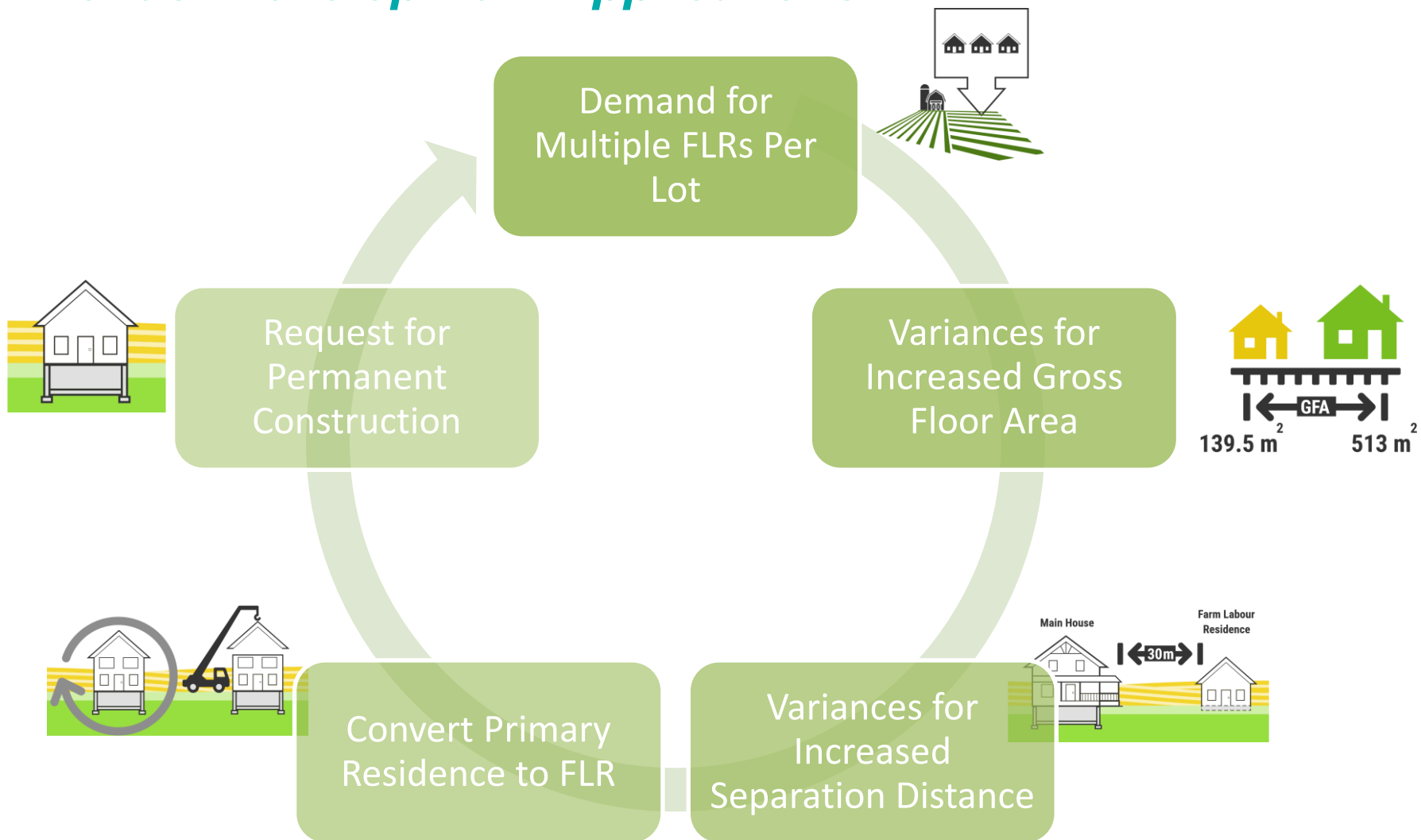




Hamilton

**Farm Labour Residence & Additional Dwelling Unit
– Detach - Rural Area Zoning Changes
February 06, 2023**

Trends: Development Applications



Rural Hamilton Official Plan (RHOP), Farm Labour Residences

Policy D.2.1.1.6 & D.2.1.1.7 (existing)

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;
- Must be removed once no longer required for farm help; and,
- No severance is permitted for the Farm Labour Residence.

Zoning By-law No. 05-200

FLR are currently permitted in: Agriculture (A1) Zone, Rural (A2) Zone and Extractive Industrial (M12) Zone

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	

Rural Hamilton Official Plan (RHOP), Additional Dwelling Units - Detached

Policy C.3.1.2 (existing)

- Secondary Dwelling Units - Detached are prohibited in Rural Hamilton until the city conducts a study on sustainable servicing policies and establishes appropriate regulations.

Policy F.1.14.2.1 (existing)

- Severances shall not be granted for dwellings created as Secondary Dwelling Units – Detached in the Rural Area.

Critical Dates

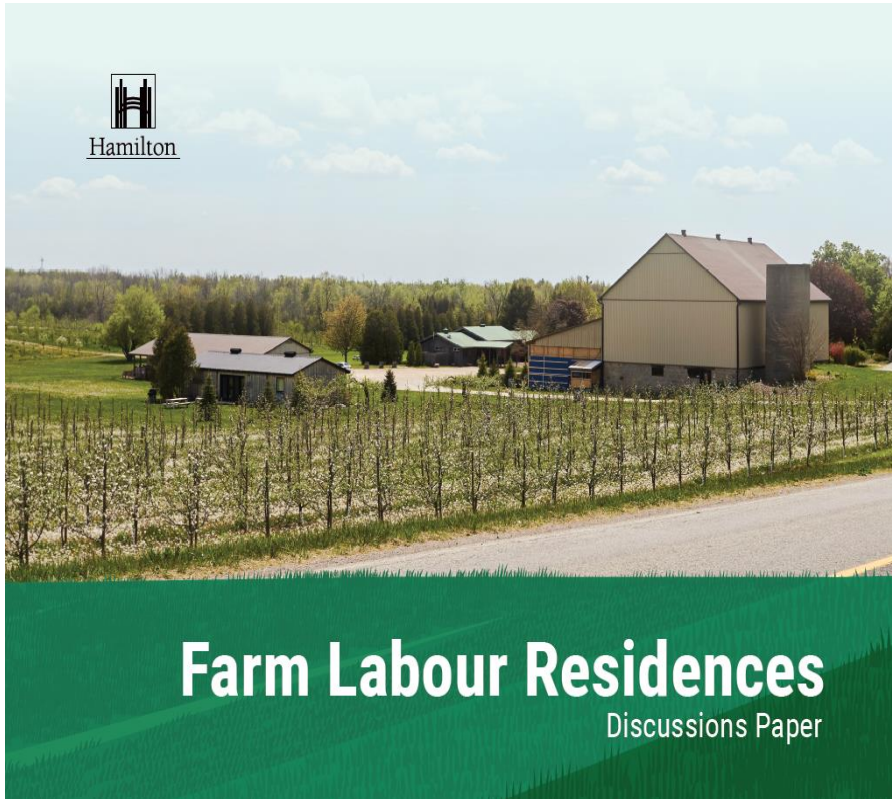
- **May 4, 2021:** Planning Committee direction to undertake a Farm Labour Residence Policy Review and report back.
- **March 22, 2022:** Planning Committee Direction to undertake Public and Stakeholder Engagement (Discussion Paper for information)
- **March 30, 2022:** Update to Agriculture and Rural Affairs Advisory Committee
- **Public and Stakeholder Engagement (April – Aug 2022):**
 - Hamilton-Wentworth Federation of Agriculture (HWFA)
 - Niagara Escarpment Commission
 - OMAFRA
 - Engage Hamilton platform
 - NVK Nurseries, etc.
- **September 6, 2022:** Update to Agriculture and Rural Affairs Advisory Committee

Recent Critical Dates

- **November 02, 2023:**
 - Uses Permitted in Prime Agricultural Areas Training Session (OFA & OMAFRA)
 - Agricultural Education Tour & Visits
 - Brenn-B Farms
 - Beverly Greenhouses
- **November 27, 2023:**
 - Hamilton-Wentworth Federation of Agricultural Meeting
- **November 30, 2023:**
 - Update to Agriculture & Rural Affairs Advisory Committee



Farm Labour Residences Draft Discussion Paper



Focus Areas: Preliminary Recommendations:

Issue 1: Number of FLRs per lot

Issue 2: FLR size

Issue 3: Built Form

Issue 4: Private Servicing

Issue 5: Compatibility with Additional Dwelling Units – Detached (Rural)

Discussion paper was received and approved by the Planning Committee in March 2022.

Proposed Updates to FLR's in Zoning By-law No. 05-200

- FLR's will remain permitted in: Agriculture (A1) Zone, Rural (A2) Zone and Extractive Industrial (M12) Zone

Preferred Options from the Discussion Paper

Accessory to Agriculture and on the same lot as an existing permanent principal Farm Dwelling

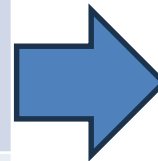
An accessory detached dwelling of temporary construction, such as a mobile home

An accessory detached bunk house of temporary construction, where cooking and sanitary facilities are shared.

Shall have a maximum building height of 10.5 metres.

A maximum total aggregate gross floor area of 420 square metres.

Maximum gross floor area of 200 square metres per FLR.



Proposed Modifications

Accessory to Agriculture and on the same lot as an existing permanent principal Farm Dwelling.

All FLR's shall have a maximum building height of 10.5 metres.

All FLR's shall have an aggregate maximum **lot coverage** of 420 square metres.

Maximum gross floor area of 200 square metres per FLR.

All FLR's shall be separated from the principal Farm Dwelling by a minimum of 30 metres.

All FLR's shall be separated by a minimum of 10 metres.

Proposed Updates to FLR's in the Rural Hamilton Official Plan (RHOP)

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;
- Removal of “A maximum of one Farm Labour Residence (FLR) permitted per lot” language;
- Removal of servicing by same private sewer and water system as principal dwelling; and,
- Removal of the structure's temporary nature.

Proposed Updates to Additional Dwelling Units - Detached in the Rural Hamilton Official Plan (RHOP)

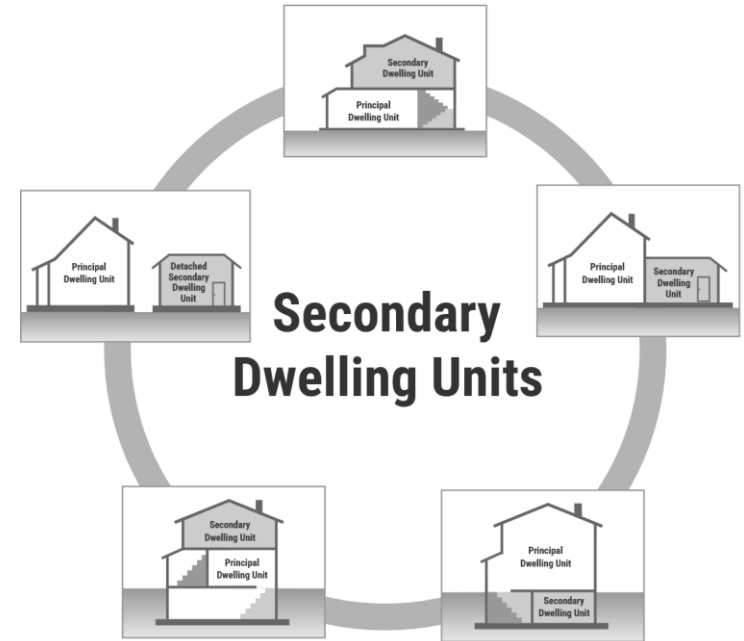
Policy C.3.1.2 e)

An Additional Dwelling Unit – Detached shall be permitted in Rural Hamilton subject to the following:

- One additional dwelling unit – detached may be permitted on a lot with a minimum lot area of 1.5 hectares.
- The primary farm dwelling and the additional dwelling unit – detached can achieve the minimum servicing requirements of Policy C.5.1 of this Plan.
- The minimum lot area established above may be reduced where it can be demonstrated that the minimum servicing requirements of Policy C.5.1 of this Plan can be achieved.

Proposed Updates to Additional Dwelling Units – Detached in Zoning By-law No. 05-200

- Additional Dwelling Units - Detached will be permitted in the following zones:
 - Agriculture (A1) Zone;
 - Rural (A2) Zone; and
 - Settlement Residential (S1) Zone
- Proposed Permissions & Regulations Include:
 - Established Accessory Building Conversions
 - Setback Requirements
 - Building Separation Requirements
 - Height Provisions
 - Gross Floor Area
 - Lot Coverage
 - Servicing Requirements





Hamilton

THANK YOU

THE CITY OF HAMILTON PLANNING COMMITTEE