

DRAFT Rural Hamilton Official Plan Amendment No. X

The following text, together with Appendix “A” attached hereto, constitutes Official Plan Amendment No. “X” to the Rural Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the permissions for Secondary Dwelling Unit – Detached and farm labour residences within the Rural Hamilton Official Plan.

2.0 Location:

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

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The Amendment provides consistency between the Rural Hamilton Official Plan and Zoning By-law No. 05-200 respecting Secondary Dwelling Unit – Detached and Farm Labour Residences.
- The Amendment allows for on farm diversification in support of evolving year round farming operations.
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Text

4.1.1 Chapter C – City Wide Systems and Designations

a. That Volume 1: Chapter C – City Wide Systems and Designations, Section 3.0 – General Land Use Provisions and Designations, Policy C.3.1.2 e) be deleted and replaced with the following:

"e) An additional dwelling unit – detached shall be permitted in Rural Hamilton subject to the following:

- i) One additional dwelling unit – detached may be permitted on a lot with a minimum lot area of 1.5 hectares.
- ii) The primary farm dwelling and the additional dwelling unit – detached can achieve the minimum servicing requirements of Policy C.5.1 of this Plan.
- iii) The minimum lot area established in e) i) 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."

4.1.2 Chapter D – Rural Systems, Designations and Resources

a. That Volume 1: Chapter D – Rural Systems, Designations and Resources, Section D.2.0 – Agriculture Designation, Policy D.2.1.1.6 b) be amended by:

- i) Deleting the "maximum of one" before "farm labour residence";
- ii) Deleting the word "temporary: between "accessory detached" and "dwelling";
- iii) Deleting Policy D.2.1.1.6 b) i); and,
- iv) Renumbering Policy D.2.1.1.6 b) ii) as D.2.1.1.6 b) i).

5.0 Implementation:

An implementing Zoning By-Law Amendment will give effect to the amended policies.

This Official Plan Amendment is Schedule "1" to By-law No. ____ passed on the ____th of _____, 2024.

The
City of Hamilton

A. Horwath
MAYOR

J. Pilon
ACTING CITY CLERK