



WELCOME TO THE CITY OF HAMILTON

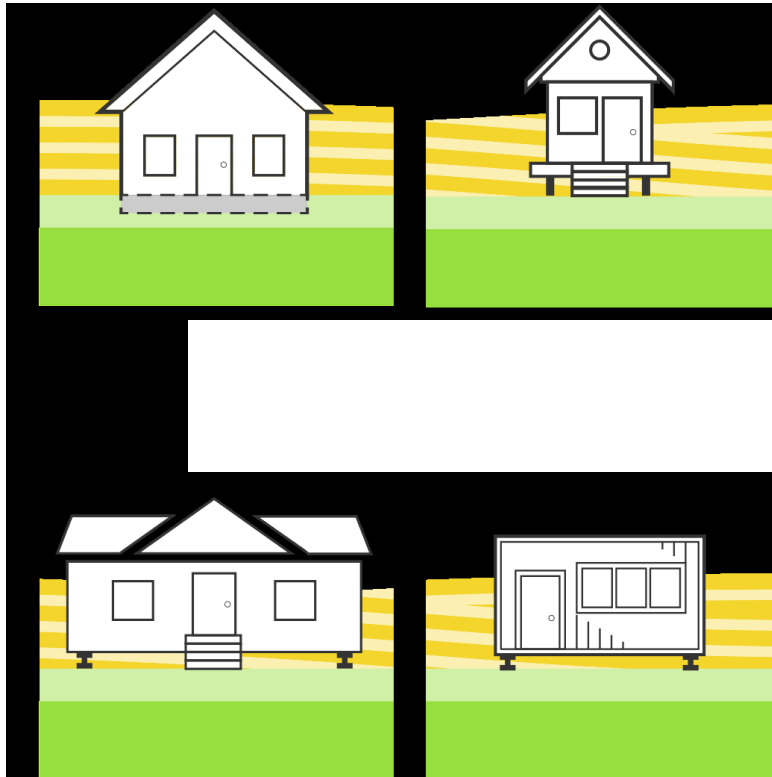
Farm Labour Residence Policy Review

March 22, 2022– Planning Committee Meeting

Presented by: Aminu Bello, Planner II

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

Overall Issues: Farm Labour Residence



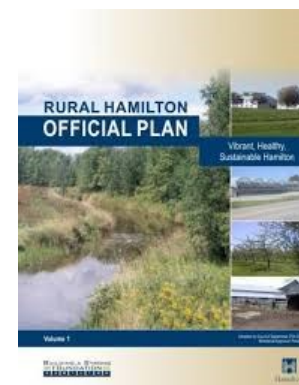
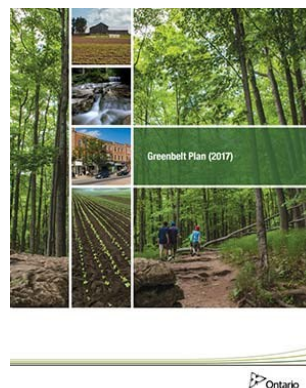
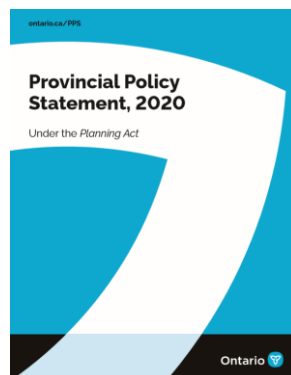
- Evolving industry and operational needs
- Inflexible Official Plan policies and zoning regulations
- Servicing limitations
- Quality of living spaces

Policy Direction

**Planning
Act**

**Provincial Policy
Statement/Provincial
Plans**

**Rural Hamilton
Official Plan
(RHOP)**



Rural Hamilton Official Plan

Policy D.2.1.1.6

A farm labour residence may be permitted on the same lot as the primary farm use subject to the following requirements:

- Farm operation must require additional on-site employment;
- A maximum of one Farm Labour Residence (FLR) permitted per lot;
- Must be serviced by same private sewer and water system as principal dwelling; and,
- Must be removed once no longer required for farm help.

Zoning By-law 05-200

FLR Permitted Zones: Agriculture (A1), Rural (A2) and Extractive Industrial (M12)

Permitted forms:

- (a) Accessory detached dwelling of temporary construction, such as a mobile home; or,
- (b) Accessory detached bunk house of temporary construction.

Zoning By-law No. 05-200	
Maximum of one Farm Labour Residence per lot	
Temporary Detached Structure:	Maximum 116.2 m ²
Temporary Bunk house:	Minimum 65.06 m ² or 8.36 m ² , whichever is greater
Shall be located within 30 metres of the farm Dwelling	
Shall utilize the existing driveway to the farm Dwelling	

Best Practices from Canadian Municipalities

General observations through staff's review of other municipalities:

- Maximum 1 FLR per lot (Southern-Ontario)
- Temporary Construction
- “Modest” FLR size (i.e. Gross Floor Area)
- Maximum 40 workers per farm operation
- Adequate private waste disposal and water supply

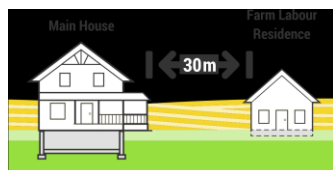
Trends: Development Applications (from 2017- 2021)



**Demand for Multiple
FLRs Per Lot**



**Variances for
Increased
Gross Floor Area**



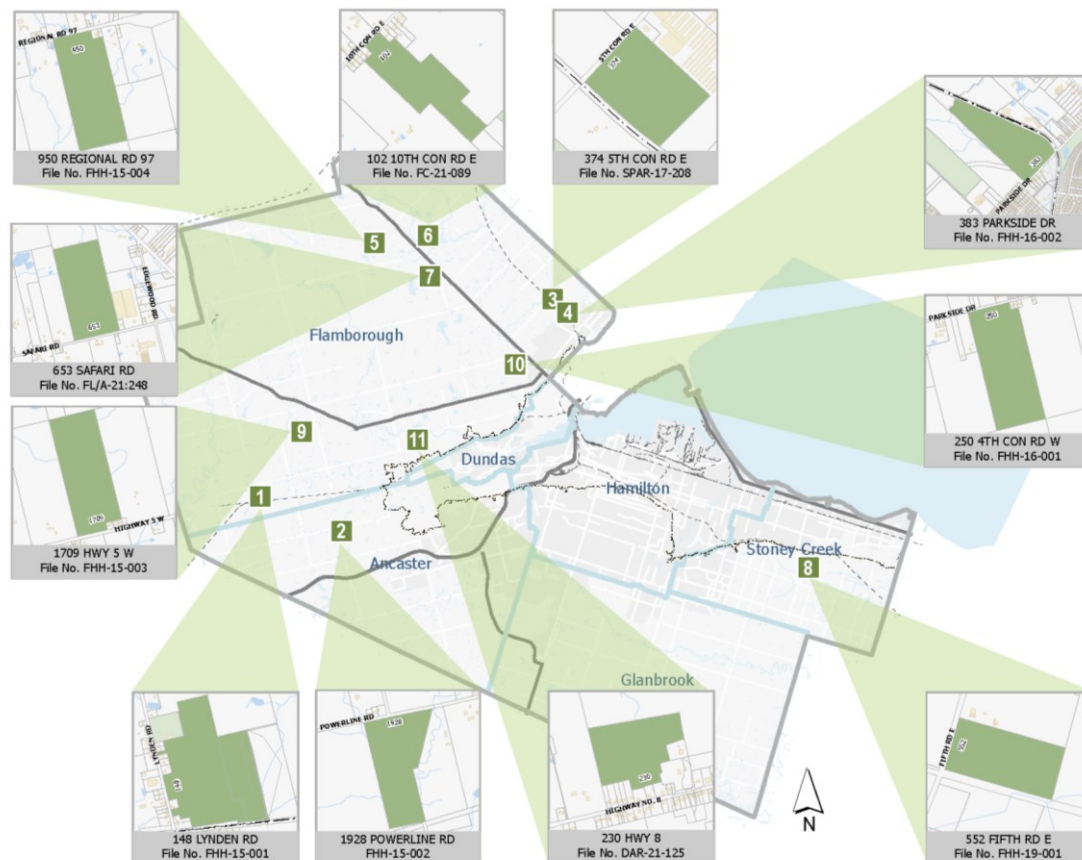
**Variances for
Increased
Separation Distance**



**Convert Primary
Residence to FLR**

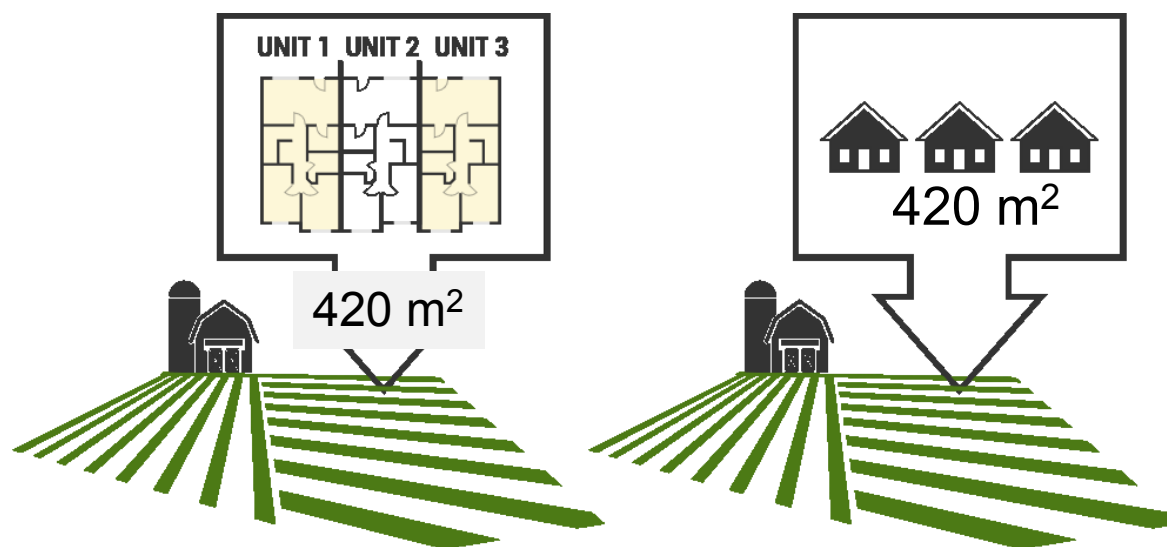


**Request for
Permanent
Construction**



Key Issues and Preliminary Recommendations

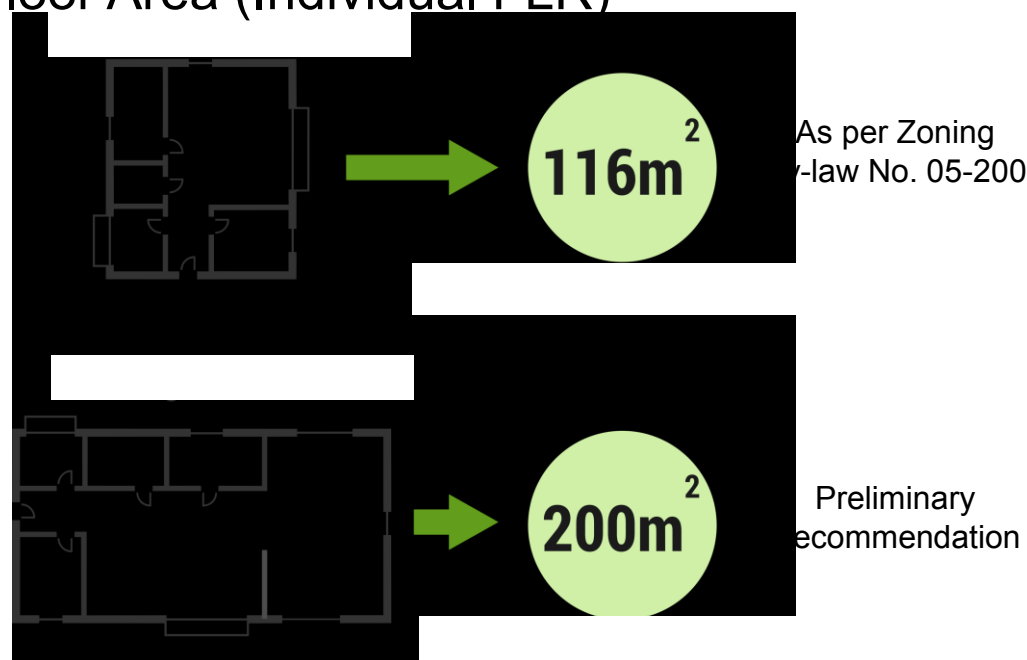
Issue 1. Number of FLRs per lot



Preliminary Recommendation: More than one FLR permitted per lot -
Maximum Aggregate Gross Floor Area of 420 m²

Key Issues and Preliminary Recommendations

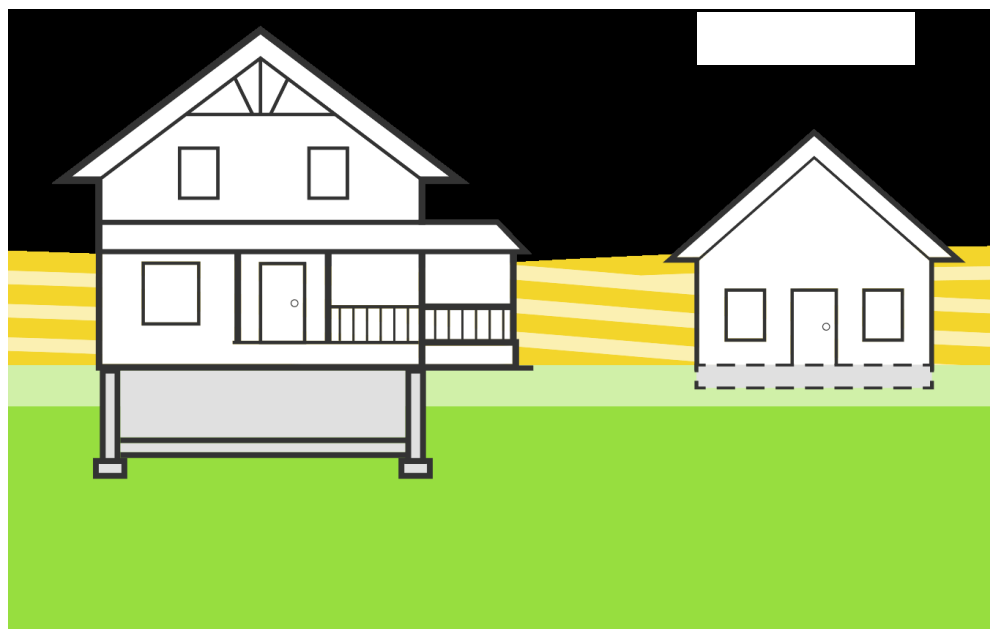
Issue 2. Gross Floor Area (Individual FLR)



Preliminary Recommendation: Maximum Gross Floor Area of 200 m²

Key Issues and Preliminary Recommendations

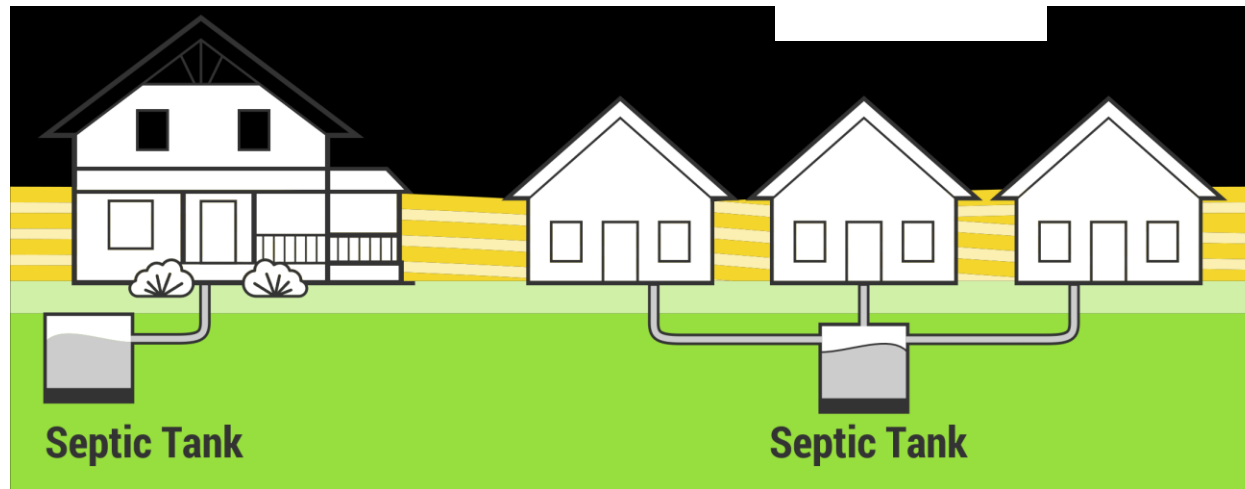
Issue 3: Built Form



Preliminary Recommendation: FLRs to remain as Temporary Structures

Key Issues and Preliminary Recommendations

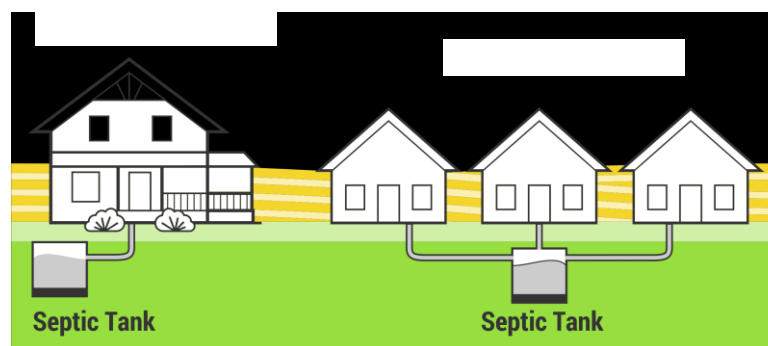
Issue 4: Private Servicing



Preliminary Recommendation: Separate Private Servicing between FLR and Principal Farm Residence

Private Servicing Considerations

- FLRs are encouraged on larger farm parcels to support sustainable private services.
- Baseline requirements for private sewage system may support increased occupancy and sewage capacity.
- Separate septic systems may reduce groundwater quality risks from increased FLR density.
- The intent of the shared servicing policy is to discourage rural farm severances and farm land fragmentation. The Rural Hamilton Official Plan prohibits severances of farm labour residences.



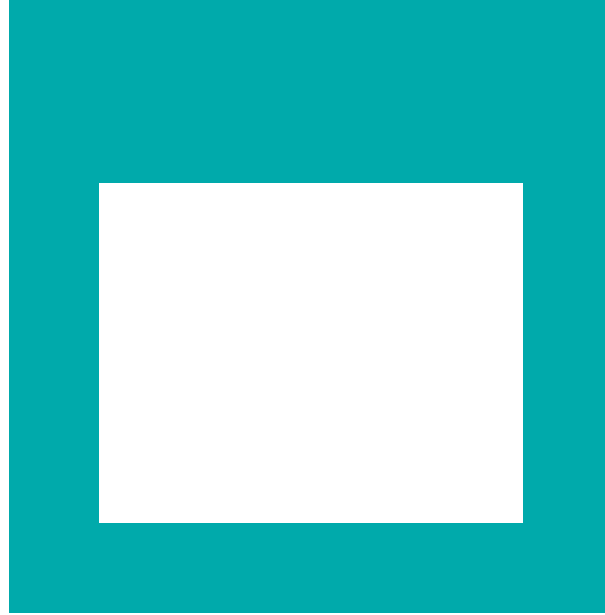
Key Issues and Preliminary Recommendations

Issue 5: Compatibility with Secondary Dwelling Units



Preliminary Recommendation:

- Remove references to Accessory Apartments in RHOP
- Permissions for FLR and SDU on same lot to be further reviewed



THANK YOU

THE CITY OF HAMILTON PLANNING COMMITTEE