

## Summary of Evaluation Criteria for Self Storage Facilities in the Rural Hamilton Official Plan (RHOP)

Rural Hamilton Official Plan Designation	Proposed Evaluation Criteria
<p><b>Agriculture Designation;</b></p> <p><b>Rural Designation;</b></p> <p><b>Specialty Crop Designation; and,</b></p> <p><b>Rural Settlement Areas (Settlement Commercial Designation)</b></p>	<ul style="list-style-type: none"> <li>• Lot must front onto an arterial road or provincial highway as existing rural industrial uses are more commonly focused along these corridors with less potential impact on surrounding agricultural operations. <b>NOTE:</b> this criteria does not apply to Rural Settlement Areas.</li> <li>• A Self Storage Facility must replace an existing legally established non-conforming or legally established non-complying rural industrial use which did not conflict with the Official Plan and Zoning By-law at the time the use was established and bring the land use more into conformity with the Official Plan than the existing rural industrial use.</li> <li>• The Self Storage Facility shall be scaled to serve Rural Hamilton and be compatible with surrounding uses and the rural landscape, with no adverse impacts on nearby properties or agricultural operations due to traffic, outdoor lighting, or any other potential nuisance factors.</li> <li>• A proposal will require a site-specific Zoning By-law Amendment with appropriate provisions.</li> <li>• A proposal will require Site Plan Approval addressing access, parking, lighting, drainage, buffering, and landscaping.</li> <li>• An Agricultural Impact Assessment must be completed to identify and mitigate potential impacts. <b>NOTE:</b> this criteria does not apply to Rural Settlement Areas.</li> <li>• Outdoor storage is permitted only if secondary to the internal facility, within the developed/ disturbed area of the property, and screened; storage of commercial vehicles, trailers, or personal vehicles is prohibited.</li> </ul>