

Site Specific Modifications to the Settlement Residential (S1) Zone

Regulation	Required	Modification	Analysis
Minimum Lot Area	0.4 hectares	0.2 hectares	<p>The subject property is an existing 0.2 hectare lot formerly occupied by the Freelon Baptist Church.</p> <p>The OnSite Wastewater Servicing Assessment prepared by FlowSpec dated May 9, 2022 demonstrates the peak wastewater flows estimated from the former institutional use exceeds the projected wastewater flow compared to the proposed residential use.</p> <p>Staff are satisfied that the proposed single detached dwelling is not anticipated to intensify the wastewater discharge on the subject lands and surrounding properties, subject to a Holding Provision to require the installation of a Class 6 Tertiary Wastewater Treatment System and connection to the municipal water system. In addition, the owner will be required to enter into, and have registered on title, a development agreement with the City of Hamilton to install and properly maintain the tertiary treatment septic system, in order to function as designed.</p>