



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Planning Division**

<b>TO:</b>	Chair and Members Planning Committee
<b>COMMITTEE DATE:</b>	May 2, 2023
<b>SUBJECT/REPORT NO:</b>	Application for Rural Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 127 Freelton Road, Flamborough (PED23107) (Ward 13)
<b>WARD(S) AFFECTED:</b>	Ward 13
<b>PREPARED BY:</b>	Charlie Toman (905) 546-2424 Ext. 5863
<b>SUBMITTED BY:</b>	Steve Robichaud Director of Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

- (a) That **Rural Hamilton Official Plan Amendment Application RHOPA-23-002, by UrbanSolutions Planning & Land Development Consultants Inc. (agent) on behalf of Brian Didiodato (Owner)**, to amend the Rural Hamilton Official Plan to redesignate the subject lands from “Settlement Commercial” to “Settlement Residential” to permit the adaptive reuse of an vacant commercial building for a single detached dwelling for the lands located at 127 Freelton Road, Flamborough, as shown on Appendix “A” attached to Report PED23107, be **APPROVED** on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED23107, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
  - (ii) That the proposed amendment is consistent with the Provincial Policy Statement (2020) and conforms to the Greenbelt Plan (2017) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
- (b) That **Zoning By-law Amendment Application ZAR-23-002, by UrbanSolutions Planning & Land Development Consultants Inc. (agent) on behalf of Brian Didiodato (Owner)**, for a change in zoning from Settlement

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Commercial (S2) Zone to Settlement Residential (S1, 847) Zone, to permit the adaptive reuse of an vacant commercial building for a single detached dwelling, for the lands known as 127 Freelon Road, Flamborough, as shown on Appendix “A” attached to Report PED23107, be **APPROVED** on the following basis:

- (i) That the draft By-law, attached as Appendix “C” to Report PED23107, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (ii) That the amending By-law be added to Schedule “C” of Zoning By-law No. 05-200;
- (iii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms to the Greenbelt Plan (2017) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended), and will comply with the Rural Hamilton Official Plan upon approval of Rural Hamilton Official Plan Amendment No. XX.

## **EXECUTIVE SUMMARY**

The purpose of these applications is to change the Rural Settlement Area designation within the Rural Hamilton Official Plan from “Settlement Commercial” to “Settlement Residential” and the zoning from Settlement Commercial (S2) Zone to a modified Settlement Residential (S1, 847) Zone to facilitate the adaptive reuse of a vacant commercial building into a single detached dwelling.

The subject property is located in central Freelon. The existing building on the property was constructed circa 1868 as a single detached dwelling. The building is listed in the City’s Built Heritage Inventory. The dwelling was converted for commercial uses in the mid to late twentieth century and subsequently zoned “Settlement Commercial” with the adoption of the Flamborough Zoning By-law No. 90-145-Z in 1992 and then Settlement Commercial (S2) Zone with the adoption of City of Hamilton Zoning By-law No. 05-200 in 2005.

The purpose of the Rural Hamilton Official Plan Amendment (RHOPA) is to amend the Freelon Rural Settlement Area Plan to designate the subject lands from “Settlement Commercial” to “Settlement Residential”.

The purpose of the Zoning By-law Amendment is to rezone the subject lands from Settlement Commercial (S2) Zone to a modified Settlement Residential (S1, 847) Zone. A site specific modification is required to allow the residential use within the existing building on the property which does not conform to several zoning regulations of the S1 Zone.

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The proposed RHOPA and Zoning By-law Amendment have merit and can be supported as they are consistent with the Provincial Policy Statement and conform to the Greenbelt Plan (2017) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended). The proposal will comply with and implement the policies of the Rural Hamilton Official Plan (RHOP) upon approval of the Official Plan Amendment, provides for the long-term conservation of a heritage building through adaptive reuse of the building and maintains the existing rural character of the area.

**Alternatives for Consideration – See Page 15**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: N/A

Staffing: N/A

Legal: As required by the *Planning Act*, Council shall hold at least one Public Meeting to consider an application for an Official Plan Amendment and Zoning By-law Amendment.

**HISTORICAL BACKGROUND**

**Report Fact Sheet**

<b>Application Details</b>	
Applicant/Owner:	Applicant: UrbanSolutions Planning & Land Development Consultant Inc. c/o Matt Johnston Owner: Brian Didioato
File Number:	RHOPA-23-002 & ZAR-23-002
Type of Application:	Rural Hamilton Official Plan Amendent and Zoning By-law Amendment
Proposal:	Change in the Rural Hamilton Official Plan Rural Settlement Area designation from “Settlement Commercial” to “Settlement Residential”  Change in zoning from the Settlement Commercial (S2) Zone to the Settlement Residential (S1, 847) Zone.
<b>Property Details</b>	
Municipal Address:	127 Freelon Road, Flamborough
Lot Area:	0.05 hectares

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<b>Property Details</b>	
Servicing:	The property is serviced by private services (separate well and septic services).
Existing Use:	Commercial (vacant)
<b>Documents</b>	
Provincial Policy Statement (PPS):	The proposal is consistent with the PPS (2020).
Greenbelt Plan:	The proposal conforms to the Greenbelt Plan (2017).
A Place to Grow:	The proposal conforms to the Growth Plan (2019, as amended).
Rural Hamilton Official Plan Existing:	“Hamlets (Rural Settlement Areas)” on Schedule “A” - Provincial Plans, “Rural Settlement Areas” on Schedule D - Rural Land Use Designation and “Settlement Commercial” in the Freelon Rural Settlement Area Plan in Volume 2: Map 7.
Rural Hamilton Official Plan Proposed:	“Settlement Residential” in the Freelon Rural Settlement Area Plan in Volume 2: Map 7.
Zoning Existing:	Settlement Commercial (S2) Zone.
Zoning Proposed:	Settlement Residential (S1, 847) Zone.
Modifications Proposed:	<p><b>Staff Requested Modifications</b></p> <ul style="list-style-type: none"> <li>Limit the proposed use of the single detached dwelling to the existing building on the property.</li> </ul>
<b>Processing Details</b>	
Received:	October 27, 2022
Deemed Complete:	November 25, 2022
Notice of Complete Application:	Sent to 38 property owners within 120 metres of the subject property on December 7, 2022.
Public Notice Sign:	Posted December 2, 2022 and updated with the Public Meeting date on April 20, 2023.
Notice of Public Meeting:	Sent to 38 property owners within 120 metres of the subject property on April 21, 2023.
Public Consultation:	N/A
Public Comments:	Two telephone inquiries
Processing Time:	157 days from the date of receipt of the application.

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## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

### **EXISTING LAND USE AND ZONING**

	<b>Existing Land Use</b>	<b>Existing Zoning</b>
<b>Subject Lands:</b>	Commercial (vacant)	Settlement Commercial (S2) Zone
<b>Surrounding Land Uses:</b>		
<b>North</b>	Wrecking yard	Settlement Commercial (S2) Zone
<b>East</b>	Single detached dwellings	Settlement Commercial (S2) Zone
<b>West</b>	Local commercial and single detached dwellings	Settlement Commercial (S2) Zone
<b>South</b>	Single detached dwellings	Settlement Commercial (S2) Zone and Settlement Residential (S1) Zone

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

### **Provincial Policy Statement (2020) (PPS)**

The Provincial Planning Policy framework is established through the *Planning Act* (Section 3) and the Provincial Policy Statement (2020) PPS. The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with the PPS. The following policies, amongst others, apply to the proposal.

- “1.1.3.1      *Settlement areas* shall be the focus of growth and development.
- 1.1.3.2      Land use patterns within *settlement areas* shall be based on densities and a mix of land uses which:
- a)      Efficiently use land and resources;
  - b)      Are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

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- 1.1.4.2 In rural areas, rural *settlement areas* shall be the focus of growth and development and their vitality and regeneration shall be promoted.
- 1.1.4.3 When directing development in rural *settlement areas* in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.”

The subject lands are located within a rural settlement area. As the applications are to allow the conversion of an existing building back to a single detached dwelling the proposal maintains the rural character of the area.

Therefore, based on the above, the proposal is consistent with the Provincial Policy Statement.

**A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended)**

The Growth Plan directs the majority of growth to settlement areas that have access to municipal water and wastewater systems and can be support the achievement of complete communities. The following polices, amongst others, apply to the proposal:

- “2.2.9.1 Municipalities are encouraged to plan for a variety of cultural and economic opportunities within *rural settlements* to serve the needs of rural residents and area businesses.”

The subject lands are located within a rural settlement area. The proposed change in use will not negatively impact the function of the Freelton settlement area. Therefore, based on the above, the proposal conforms to the Growth Plan.

**Greenbelt Plan (2017)**

The lands are designated “Protected Countryside” in the Greenbelt Plan. The following policies of the Greenbelt Plan, amongst others, apply to the proposal.

- “3.4.4 For lands within Hamlets in the Protected Countryside, the following policy shall apply:
1. Hamlets are subject to the policies of the Growth Plan and continue to be governed by official plans and related programs or initiatives and are not subject to the policies of this Plan, save for the policies of sections 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2. Limited growth is

permitted through infill and intensification of Hamlets subject to appropriate water and sewage services.”

The subject lands are designated Hamlet in the Greenbelt Plan. The proposal constitutes limited growth and as discussed under the Rural Hamilton Official Plan section of this report, has appropriate water and sewage services. Therefore, based on the above, the proposal conforms to the Greenbelt Plan.

### **Rural Hamilton Official Plan (RHOP)**

The subject lands are designated “Hamlets (Rural Settlement Areas)” on Schedule A - Provincial Plans and “Rural Settlement Areas” on Schedule D - Rural Land Use Designations of the RHOP. Further, the subject property is designated “Settlement Commercial” in the Freelton Rural Settlement Area Plan in Volume 2: Map 7.

The following policies, amongst others, apply to the proposal:

#### Volume 1 – Rural Hamilton Official Plan Policies

##### General Policies for Rural Housing

“3.2.2 The existing stock of housing in the rural areas shall be retained wherever possible and kept in a safe and adequate condition through use of the City’s Property Standards by-law and incentive programs financed by the City or by senior levels of government. (OPA 26)”

The conversion of the existing commercial building into a single detached dwelling is considered an adaptive reuse and retains the rural housing stock.

##### Servicing

- “C.5.1.1
- d) Development of a new land use or a new or replacement building on an existing lot that require(s) water and/or sewage servicing, may only be permitted where it has been determined by the requirements of Policies C.5.1.1 a) and b) that the soils and size of the lot size are sufficient to accommodate the water system and sewage disposal system within acceptable levels of on-site or off-site impacts including nitrate impact, and shall include sufficient land for a reserve discharge site or leaching bed. The maximum lot size shall be in accordance with F.1.14.2.1 g);
  - e) The private water supply and sewage disposal systems shall be capable of sustaining the proposed and existing uses within

acceptable levels of on-site and off-site water quantity and quality impacts, including nitrate impact;

- f) The existing or proposed wastewater system shall not include a sewage disposal holding tank; and,
- g) The existing or proposed water supply system shall include a well with sufficient quantity of water to sustain the use. A cistern system that meets current accepted standards, may, to the satisfaction of the City, be an additional component of the water supply system.”

The subject property is on private services and the Applicant submitted a Hydrogeological Opinion Letter that the daily wastewater use would be lower for a single detached dwelling than for permitted use within the Settlement Commercial (S2) Zone. The applicant also submitted a Wastewater Treatment System Performance Evaluation to determine whether the existing septic system on the property is being operated and maintained in substantial compliance with the Ontario Building Code. Staff have reviewed the Evaluation and commented that while the septic system is nearing its end of functional life, it continues to function within acceptable parameters. Based on the above, the applications are consistent with the Private Water and Wastewater Services policies in the RHOP.

#### Cultural Heritage

- “B.3.4.1.3 Ensure that all new development, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on-site or adjacent cultural heritage resources; and,
- B.3.4.2.1(h) Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts and cultural heritage landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas within the City.”

The proposal is compatible with the built environment as the density, height and nature of the rural landscape is unchanged from the existing built form. The conversion of the existing commercial building to a single detached dwelling will maintain the established character of the Freelton Rural Settlement Area.

The subject property is listed in the City’s Built Heritage Inventory. The proposed conversion to a single detached dwelling will retain the historic appearance and rural character of the area through interior modifications to the existing building as well as



removal of the commercial façade which is not original to the building. Staff are satisfied that the cultural heritage value or interest of the property will be conserved. Based on the above, the proposal conforms to Volume 1 of the Rural Hamilton Official Plan.

#### Volume 2 – General Policies

- “A.1.2.4 Development in Rural Settlement Areas shall proceed in accordance with the specific policies and designations for each Rural Settlement Area and subject to the following conditions:
- (a) Within the Rural Settlement Areas, development shall be of a height, density, area and nature to be compatible with the existing built environment; and,
  - (b) All development shall be required to obtain approval from the City for servicing. Any development shall be serviced in accordance with Section C.5.1, Sustainable Private Water and Wastewater Services of Volume 1 of this Plan, and in no case shall a proposed new lot be less than one acre.
- A.1.2.8 To maintain and protect the distinct form and historical character of Rural Settlement Areas designated in this Plan, any application pursuant to the Planning Act or other legislation shall seek to conserve cultural heritage resources, cultural heritage landscapes, areas of archaeological potential, archaeological sites and the overall settlement character; and,
- A.1.2.9 To conserve the settlement character, construction of new buildings or renovation of existing buildings shall be sympathetic to and consistent with the existing heritage attributes of the Rural Settlement Area, including, but not limited to, consideration of traditional minimum lot sizes and setbacks in accordance with Section C.5.1 of Volume 1, building massing and orientation, and preservation of views, open spaces, and landmarks.”

The proposal is compatible with the built environment as the height and nature of the rural landscape is unchanged from the existing built form. The conversion of the commercial building to a single detached dwelling will maintain the established character of the Freelon Rural Settlement Area.

As discussed above, the subject property is a legal non-complying lot that predates the minimum 0.4 hectare lot size, the owner currently has zoning permissions for commercial uses and that it is not feasible to increase the size of the property. Staff are

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satisfied that the proposal meets the Sustainable Servicing Policies in the Rural Hamilton Official Plan.

The subject property is listed in the City's Built Heritage Inventory. The proposed conversion to a single detached dwelling will retain the historic appearance and rural character of the area. Staff are satisfied that the cultural heritage value or interest of the property will be conserved.

**Volume 2 – Settlement Residential**

“A.1.3.1 On lands designated Settlement Residential, residential uses are limited to single detached dwellings, small scale residential care facilities, and small scale institutional uses shall be permitted subject to the policies of this Plan. (OPA 26)”

The proposal is consistent with the permitted uses under the Settlement Residential designation of the Freelon Rural Settlement Area Plan. Based on the above, the proposal conforms to Volume 2 of the RHOP.

**City of Hamilton Zoning By-law No. 05-200**

The subject lands are currently zoned Settlement Institutional (S2) Zone in City of Hamilton Zoning By-law No. 05-200. Permitted uses in the Settlement Residential (S3) Zone include Medical Clinic, Motor Vehicle Service Station, Restaurant, Retail and Veterinary Service. A change in zoning to the Settlement Residential (S1, 847) Zone is required to facilitate conversion of the vacant commercial building to a single detached dwelling.

A site-specific zoning exception is necessary to recognize the current 0.05 hectare lot area whereas 0.4 hectares is required and 23 metres of lot frontage whereas 30 metres is required under the Settlement Residential (S1) Zone. The proposed zoning is discussed in the Analysis and Rationale for Recommendation section of this Report, and an evaluation of the proposed modifications to the (S1) Zone is included in Appendix “D” attached to Report PED23107.

**RELEVANT CONSULTATION**

<b>Departments and Agencies</b>	
<ul style="list-style-type: none"><li>• Canada Post; and,</li><li>• Conservation Halton.</li></ul>	No comment or objection.

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<b>Departments and Agencies (Continued)</b>		
<ul style="list-style-type: none"> <li>Economic Development Division, Planning and Economic Development Department, Economic Development Division, Corporate Real Estate Office Section.</li> </ul>		No comment or objection.
	<b>Comment</b>	<b>Staff Response</b>
Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department	<ul style="list-style-type: none"> <li>No comments. The proposal is serviced by a private well and septic system (no municipal services).</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>
Source Water Protection, Public Works Department	<p>It is our understanding that the application serves to recognize the current use of the property as residential instead of commercial since the property is currently used as a residential property.</p> <p>SWP group reviewed the "Hydrogeological Opinion Letter" prepared by Landtek Limited dated September 28, 2022. The letter states that the assumed commercial effluent flow would be higher than residential flow but in the absence of an actual commercial use it is difficult to state that daily design sewage flows are expected to increase or not as a result of this proposal.</p> <p>The applicant also submitted a Wastewater Treatment System Performance Evaluation to determine whether the existing septic system on the property is being operated and maintained in substantial compliance with the Ontario Building Code.</p>	<ul style="list-style-type: none"> <li>The existing Settlement Commercial (S2) Zone allows several uses which would be considered more intensive from a water, wastewater perspective than the proposed single detached dwelling, including restaurant, veterinary clinic and catering services.</li> </ul>

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	<b>Comment</b>	<b>Staff Response</b>
Source Water Protection, Public Works Department <b>(Continued)</b>	<p>Source Water Protection staff reviewed the evaluation with Building Department staff. While the septic system is nearing its end of functional life, it continues to function within acceptable operating parameters.</p> <p>If the septic system does not receive any required maintenance, it may fail, and become unsafe. The City could then intervene and issue an Unsafe Order to Comply to repair or replace the system to meet the requirements of the OBC Act &amp; Regulations.</p> <p>It should be noted that with the system nearing end of life, any alteration, repair or replacements may require Building Permits to be obtained prior to work taking place.</p>	
Growth Planning Section, Growth Management Division, Planning and Economic Development Department	<ul style="list-style-type: none"> <li>The existing municipal addresses will be retained for this development.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>
Transportation Planning Section, Transportation Planning and Park Division, Planning and Economic Development Department	<p>Transportation Planning has determined that a daylighting triangle will not be required if the building remains as is under this subject development application (ZAR-23-002 &amp; RHOPA-23-002).</p> <p>If developed in the future (building removed and new DA or OPA/ZA is submitted) the following right-of-way and daylighting dedications would be considered as per the Rural Hamilton Official Plan:</p>	<p>Under the <i>Planning Act</i> the City is not permitted to require road widening dedications as part of an Official Plan or Zoning By-law Amendment application.</p> <p>With the changes made to the <i>Planning Act</i> under Bill 23, the conversion of the existing building from commercial to residential is not considered would not be subject to Site Plan Control.</p>

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	<b>Comment</b>	<b>Staff Response</b>
Transportation Planning Section, Transportation Planning and Park Division, Planning and Economic Development Department <b>(Continued)</b>	<p>a. Approximately <math>\pm 5.5</math> metres should be dedicated to the right-of-way on Freelon Road, as per the Council Approved Rural Official Plan: Schedule C-1 - Future Right-of-Way Dedications. Freelon Road is to be 26.213 metres from Highway 6 to Eleventh Concession East as per Schedule C-1.</p> <p>b. Approximately <math>\pm 4</math> metres should be dedicated to the right-of-way on Book Road, as per the Council Approved Rural Official Plan: Schedule C-1 - Future Right-of-Way Dedications. Brook Road is to be 26.213 metres from Highway 5 to Freelon Road as per Schedule C-1; and,</p> <p>c. Freelon Road and Brook Road are both Arterial Roads. According to the Official Plan, technically a 15.0 metres x 15.0 metres Daylighting Triangle should be dedicated to the right-of-way, as per the Council Approved Rural Official Plan: Chapter C - City Wide Systems and Designations 4.5 Road Network Functional Classification; Daylighting Triangles 4.5.7.</p>	
Waste Management Division, Public Works Department	This development is eligible for municipal waste collection and will be required to follow the requirements under the Waste Management System By-law No. 20-221.	<ul style="list-style-type: none"> <li>• Noted.</li> </ul>
Ministry of Transportation	Although in principle, the Ministry has no objection to the proposed Zoning By-law Amendment & Official Plan Amendment applications for the property described above, the property owner should be made aware that the site is located within the MTO permit Control Area for Hwy 6. Therefore, an MTO Building & Land Use Permit will be required from this office before the start of any onsite construction/work.	<ul style="list-style-type: none"> <li>• Noted</li> </ul>

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<b>Public Consultation:</b>		
140 Freelton Road	No concerns with the proposed change of use but inquired about the status of the zoning the nearby property at 140 Freelton Road	<ul style="list-style-type: none"> <li>The proposed Official Plan and Zoning By-law Amendment applications are not associated in anyway to the use of the lands at 140 Freelton Road.</li> </ul>

**Public Consultation**

In accordance with the provisions of the *Planning Act* and the Council approved Public Participation Policy, Notice of Complete Application was sent to 38 property owners within 120 metres of the subject property on December 7, 2022. A Public Notice sign was posted on the property on December 2, 2022 and updated with the public meeting date on April 21, 2023. Finally, Notice of the Public Meeting was mailed to 38 property owners within 120 metres of the subject lands on April 21, 2023. The applicant provided a Public Consultation Strategy as part of their application which identified no additional neighbourhood engagement beyond the minimum requirements of the *Planning Act*.

To date, the City has received two public enquires regarding the proposal via telephone. Both residents had no concern with the proposed Official Plan Amendment or Zoning By-law Amendment applications but requested updates with respect to permitted uses on the nearby property at 140 Freelton Road.

**ANALYSIS AND RATIONALE FOR RECOMMENDATION**

1. The proposal has merit and can be supported for the following reasons:
  - (i) It is consistent with the Provincial Policy Statement (2020) and conforms to the Greenbelt Plan (2017) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
  - (ii) It will comply with the general intent of the Rural Hamilton Official Plan upon approval of Rural Hamilton Official Plan Amendment No. XX; and,
  - (iii) The proposed development is compatible with the existing land uses in the immediate area and represents good planning by, among other things, adaptively reuses a cultural heritage resource.
  
2. The Official Plan Amendment is to designate the subject lands to “Settlement Residential” within the Freelton Rural Settlement Area Plan to convert the

existing vacant commercial building to a single detached dwelling. The review of the Official Plan Amendment can be summarized as follows:

- The proposal is compatible with the built environment as the density, height and nature of the rural landscape is unchanged from the existing built form; and,
- The proposal adaptively reuses the existing building on the property, a cultural heritage resource.

### 3. Zoning By-law Amendment

The proposal is for a change in zoning from the Settlement Commercial (S2) Zone to the Settlement Residential (S1, 847) Zone to permit conversion of the existing vacant commercial building into a single detached dwelling. The proposed residential use is compatible with the surrounding uses, maintains the existing rural character and will continue the cluster of single detached dwellings within the Freelton Rural Settlement Area. The proposal constitutes good planning through adaptive reuse of an underutilized commercial building on an existing lot that can sustain private servicing at acceptable levels. Therefore, staff support the proposal Zoning By-law Amendment.

The site-specific zoning modifications proposed for the Settlement Residential (S1, 847) Zone are outlined in the Report Fact Sheet and discussed in detail in Appendix “D” attached to Report PED23107.

## **ALTERNATIVES FOR CONSIDERATION**

Should the proposed Zoning By-law Amendment be denied, the use of the property would continue to be regulated by the Settlement Commercial (S2) Zone in Zoning By-law No. 05-200.

## **ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

### **Economic Prosperity and Growth**

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

### **Healthy and Safe Communities**

Hamilton is a safe and supportive City where people are active, healthy, and have a high quality of life.

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**Built Environment and Infrastructure**

Hamilton is supported by state-of-the-art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to Report PED23107 – Location Map

Appendix "B" to Report PED23107– Amendment to Rural Hamilton Official Plan

Appendix "C" to Report PED23107 – Amendment to Zoning By-law No. 05-200

Appendix "D" to Report PED23107– Zoning Modification Table

CT:sd

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OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.