

**From:** Alan Ernest

**Sent:** January 30, 2024 11:57 AM

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

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

I am an environmental planner with over 40 years of experience and a life long resident of Ancaster and Flamborough. I support the intent of the above referenced proposed amendments as I believe that they should contribute to improving housing conditions for seasonal farm workers and offer positive housing opportunities for additional dwelling units in rural areas without compromising agricultural operations or the character of the rural landscape.

I would also like to see provisions put in place to ensure that farm labour residences meet minimum standards to ensure the privacy, dignity and safety of farm workers. This should include minimum square footage requirements, kitchen & washroom facilities calculated based on the maximum number of workers to be accommodated.

Regarding **Additional Dwelling Units - Detached**, I question why a 1.5 hectare minimum lot area is proposed. Existing zoning provisions including minimum setbacks & maximum lot coverage already set standards that can be applied to determine where additional dwelling units are suitable. Similarly, Ontario Building Code requirements and provincial Minimum Distance Separation standards place appropriate additional controls on where additional dwelling units could be accommodated. The 1.5 hectare minimum lot area seems arbitrary and in my experience would exceed the lot area required to properly accommodate an additional dwelling unit in many instances.

In all cases, a site specific assessment, would be required prior to the approval of an **Additional Dwelling Unit - Detached**. If the city believes that additional criteria are needed beyond that provided by existing municipal zoning and provincial standards, those criteria should be specified, rather than just setting an arbitrary minimum lot area requirement.

Thank you for the opportunity to comment.

Sincerely,

Alan Ernest M.A.