
A.1.3.3	Notwithstanding Policies C.3.1.2 d) and C.3.1.4 c) of Volume 1, a garden suite or a <i>secondary dwelling unit – detached</i> shall not be permitted in the Rural Settlement Areas of Carlisle, Greensville, Freulton and Lynden until such time as the City:	Notwithstanding Policies C.3.1.2 d) and C.3.1.4 c) of Volume 1, a garden suite or a <i>secondary dwelling unit – detached</i> shall not be permitted in the Rural Settlement Areas of Carlisle, Greensville, Freulton and Lynden until such time as the City:	Clarification that <i>secondary dwelling unit – detached</i> is not permitted at this time in certain areas.  <i>Secondary dwelling unit – detached</i> will be a separately

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			defined term in the Glossary through approval of this RHOP housekeeping amendment.
A.3.5.18.3 (new policy)	<b>In addition to the permitted uses of the Settlement Commercial policies of Section A.3.5.6 of the Greenville Rural Settlement Area Plan, for the lands located at the intersection of Highway 8 and Brock Road designated Settlement Commercial and identified as Site Specific Area X on Volume 2: Map 8a – Greenville Rural Settlement Area Plan, a maximum of two residential dwelling units shall be permitted within the building containing a commercial use.</b>	In addition to the permitted uses of the Settlement Commercial policies of Section A.3.5.6 of the Greenville Rural Settlement Area Plan, for the lands located at the intersection of Highway 8 and Brock Road designated Settlement Commercial and identified as Site Specific Area X on Volume 2: Map 8a – Greenville Rural Settlement Area Plan, a maximum of two residential dwelling units shall be permitted within the building containing a commercial use.	Recognize existing use of the lands for commercial with residential dwelling unit(s).