# DRAFT Rural Hamilton Official Plan Amendment No. X

The following text, together with:

## Volume 1

Appendix "A"	Chapter D – Rural Systems, Designations and Resources
Appendix "B"	Chapter G – Glossary
Appendix "C"	Schedule B – Natural Heritage System
Appendix "D"	Schedule B-2 - Detailed Natural Heritage Features Key Natural Heritage Feature Significant Woodlands
Volume 2	

Appendix "E"	Chapter A – Rural Settlement Area Plans
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attached hereto, constitutes Official Plan Amendment No. X to the Rural Hamilton Official Plan.

#### 1.0 <u>Purpose and Effect</u>:

The purpose and effect of this Amendment is to:

- Reinstate and revise policies and add a new definition; and,
- Correct policy and mapping errors.

## 2.0 Location:

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

#### 3.0 <u>Basis</u>:

The basis for permitting this Amendment is:

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

## 4.0 Actual Changes:

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### 4.1 Volume 1 – Parent Plan

### Text

#### 4.1.1 <u>Chapter C – City Wide Systems and Designations</u>

a. That Policies D.2.1.3 and D.2.1.3.1 f) of Volume 1: Chapter D – City Wide Systems and Designations be revised, as outlined in Appendix "A", attached to this Amendment:

#### 4.1.2 Chapter G – Glossary

a. That Volume 1: Chapter G – Glossary be amended by adding one definition, as outlined in Appendix "B", attached to this Amendment.

#### Maps and Appendices

#### 4.1.3 <u>Schedules</u>

- a. That Volume 1: Schedule B Natural Heritage System be amended, as shown on Appendix "C", attached to this Amendment.
- b. That Volume 1: Schedule B-2 Detailed Natural Heritage Features Key Natural Heritage Feature Significant Woodlands be amended, as shown on Appendix "D", 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 reinstate and revise policies, as outlined in Appendix "E", attached to this Amendment:
  - A.1.3.2 (Reinstate policy) A.1.3.3 A.3.13.3.1

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### 5.0 <u>Implementation</u>:

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. \_\_\_\_ passed on the \_\_\_\_\_<sup>th</sup> of \_\_\_\_\_, 2022.

The City of Hamilton

F. Eisenberger MAYOR A. Holland CITY CLERK

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

Proposed Change	Proposed New / Povised Policy
Proposed Change	Proposed New / Revised Policy
	Bolded text = text to be added
D.2.1.3 To encourage on-farm economic	D.2.1.3 To encourage on-farm economic
diversification as a means of reinforcing the	diversification as a means of reinforcing the
agricultural economy, limited secondary uses are	agricultural economy, limited secondary uses are
permitted. On-farm secondary uses are secondary	permitted. On-farm secondary uses are
to the primary agricultural use and are limited to	secondary to the primary agricultural use and are
agri-tourism uses, farm vacation homes, home	limited to agri-tourism uses, farm vacation
industries, kennels, and small scale retailing of	homes, home industries, kennels, small scale
agricultural products, and an agricultural alcohol	retailing of agricultural products, and an
production facility. On-farm secondary uses shall	agricultural alcohol production facility. On-farm
be permitted provided the following conditions are	secondary uses shall be permitted provided the
met in all cases:	following conditions are met in all cases
D.2.1.3.1 In addition to the above policies, on-	D.2.1.3.1 In addition to the above policies, on-
farm secondary uses shall be subject to the	farm secondary uses shall be subject to the
following conditions:	following conditions:
f) A small scale winery, brewery, or cidery	f) A small scale agricultural alcohol production
agricultural alcohol production facility may be	facility may be permitted secondary to a
permitted secondary to a permitted agricultural use in the Agriculture designation in accordance with the	permitted agricultural use in the Agriculture designation in accordance with the Zoning By-
Zoning By-law and provided the following conditions	law and provided the following conditions are
are met:	met:
i) A small scale winery, brewery, or cidery	i) A small scale agricultural alcohol production
agricultural alcohol production facility shall only	facility shall only be permitted as an accessory
be permitted as an accessory use to an agricultural	use to an agricultural use on lots 4 hectares (10
use on lots 4 hectares (10 acres) or greater;	acres) or greater;
ii) Site Plan approval shall be required to address	ii) Site Plan approval shall be required to
appropriate setbacks, building size and location,	address appropriate setbacks, building size and
parking, lighting, drainage, buffering, screening and	location, parking, lighting, drainage, buffering,
landscaping, and any other matters;	screening and landscaping, and any other
iii) A minimum of 2 hectares (5 acres) of the	matters;
agricultural use parcel shall be used for the	iii) A minimum of 2 hectares (5 acres) of the
production of grapes, fruits, hops or other produce	agricultural use parcel shall be used for the
directly associated with on-site beer, cider, or wine	production of grapes, fruits, hops or other
or spirit production;	produce directly associated with on-site beer,
iv) A small scale winery, brewery, or cidery	cider, wine or spirit production;
agricultural alcohol production facility shall be	iv) A small scale agricultural alcohol production
located where access is provided by an appropriate	facility shall be located where access is provided
road capable of accommodating the traffic	by an appropriate road capable of
generated. A transportation impact study may be	accommodating the traffic generated. A
required;	transportation impact study may be required;
v) The maximum building area devoted to an	v) The maximum building area devoted to an
winery, brewery, or cidery agricultural alcohol	agricultural alcohol production facility is restricted
production facility is restricted to 500 square	to 500 square metres of gross floor area not
metres of gross floor area not including the	including the basement or cellar;
basement or cellar;	vi) The display, retail sale and/or tasting of wine,
vi) The display, retail sale and/or tasting of wine,	beer, cider, spirits and related products produced
beer, or cider, spirits and related products	on the farm parcel and accessory retail sale may
produced on the farm parcel and accessory retail	be permitted, as provided for by the Zoning By-
sale may be permitted, as provided for by the	law; and
Zoning By-law; and	vii) Restaurants, banquet halls, hotels, motels,
vii) Restaurants, banquet halls, hotels, motels,	hostels, schools, residences, and conference
hostels, schools, residences, and conference	facilities shall not be permitted.



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Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
facilities shall not be permitted.	

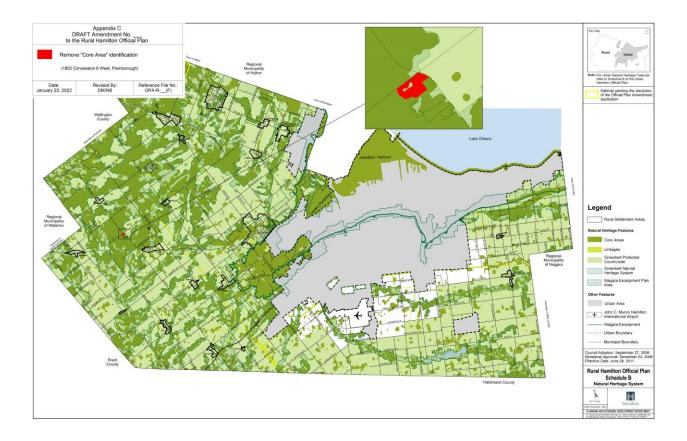
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Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
Agricultural Alcohol Production Facility: means	Agricultural Alcohol Production Facility: means a
a Secondary Use to an Agricultural operation on	Secondary Use to an Agricultural operation on
the same lot, for the processing of grapes, fruit,	the same lot, for the processing of grapes, fruit,
honey, hops or other produce in the production	honey, hops or other produce in the production of
of beer, wine, cider and / or spirits. Agricultural	beer, wine, cider and / or spirits. Agricultural
Alcohol Production Facility uses may include	Alcohol Production Facility uses may include the
the crushing, fermentation, distillation,	crushing, fermentation, distillation, production,
production, bottling, aging, storage and	bottling, aging, storage and accessory sale of
accessory sale of beers, ciders, wines, spirits	beers, ciders, wines, spirits and related products,
and related products, a laboratory, an	a laboratory, an administrative office, and a
administrative office, and a tasting, hospitality	tasting, hospitality and retail area, but shall not
and retail area, but shall not include a	include a Restaurant, a Conference or
Restaurant, a Conference or Convention Centre,	Convention Centre, overnight accommodation or
overnight accommodation or an Alcohol	an Alcohol Production Facility.
Production Facility.	

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

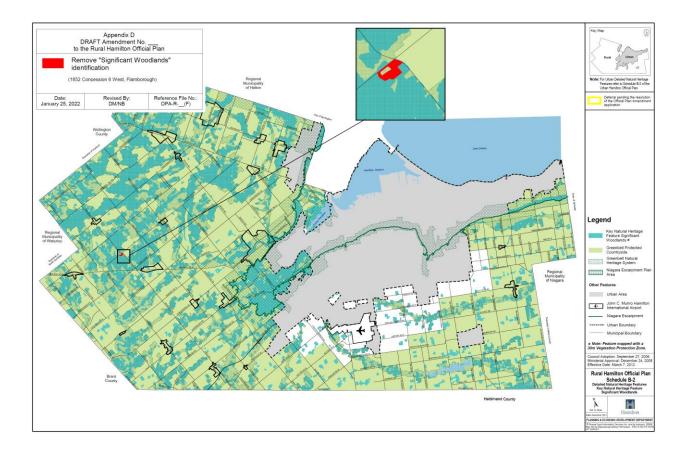
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Appendix "E" – Volume 2, Chapter A – Rural Settlement Area Plans
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Proposed Change	Proposed New / Revised Policy		
Grey highlighted strikethrough text = text to be deleted Bolded text = text to be added			
Reinstate Policy A.1.3.2 in its entirety. A.1.3.2 Garden suites may be permitted on a	A.1.3.2 <i>Garden suites</i> may be permitted on a temporary basis subject to a Temporary Use By-		
temporary basis subject to a Temporary Use By-	law provided the following conditions are met:		
law provided the following conditions are met:	a) The water and sewage disposal services		
a) The water and sewage disposal services	available on the site are designed and have the		
available on the site are designed and have the	capacity to sustain the uses;		
capacity to sustain the uses;	b) The temporary residence is designed for		
b) The temporary residence is designed for	removal following the expiration of the		
removal following the expiration of the	Temporary Use By-law; and		
Temporary Use By-law; and	c) The owner enters into an agreement and		
c) The owner enters into an agreement and	posts financial securities with the municipality to		
posts financial securities with the municipality	ensure the removal of the temporary residence		
to ensure the removal of the temporary	and its associated uses following the expiration		
residence and its associated uses following the	of the Temporary Use By-law.		
expiration of the Temporary Use By-law.			
A.1.3.3 Notwithstanding Policies C.3.1.2 d) and	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	C.3.1.4 c) of Volume 1, a garden suite or a		
secondary dwelling unit - detached shall not be	secondary dwelling unit shall not be permitted in		
permitted in the Rural Settlement Areas of Carlisle,	the Rural Settlement Areas of Carlisle,		
Greensville, Freelton and Lynden until such time as	Greensville, Freelton and Lynden until such time		
the City:	as the City:		
	•		
<ul> <li>a) has completed a study to address the adequacy of sustainable servicing policies of Section C.5 to address these uses; and,</li> <li>b) has developed and implemented appropriate policies and regulations for these uses.</li> <li>A.3.13.3.1 Map 16 establishes the land use pattern of future <i>development</i> and redevelopment. There are three five land use categories: Settlement Residential, Settlement Commercial, Settlement Institutional, Neighbourhood Park and Natural Open Space (Hazard Lands).</li> </ul>	<ul> <li>a) has completed a study to address the adequacy of sustainable servicing policies of Section C.5 to address these uses; and,</li> <li>b) has developed and implemented appropriate policies and regulations for these uses.</li> <li>A.3.13.3.1 Map 16 establishes the land use pattern of future <i>development</i> and redevelopment. There are five land use categories: Settlement Residential, Settlement Commercial, Settlement Institutional, Neighbourhood Park and Natural Open Space (Hazard Lands).</li> </ul>		

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