

From: Laura C

Sent: February 4, 2024 12:38 PM

To: clerk@hamilton.ca

Cc: Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>

Subject: Proposed Amendments to the Rural Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200

I hereby request that the City remove my personal information from the public record.

Please accept these comments on the Proposed Amendments to the Rural Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200 with respect to Farm Labour Residences and Additional Dwelling Units – Detached in the Rural Area for consideration at the Public Meeting of the Planning Committee on February 6, 2024.

I am a life-long resident of Stoney Creek whose family has been farming in the community for almost fifty years. I do not object to the proposed amendments to the extent that these changes will support farming operations as well as provide improved housing opportunities within the rural area.

Having said that, I strongly object to the lands in Lower Stoney Creek being withheld from the area in which Additional Dwelling Units – Detached would be permitted. This area, as depicted on Schedule F-Special Figures of Zoning By-law 05-200, encompasses several farming operations, such as the one carried on by my family. Restricting housing opportunities in this area would in essence place numerous family farm operations at a significant disadvantage and would hinder, and as such discourage, multigenerational farming that would support our community's economic growth and prosperity for generations to come.

It remains unclear as to why the Lower Stoney Creek lands would be excluded from the area in which Additional Dwelling Units – Detached would be permitted or how these seemingly arbitrary boundaries were drawn. This area appears to be distinct from the other excluded areas enumerated in the Discussion Paper (PED22002(a)) as it is not considered a Rural Settlement Area pursuant to Schedule D of the Rural Hamilton Official Plan. In fact, nearly all of the properties in the excluded Lower Stoney Creek lands are zoned A1. With respect to infrastructure, the Discussion Paper states that the City itself, in consultation with Hamilton Water staff, determined that as long as Additional Dwelling Units – Detached are constructed on properties exceeding 1.5 hectares in size, the development would align with servicing needs for a primary farm dwelling, an Additional Dwelling Unit – Detached and Farm Labour Residence.

Several properties in the Lower Stoney Creek lands would meet this sizing requirement. Furthermore, there would be adequate safeguards in place to ensure that all requisite criteria are met, such as the requirement for a site-specific assessment and issuance of a Building Permit.

Given the foregoing, the decision to exclude the Lower Stoney Creek lands appears to be inconsistent with the overall intent of the amendments, which is to support farming operations, provide for greater flexibility, and promote sustainable growth that is compatible with the rural landscape while addressing evolving housing requirements in rural areas.

For these reasons, I would like to see the City remove the provision that excludes the Lower Stoney Creek lands from the area in which Additional Dwelling Units – Detached are permitted.

Thank you for considering these comments. **Please notify me of any updates or decisions in relation to this matter.**

Sincerely,

Laura Casimirri