

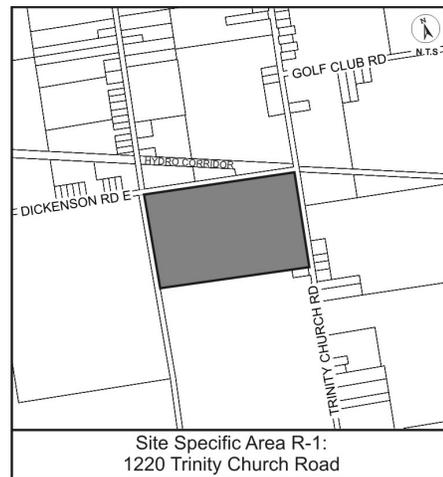
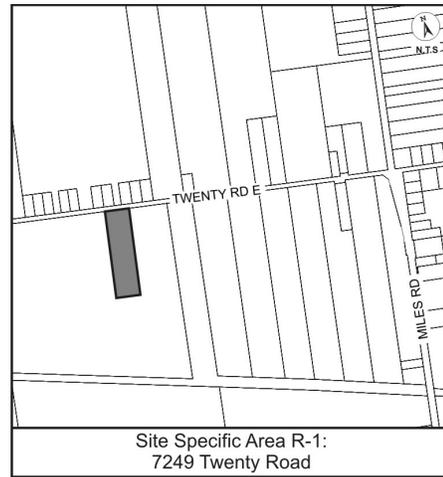
VOLUME 3, CHAPTER B – RURAL SITE SPECIFIC AREAS

Site Specific Areas (SSA) are required to recognize past decisions/approvals that have not been fully implemented. These are policies for individual properties where more detailed direction for land use, infrastructure, transportation, environment, urban design or similar issues beyond the general framework provided by Volume 1 of this Plan is not capable of being addressed by Secondary Plans due to unique local circumstances and which were contained in former, approved Official Plans. These Site Specific Areas apply to the lands outside designated Urban Areas and Rural Settlement Areas. No new Site Specific Area policies shall be created.

R-1 Lands known municipally as 7249 Twenty Road and 1220 Trinity Church Road, former Township of Glanbrook

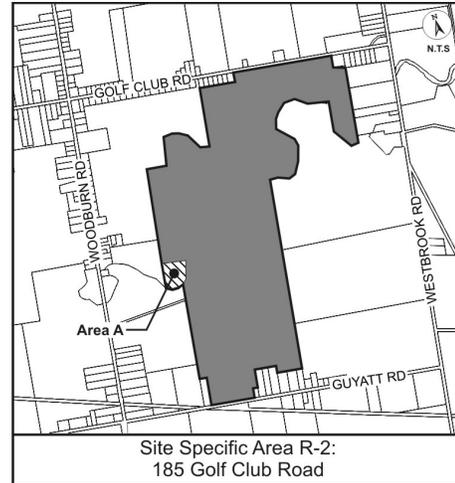
1.0 In addition to the permitted Rural uses of Section D.4.0, Rural Designation of this Plan, on the lands known municipally as 7249 Twenty Road and 1220 Trinity Church Road, a temporary *garden suite* shall be permitted subject to the following:

- a) A temporary *garden suite* shall be defined as a one-unit detached residential structure, containing bathroom and kitchen facilities, that is ancillary to an existing residential dwelling.
- b) The temporary *garden suite* shall be constructed to ensure that it is portable and can readily be removed following the expiry of the time period established in the implementing Zoning By-law amendment pursuant to the Planning Act.
- c) The design and construction of the temporary *garden suite* shall satisfy the minimum requirements of the Province.
- d) The owner shall be required to enter into an agreement(s) with the City which shall address the following:
 - i) The servicing of the *garden suite*;
 - ii) The appearance of the *garden suite*;
 - iii) How the *garden suite* is to be maintained; and
 - iv) When the *garden suite* is to be removed (e.g., when the occupant moves out, or when the Temporary Use By-law expires); and
- e) In addition to d) i)-iv) above, for the lands known municipally as 7249 Twenty Road, the agreement with the City shall also require a letter of credit by the home owner to ensure compliance with the terms of the agreement.



R-2 Lands known municipally as 185 Golf Club Road, located between Golf Club Road and Guyatt Roads, east of Woodburn Road, being Part of Lots 1, 2, 3, and 4, Block 1, Concession 2, former Township of Binbrook

1.0 Notwithstanding Section C.3.3, Open Space of this Plan, the lands designated Open Space between Golf Club and Guyatt Roads, east of Woodburn Road shall only be used for a golf course with a maximum of 36 holes spread over the subject lands, and accessory uses, buildings and *structures*, and shall be subject to the following policies:

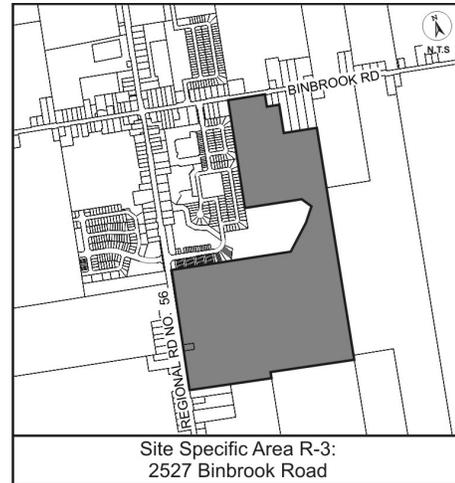


- a) The expansion of the *existing* golf course shall proceed on the basis of approved plans which must address specific issues such as the preservation of existing woodlots and wetlands, lot grading and storm drainage, parking, access, and Site Planning details. The requirements of the City, Niagara Peninsula Conservation Authority, and the Province shall be satisfied.
- b) Prior to the *development* of the subject lands, the owner shall satisfy all of the requirements of the City with respect to the adequacy of the *existing* sewage disposal facility for the clubhouse, to accommodate the golf course expansion.
- c) Prior to the *development* of the subject lands, the owner shall satisfy all the requirements of, and obtain all the necessary permits from the Ministry of the Environment with respect to water supply to accommodate the clubhouse facility and water withdrawal from the Twenty Mile Creek for irrigation purposes, to accommodate the golf course expansion.
- d) Public access to Guyatt Road shall not be permitted. Public access shall be limited to Golf Club Road.
- e) *Development* of the subject lands shall be subject to Site Plan approval.
- f) No *development* shall be permitted in Area A of the subject lands, identified on the Site Specific Area R-2 map. The subject lands are identified as a Core Area on Schedule B - Natural Heritage System. These lands shall be left in their natural condition.

R-3 Lands known municipally as 2527 Binbrook Road, located on the east side of Regional Road 56 and the south side of Binbrook Road, being Part of Lots 4 and 5, Block 3, Concession 4, former Township of Binbrook

1.0 Notwithstanding Section C.3.3, Open Space of this Plan, the lands designated Open Space, known municipally as 2727 Binbrook Road, on the east side of Regional Road 56 and south side of Binbrook Road, shall only be used for a golf course with a maximum of 18 holes, a practice range, clubhouse, and accessory uses, buildings and structures.

1.1 The following specific policies shall apply to the subject lands:



Existing and Proposed Adjacent Residential Development

a) Any and all *development* shall be sensitive to adjacent *existing* and proposed residential *development* to the north and west to ensure that these adjacent residential properties are adequately protected from the golf course pursuant to policies (b) and (c) below.

Landscaping and Golf Course Design

b) *Development* of these lands shall be subject to appropriate landscaping, buffering and screening measures immediately adjacent to Regional Road 56 and Binbrook Road and all adjacent existing and proposed residential uses. The site specific Zoning By-law amendment for the proposed golf course shall contain regulations to provide for adequate buffering and screening adjacent to all residential lot lines.

c) The golf course design shall preserve the existing woodlot on the southern portion of the subject lands and other existing vegetation and natural features wherever possible.

Servicing and Storm Water Management

d) The clubhouse shall be serviced with a private water supply to the satisfaction of the Province and the City.

e) The clubhouse shall be serviced with a private sewage disposal system to the satisfaction of the City.

f) The provision of an adequate supply of water for the required irrigation of the golf course shall be limited to surface water only, to the satisfaction of the City and the Province. In this regard, the provision of the irrigation ponds shall be appropriately justified, documented, designed and constructed to the satisfaction of the City and Province.

g) The use of storm water from the Binbrook Village storm water management pond may be permitted as an additional source of irrigation water, subject to

appropriate justification at the detailed design stage to the satisfaction of the pertinent agencies.

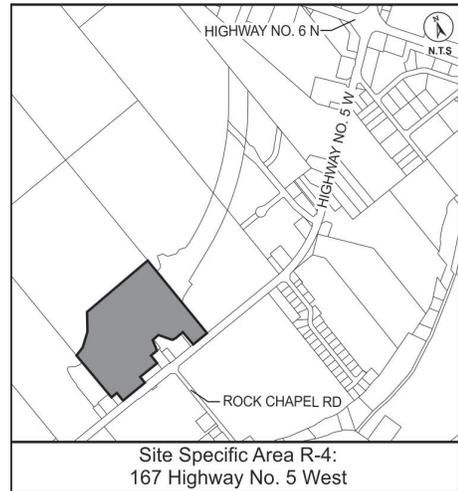
- h) The owner shall be required to prepare an overall lot grading and storm drainage plan for the golf course to the satisfaction of the City and Niagara Peninsula Conservation Authority.

Access and Safety

- i) Principal access to the golf course lands shall be limited to one driveway off Regional Road 56 at the south-western end of the subject property. An access for maintenance purposes may be permitted to Binbrook Road. The location and design of these access driveways shall ensure safe ingress and egress to the satisfaction of the City.
- j) The *development* of these lands shall be subject to Site Plan approval with an approved Development, Maintenance and Use Agreement. This Development Agreement and related plans shall address specific issues such as, but not limited to, access, grading, storm drainage, servicing, water supply, landscaping, fencing and the location of the clubhouse, practice range, greens, fairways, tees, and accessory uses, buildings and structures.

R-4 Lands known municipally as 167 Highway No. 5 West, former Town of Flamborough (OPA 19)

- 1.0 Notwithstanding Section C.3.3, Open Space of this Plan, the lands designated Open Space, known municipally as 167 Highway No. 5 West, shall be used for public or private recreation, golf course and agriculture, together with limited commercial uses which are ancillary to, and support the permitted Open Space uses.

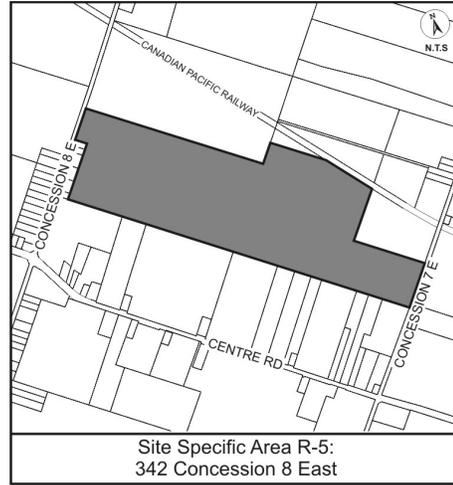


R-5 Lands known municipally as 342 Concession 8 East, former Town of Flamborough

1.0 Notwithstanding Section C.3.3, Open Space of this Plan, the lands designated Open Space, known municipally as 342 Concession 8 East may be used for a golf course with one accessory dwelling unit. *Development* on the lands shall also be subject to Site Plan approval.

1.1 No construction or regrading shall take place in the area regulated by the Conservation Authority without the necessary permit(s). A hydrogeological report shall be prepared to determine the impacts of the proposed development on the groundwater quantity and alterations to the Grindstone Creek base flows.

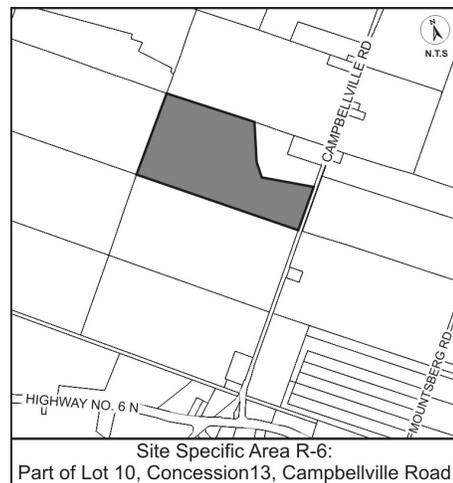
1.2 A comprehensive storm water management plan shall be prepared by the owner and approved by the appropriate agencies.



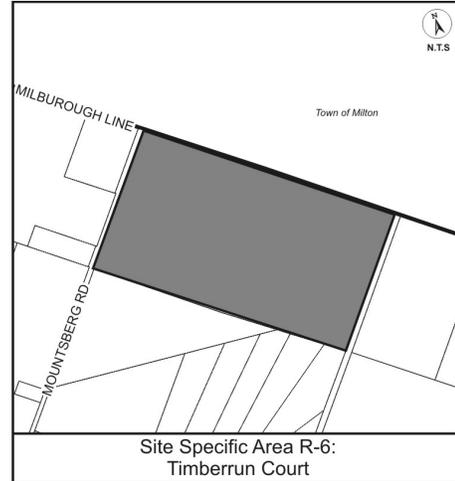
R-6 Lands known as Part of Lot 10, Concession 13, Campbellville Road; Timberrun Court; 1-11 Glenron Road; Stonebury Place; Carey Street, Betty Avenue, and Bernie Avenue; Pioneer Way; Romar Drive, Westmoreland Road, and Glendrummond Drive; 771 Safari Road; 784 Safari Road; Harper’s Corners, Neptune Road, Galaxy Boulevard, and Mercury Road; Willowglen Court, Hopkins Court, Ernest Street, and 298, 300, 302, 386, and 392 York Road; Sumac Land, Laurel Court, Elder Court and Katsura Place; and Courtland Drive and 109-175 Book Road West

1.0 Notwithstanding Section D.4.0, Rural Designation of this Plan, on the lands designated Rural, estate residential areas shall be permitted on the following lands:

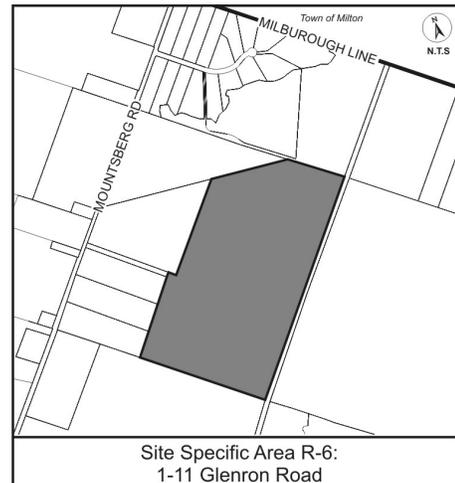
- a) The lands known as Part of Lot 10, Concession 13, Campbellville Road, former Town of Flamborough;



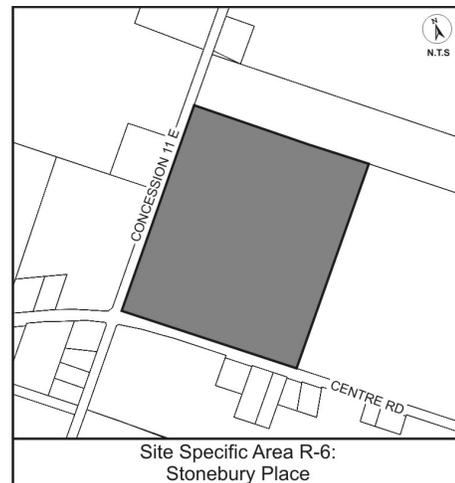
b) The lands known as Timberrun Court, former Town of Flamborough;



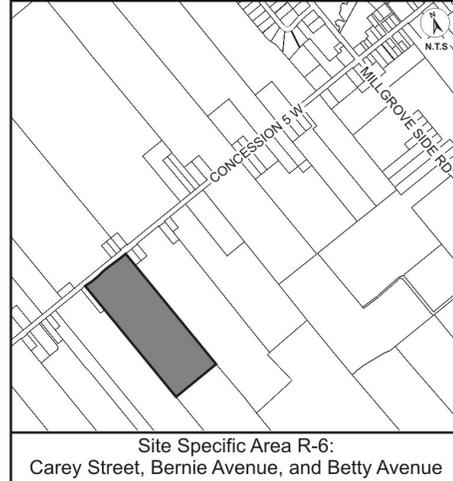
c) The lands known municipally as 1-11 Glenron Road, former Town of Flamborough;



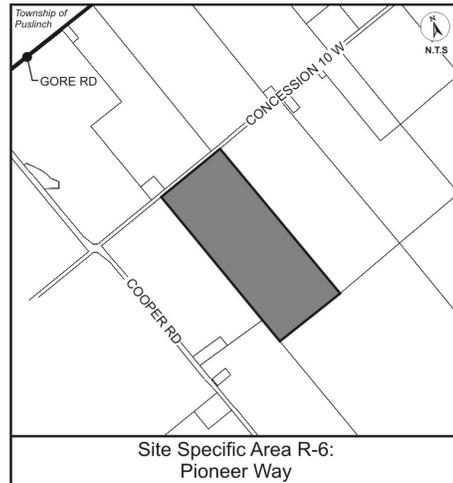
d) The lands known as Stonebury Place, former Town of Flamborough;



- e) The lands known municipally as Carey Street, Betty Avenue, and Bernie Avenue, former Town of Flamborough;



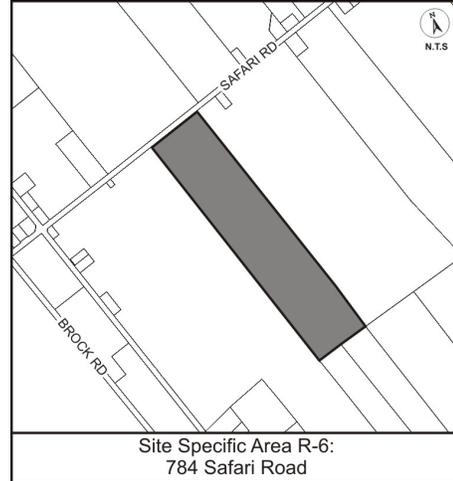
- f) The lands known municipally as Pioneer Way, former Town of Flamborough;



- g) The lands known municipally as Romar Drive, Westmoreland Road, and Glendrummond, former Town of Flamborough;



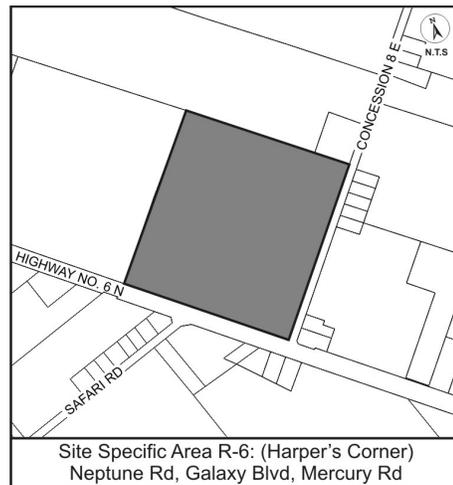
- h) The lands known municipally as 784 Safari Road, consisting of 5 lots, former Town of Flamborough;



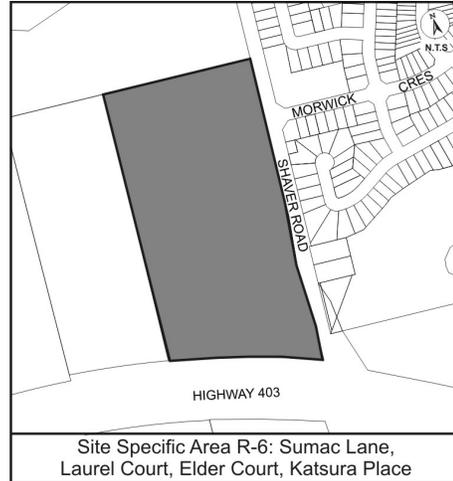
- i) The lands known municipally as 771 Safari Road, consisting of 21.33 hectares (52.71 acres) and 4 units, former Town of Flamborough;



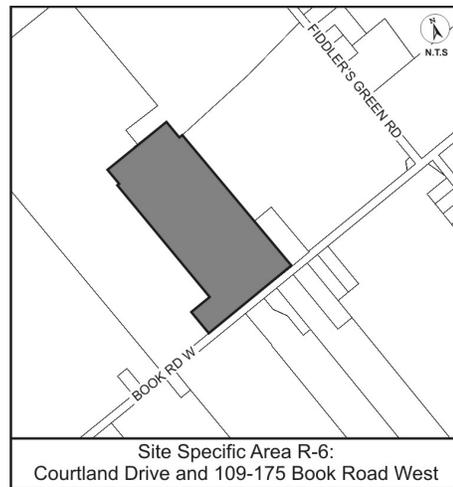
- j) The lands known municipally as Harper's Corner; Neptune Road, Galaxy Boulevard, and Mercury Road, former Town of Flamborough;



- k) The lands known municipally as Sumac Land, Laurel Court, Elder Court and Katsura Place, former Town of Ancaster, consisting of a maximum of 16 detached residential units.



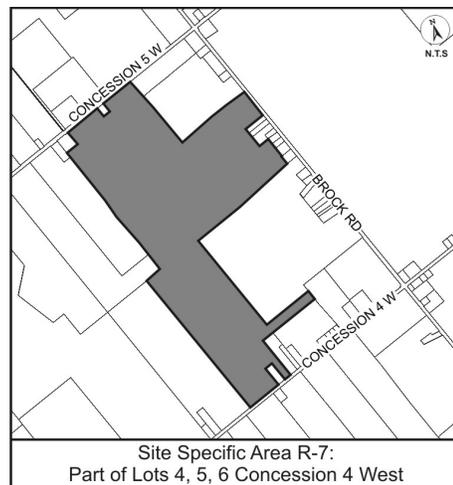
- 1.1 Notwithstanding Section D.2.0, Agriculture Designation, of this Plan, on the lands designated Agriculture, known municipally as Courtland Drive and 109-175 Book Road West, former Town of Ancaster, an estate residential area shall be permitted.



R-7 Lands known as part of Lots 4, 5 & 6, Concession 4 West, former Town of Flamborough

- 1.0 Notwithstanding Section D.6.0, Mineral Aggregate Resource Extraction Areas, of this Plan, the lands designated Mineral Aggregate Resource Areas, known as part of Lots 4, 5 and 6, Concession 4 West, consisting of 55.2 hectares (136 acres), shall be used for aggregate storing, crushing and screening of aggregate, concrete and asphalt mix manufacturing subject to the following:

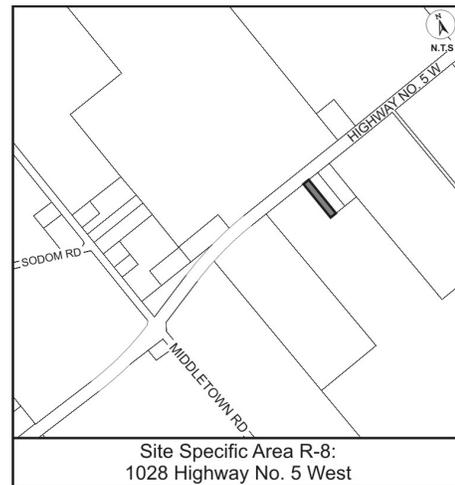
- a) Compliance with the Regulations and general terms and conditions of The Ontario Water Resources Act; and



- b) In addition to complying to all the requirements of, and concurrent with the issuance of a Quarry License under the Aggregate Resources Act, the property owner (Flamboro Quarries Ltd.) agrees to:
- i) Monitor and record pumping volumes related to the aggregate extraction operation;
 - ii) Provide a detailed groundwater monitoring program to the satisfaction of the Province and including test well site locations and water level monitoring;
 - iii) Conduct a base line groundwater well analysis for all existing wells within the predicted groundwater zone of influence for the aggregate extraction operation;
 - iv) Restore all affected water wells within the predicted groundwater zone of influence for the aggregate extraction operation by providing a water supply of equal quality and quantity;
 - v) Provide an emergency water response program which will address the immediate needs of affected neighbours; and, establish an “arms length” trust fund to the satisfaction of the City to pay for groundwater well restoration and related costs.

R-8 Lands known municipally as 1028 Highway 5 West, former Town of Flamborough

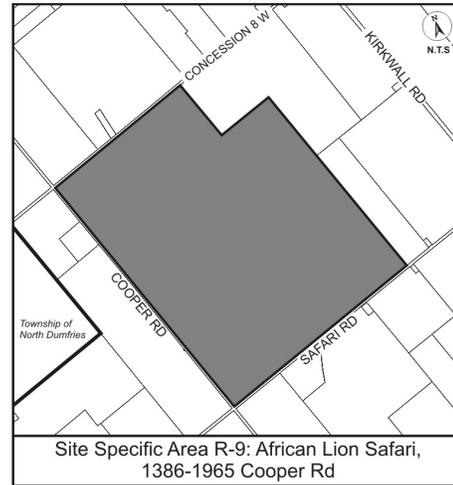
1.0 Notwithstanding Section D.4.0, Rural Designation of this Plan, the lands designated Rural, known municipally as 1028 Highway 5 West, consisting of 0.21 hectares (0.52 acres), shall only be used for an animal hospital, service shop, retail establishment, office, dry cleaning distribution station, custom workshop, building supply sales, and an accessory residential dwelling unit on the second storey.



R-9 Lands known municipally as 1386 – 1965 Cooper Road (African Lion Safari), former Town of Flamborough

1.0 Notwithstanding Section C.3.3, Open Space of this Plan, the lands designated Open Space, known municipally as 1386 – 1965 Cooper Road, may be used for the following purposes:

- a) A wildlife park;
- b) Recreational resort accommodation, including villas and a hotel, not to exceed 1000 units;
- c) Indoor and outdoor recreational facilities and uses, including a golf course;
- d) Open space and conservation, including forest, fish and wildlife management;
- e) Ancillary commercial and service uses supporting other permitted uses; and
- f) Accessory residential uses for employees.



1.1 It is expected that the *existing* wildlife park will generally remain in its present form. In this regard, the boundary between the *existing* wildlife park and the proposed resort development will be determined in the Site Plan approval.

1.2 Notwithstanding this Plan, severances may be granted in conjunction with the resort and recreational development only for the purposes of conveying portions of the resort development lands or conveying of two *existing* residences in the northwest portion of the site.

1.3 Prior to the approval of an amending Zoning By-law, the area of the proposed resort development will be subject to the following policies:

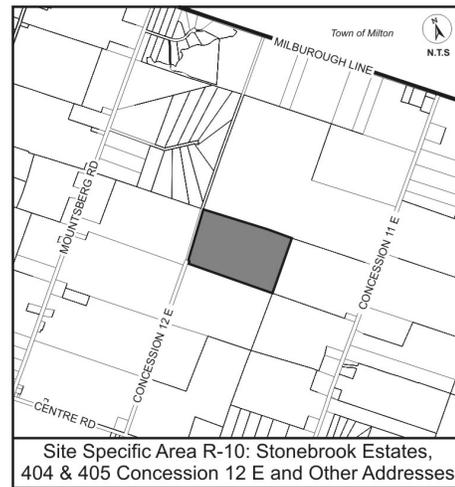
- a) Any *development* shall be subject to Section C.2, Natural Heritage System, Volume 1 of this Plan.
- b) Prior to *development* taking place, the owner shall undertake, through a licensed archaeologist, an archaeological assessment on lands which are to be altered, to the satisfaction of the Province.
- c) Prior to any *development* taking place, the owner shall provide and maintain an adequate and potable system for water supply. In this regard a Permit to Take Water, in accordance with current legislation and requirements will be obtained from the Province.
- d) Prior to any *development* taking place, the owner shall provide and maintain an adequate system for the treatment and disposal of sewage. In this regard, a Certificate of Approval in accordance with current legislation and requirements will be obtained from the Province.

- e) The owner shall prepare to the satisfaction of the City, the Province, and the Grand River Conservation Authority a comprehensive storm water management plan for all phases of construction and the completed *development*, in accordance with the following principles:
 - i) Implementation of a subwatershed planning approach to the quantification and mitigation of impacts of storm water runoff with respect to volumes, flows, and frequency and quality control.
 - ii) Adherence to best management practices prescribed in provincially sanctioned guidelines and interim guidelines.
 - iii) The owner shall obtain a Certificate of Approval from the Province.
- f) *Development* within the floodplain in accordance with the existing policies of the former Town of Flamborough Official Plan may take place without further amendment to this Plan, provided that the necessary storm water management and flood-proofing techniques and the proposed development have been approved by the City, the Province, and the Grand River Conservation Authority.
- g) The owner shall have prepared, by a qualified traffic engineer, a detailed traffic impact study to identify impacts on provincial and City roads and to address required road improvements and directional signage plans, to the satisfaction of the Province and the City.
 - i) The owner shall enter into legal agreement with the City, as required, for the undertaking of road improvements to municipal roads as are required to maintain the safe movement of the traffic generated by any new *development* on the subject lands.
 - ii) The owner shall enter into a legal agreement with the Province, as required, for the undertaking of such intersection improvements to provincial highways as are required to accommodate and in proportion to the additional traffic directly resulting from any new *development* on the subject lands. The owner shall be financially responsible for any such improvements.
- h) The owner shall ensure that any ancillary uses such as bathing areas, swimming pools and/or food services comply with the Health Protection and Promotion Act and Regulation(s) thereunder to the satisfaction of the Medical Officer of Health.
- i) Prior to any *development* taking place, the owner shall document, to the satisfaction of the Province, that the proposed uses can be sustained with no net loss of the productive capacity of *fish habitat*.
- j) In consultation with the Province and other appropriate agencies, the owner shall undertake a program to monitor the effects of *development* on the quality and quantity of surface and groundwater resources.

- k) *Development* shall comply with the regulations of the *Minimum Distance Separation* formula. In particular, no *development* or building activity shall take place that will contravene the *Minimum Distance Separation* from the barn existing on March 2, 1995 and located east of the residential dwelling on the west half of the south half of Lot 17, Concession VII. The barn existing on March 2, 1995 and located west of the residential dwelling on that property is not a livestock facility for purposes of *Minimum Distance Separation*.

R-10 Lands known municipally as 404 and 405 Concession 12 East, and other addresses (Stonebrook Estates Mobile Home Park), former Town of Flamborough

1.0 Notwithstanding Section D.4.0, Rural Designation of this Plan, the lands designated Rural, known municipally as 404 and 405 12th Concession Road East, Stonebrook Estates Mobile Home Park, may be used for mobile and manufactured dwelling units. In addition, ancillary and accessory uses may also be permitted and, without limiting the generality of the foregoing, may include:



- a) Leisure and recreational facilities;
- b) Convenience commercial uses;
- c) Administrative facilities necessary to the operation of the development;
- d) Five *existing* rental cabins; and
- e) A single detached dwelling.

1.1 Although mobile and manufactured dwellings are permitted as a generality, *development* potential of the site may be limited. Staging of *development* shall therefore be to the satisfaction of the City and only after consultation with relevant public agencies.

1.2 The first stage of development shall be limited to 76 dwelling units and shall be specified in the City's Zoning By-law. Approval for subsequent stages of *development* of up to 54 units may be allowed by Zoning By-law amendment after consideration of the following:

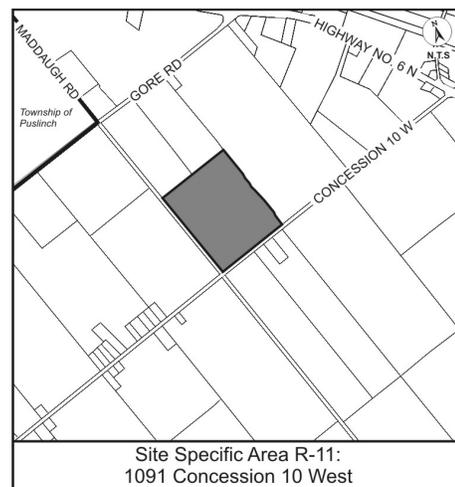
- a) The impact of *existing* stage(s) of *development* on the surrounding rural community and landscape and on the surrounding natural areas; and
- b) The implication(s) and potential liabilities of providing any necessary municipal servicing including but not limited to water, sanitary sewage disposal, parks, and storm water drainage.

- 1.3** In addition to the foregoing, *development* on the lands shall also be subject to the following:
- a) *Development* shall proceed under Site Plan approval and any other agreement(s) deemed necessary by the City;
 - b) Through the Site Plan approval process, careful consideration shall be given to the protection of natural and wooded areas;
 - c) No construction or regrading shall take place in the area regulated by Halton Region Conservation Authority without the necessary permit(s);
 - d) The owner shall provide and maintain adequate systems for the supply of water and the treatment of sanitary sewage, to protect the natural environment and the health and welfare of the residents. In this regard, the necessary approvals and any other requirements of the Province must be satisfied;
 - e) A comprehensive storm water management plan shall be prepared by the owner and approved by the appropriate agencies; and
 - f) Any consideration for expansion beyond 76 units would, among other things, as specified above, be dependent upon the results of a monitoring program. This program would include, but not necessarily be limited to, additional wells to the east, sampling and analysis of groundwater and surface water for all major ions including nitrogen and phosphorous, species and water level monitoring. This is to be done on a semi-annual basis with reporting bi-annually. The monitoring is to continue until the Province is confident that the actual impact of the 76 units on the groundwater resources has been determined and that they are acceptable.

R-11 Lands known municipally as 1091 Concession 10 West (Rocky Ridge Mobile Home Park), former Town of Flamborough

1.0 Notwithstanding Section D.4.0, Rural Designation of this Plan, the lands designated Rural, known municipally as 1091 10th Concession Road West, Rocky Ridge Mobile Home Park, may be used for 100 existing mobile and manufactured dwelling units. In addition, *small scale* ancillary and accessory uses necessary for the operation of the development may also be permitted and, without limiting the generality of the foregoing, may include:

- a) Leisure and recreational facilities;
- b) A banquet hall and meeting facilities;
- c) Administrative facilities; and

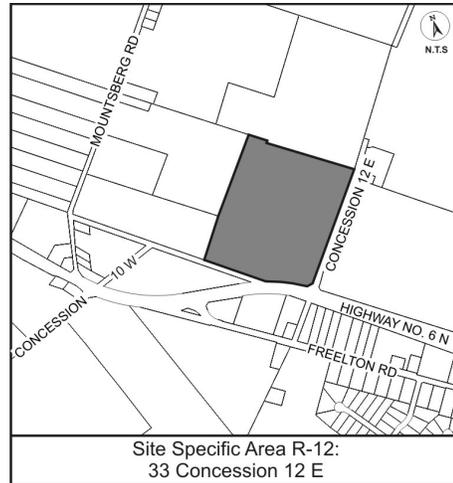


d) A single detached dwelling.

- 1.1 No construction or regrading shall take place in the area regulated by the Conservation Authority without the necessary permit(s). Consideration shall be given to the impacts of site changes on groundwater quantity and alterations to the Fletcher's Creek base flows.
- 1.2 The owner shall provide and maintain adequate systems for the supply of water and the treatment of sanitary sewage, to protect the natural environment and the health and welfare of the residents. In this regard, the necessary approvals and any other requirements of the Province and the City must be satisfied.

R-12 Lands known municipally as 33 Concession 12 East (Waterdown Sportsmen’s Club Mobile Home Park), former Town of Flamborough

1.0 Notwithstanding Section D.4.0, Rural Designation of this Plan, the lands designated Rural, known municipally as 33 Concession 12 East, Waterdown Sportsmen's Club Mobile Home Park, may be used for seven existing mobile and manufactured dwelling units. In addition, ancillary and accessory uses may also be permitted and, without limiting the generality of the foregoing, may include:



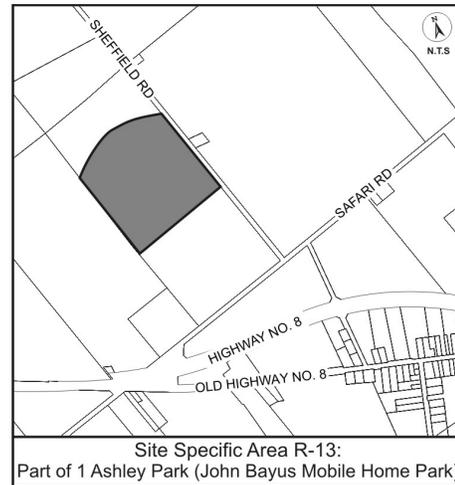
- a) Leisure and recreational facilities;
- b) A clubhouse; and
- c) Administrative facilities necessary to the operation of the development.

- 1.1 *Development* on the lands shall also be subject to a Site Plan approval and any other agreement(s) deemed necessary by the City.
- 1.2 Through the Site Plan approval process, careful consideration shall be given to the protection of natural and wooded areas; the location of all buildings and structures; buffering; grading and erosion control; and road improvements.
- 1.3 No construction or regrading shall take place in the area regulated by the Conservation Authority without the necessary permit(s). Consideration shall be given to the impacts of site changes on groundwater quantity and stream flows.
- 1.4 The owner shall provide and maintain adequate systems for the supply of water and the treatment of sanitary sewage, to protect the natural environment and the health and welfare of the residents. Programs for monitoring of drinking water quality and the operation and maintenance of the sewage disposal systems shall be established. In this regard, the necessary approvals and any other requirements of the Province and the City must be satisfied.
- 1.5 A comprehensive storm water management plan shall be prepared by the owner and approved by the appropriate agencies.

R-13 Part of lands known municipally as 1 Ashley Park (John Bayus Mobile Home Park), former Town of Flamborough

1.0 Notwithstanding Section D.2.0, Agriculture Designation Agriculture, known municipally as part of 1 Ashley Park, John Bayus Mobile Home Park, may be used for a mobile home park of 186 sites. In addition, ancillary and accessory uses may also be permitted and, without limiting the generality of the foregoing, may include:

- a) Recreational Camping sites for recreational vehicles to be used as temporary accommodation for travel, vacation or recreational use;
- b) Leisure and recreational facilities;
- c) A community hall; and
- d) Administrative and maintenance facilities necessary to the operation of the development.

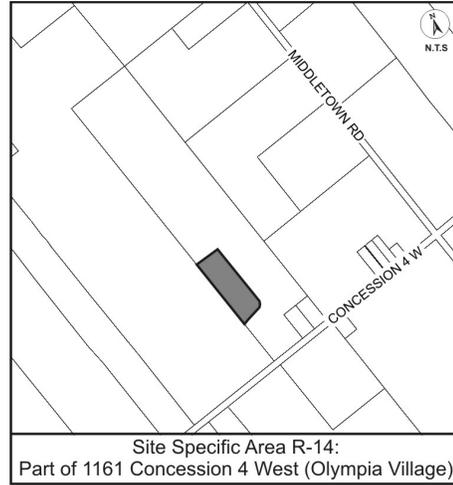


- 1.1** *Development* on the lands shall also be subject to Site Plan approval.
- 1.2** A fisheries inventory and an aquatic habitat inventory survey shall be prepared for the site. The findings shall be used to formulate appropriate restoration measures for the existing ponds and streams on the site. The recommendations of this study shall be implemented through Site Plan approval.
- 1.3** A wetland restoration plan shall be prepared to the satisfaction of the Grand River Conservation Authority. The recommendations of this study shall be implemented through the Site Plan approval.
- 1.4** The owner shall maintain adequate systems for the supply of water and the treatment of sanitary sewage, to protect the natural environment and the health and welfare of the residents to the satisfaction of the Province.

R-14 Part of the lands known municipally as 1161 Concession 4 West (Olympia Village Mobile Home Park), former Town of Flamborough

1.0 Notwithstanding Section C.3.3, Open Space of this Plan, the lands designated Open Space, known municipally as 1161 Concession 4 West, Olympia Village Mobile Home Park, may be used for a mobile home park of 15 sites. In addition, ancillary and accessory uses may also be permitted and, without limiting the generality of the foregoing, may include:

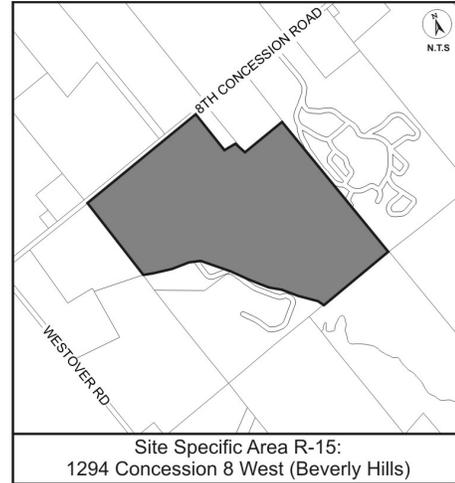
- a) Administrative and maintenance facilities necessary to the operation of the development;
- b) Existing convenience retail;
- c) Leisure and recreational facilities; and
- d) A single detached dwelling.



- 1.1** *Development* on the lands shall be subject to Site Plan approval and any other agreement(s) deemed necessary by the City.
- 1.2** Through the Site Plan approval process, consideration shall be given to the protection of natural and wooded areas; the location of all buildings and structures; buffering, grading and erosion control; and road improvements.
- 1.3** No construction or regrading shall take place in the area regulated by the Conservation Authority without the necessary permit(s).
- 1.4** The owner shall provide and maintain adequate systems for the supply of water and the treatment of sanitary sewage, to protect the natural environment and the health and welfare of the residents. In this regard, the necessary approvals and any other requirements of the Province and the City must be satisfied.

R-15 Part of Lot 33, Concession 7, known municipally as 1294 Concession 8 West (Beverly Hills Mobile Home Park), former Town of Flamborough

1.0 Notwithstanding Section D.4.0, Rural Designation of this Plan, the lands designated Rural, part of Lot 33, Concession 7, known municipally as 1294 Concession 8 West, Beverly Hills Mobile Home Park, may be used for a mobile home park of a maximum of 475 mobile and manufactured dwelling units. In addition, ancillary uses such as parks and recreational facilities, convenience commercial uses and administrative facilities necessary to the maintenance and operation of the development may be permitted.



1.1 At least 25 percent of the dwelling units will be used for no other purpose but “affordable housing”. “Affordable housing” means dwelling units which are restricted to a maximum size as follows:

- a) 1 bedroom - 1,200 square feet;
- b) All other units are restricted to a maximum of 1 bedroom.

1.2 All future *development* shall be subject to a Site Plan approval and any other agreements deemed necessary by the City. The agreements shall address, but not be limited to, the following matters:

- a) The location and placement of buildings and structures;
- b) Buffering adjacent to the lands immediately to the east;
- c) Lot grading, erosion and sedimentation control;
- d) Public road improvements and/or upgrading; and
- e) Removal of existing culverts in Spencer Creek.

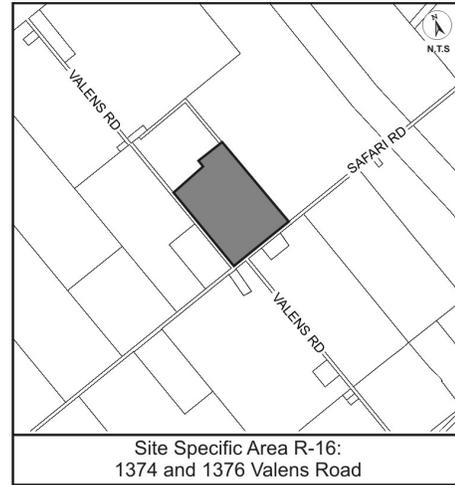
1.3 Through the Site Plan approval process, for the manufactured dwelling units, consideration should be given to:

- a) The protection of natural wooded areas;
- b) The location, rate, direction and staging of the growth. In this regard, the direction of growth shall generally be from north to south. In addition, the rate of growth shall be determined through the Site Plan approval process, and shall be in conjunction with any pertinent conditions of applicable permits and/or certificates of approval issued by the Province;
- c) The size and location of lots to be created. The minimum lot size shall generally be 370 m²;
- d) The location of amenity areas;

- e) The location of roadways;
 - f) The location of all storm water, sewage works and well locations; and
 - g) The location of all landscape areas, walkways, and buffering measures.
- 1.4** No construction or regrading shall take place in the area regulated by the Hamilton Region Conservation Authority without the necessary permit(s).
- 1.5** The owner shall provide and maintain adequate systems for the supply of water and the treatment of sanitary sewage, to protect the natural environment and the health and welfare of the residents. In this regard, the necessary approvals and any other requirements of the Province must be satisfied.
- 1.6** In addition, the owner will enter into an agreement with the City with respect to the operation and maintenance required for the provision of water and sanitary sewer services within the project. This agreement shall contain provisions to ensure the proper operation and maintenance of the works as outlined in the Certificate of Approval required by the Ministry of the Environment to the satisfaction of the City or Province. If the City or the Province are not satisfied, the City may carry out any required operations or repairs at the expense of the owner. The City shall be granted a general easement over the property for the purpose of operating, inspecting, maintaining, extending, or enlarging the works.
- 1.7** A comprehensive storm water management plan shall be prepared by the owner and approved by the appropriate agencies. The storm water management system is to be built and operated in compliance with the requirements of the Province, and shall be operated and maintained by the owner of the lands. If at any time operation or maintenance of the storm water management system is not performed in accordance with the Province's requirements as specified through a Certificate of Approval, the Province may give written notice to the owner, specifying the deficiencies and ordering corrective action within a stated period of time. If the owner fails to correct the deficiencies to the satisfaction of the Province within the time stated, and the Province gives written notice of such occurrence to the City, the City shall correct the deficiencies without giving further notice to the owner and the owner shall be responsible for the cost of correcting such deficiencies. The City will enter into a written agreement with the owner to this effect.
- 1.8** No residential dwelling unit shall be located within 100 metres of the nearest point upon the perimeter of any sanitary sewage treatment/stabilization pond.
- 1.9** The owner shall agree to include the following notice in all offers to lease and in lease agreements for all residential sites located within 250 metres of any sanitary sewage treatment/stabilization pond:
- “Due to the proximity of sanitary sewage treatment/stabilization ponds, odours which may be found offensive may occur from time to time, interfering occasionally with enjoyment of this property and with activities of the occupants.”
- 1.10** Prior to the occupancy of any residential unit, the applicant shall submit to Council an agreement with the Hamilton Region Conservation Authority to perform an ongoing program of remedial maintenance works on the portion of Spencer Creek bordering the subject property.

R-16 Lands known municipally as part of 1374 and 1376 Valens Road, former Town of Flamborough

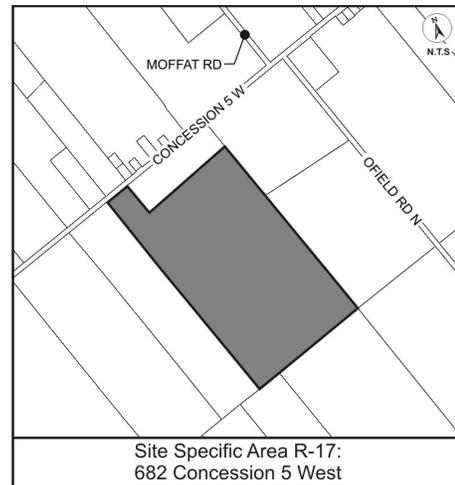
1.0 Notwithstanding Section C.3.4, Utilities of this Plan, the lands known municipally as part of 1374 and 1376 Valens Road, shall be designated Utilities. No additional residential land uses or other sensitive land uses shall be permitted within 750m of the TransCanada compressor station located at 1376 Valens Road.



R-17 Lands known municipally as 682 Concession 5 West, being part of Lots 10 and 11, Concession 4, former Town of Flamborough

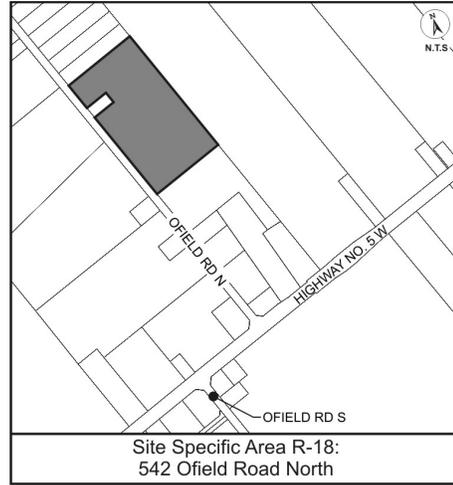
1.0 Notwithstanding Section D.4.0, Rural Designation of this Plan, the lands designated Rural, municipally known as 682 Concession 5 West, a topsoil preparation and supply business shall be permitted.

1.1 Notwithstanding the heritage policies of Section B.3.4, Cultural Heritage Policies of this Plan, the stone house and silo located in the northern half of Lot 11, Concession 4, shall be retained and preserved in place.



R-18 Lands known municipally as 542 Ofield Road North, former Town of Flamborough

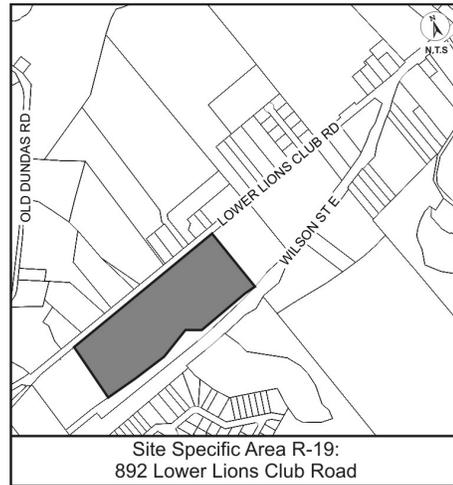
1.0 Notwithstanding Section D.4.0, Rural Designation of this Plan, the lands designated Rural, municipally known as 542 Ofield Road North, which consists of 3.64 hectares (9 acres), shall only be used for an elementary school with associated play fields and parking.



R-19 Lands known municipally as 892 Lower Lions Club Road, former Town of Ancaster

1.0 Notwithstanding Section C.3.3, Open Space of this Plan, on the lands designated Open Space, known municipally as 892 Lower Lions Club Road, a community centre offering a range of recreational, social and cultural activities, and related accessory uses, shall be permitted subject to the following provisions:

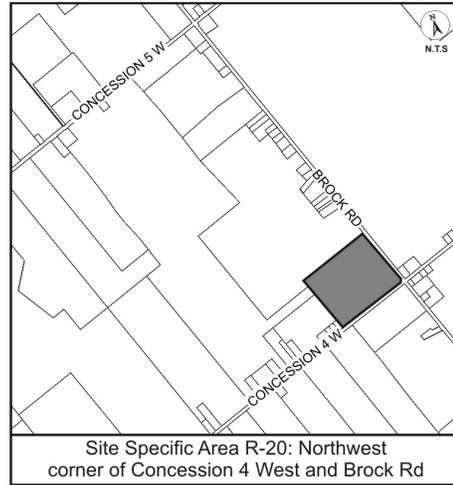
- a) The footprint of the *existing* community centre building shall not be expanded except for an addition to accommodate a future indoor or outdoor pool with shower and change room facilities;
- b) The pool shall have a maximum length of 25 metres (82 feet);
- c) The maximum height of the addition and any renovated portion of the *existing* community centre building shall be 7.5 metres (25 feet) in height;
- d) There shall be a maximum of three entrance/exit points to the parking areas;
- e) Outdoor uses shall be oriented to day-time activities (no lighting of the play fields and playcourt) and shall be limited to:
 - i) An outdoor pool and play area adjacent to the *existing* community centre building;



- ii) A fitness trail with exercise stations which shall include a maximum of two footbridges across Tiffany Creek;
 - iii) A full-size softball/baseball diamond on the east side of the creek in proximity to the *existing* community centre building;
 - iv) A day camp building for staff office, kitchen, washrooms and storage, with a maximum floor area of 120 square metres (1,292 square feet) and a maximum height of 7.5 metres (25 feet) located in the vicinity of the former farm-house on the west side of the creek;
 - v) One or two pavilions consisting of a roof structure that is supported by columns and beams (no walls) located in the general vicinity of the day camp building, but no closer than 60 metres (198 feet) from the front lot line, with a maximum height of 7.5 metres (25 feet), and a maximum total pavilion floor area of 167 square metres (1,800 square feet);
 - vi) A multi-purpose play field that may be utilized as an undersized softball/baseball diamond, located on the west side of the creek, to the west of the proposed day camp building;
 - vii) A multi-use play court located to the south of the day camp building;
 - viii) Parking facilities and turnarounds; and
 - ix) Retention ponds, septic beds and other like infrastructure required to service permitted uses and facilities;
- f) Outdoor sound system(s) with loudspeakers are not permitted;
- g) Any land use changes shall be subject to Site Plan approval which shall:
- i) Endeavour to minimize grade changes and tree removal;
 - ii) Endeavour to maximize passive recreational areas and require a tree saving plan;
 - iii) Address any recommendations of the City's Environmentally Significant Areas Impact Evaluation Group (ESAIEG);
 - iv) Ensure that the layout can accommodate a minimum of 225 parking spaces; and
 - v) Endeavour to maximize screening and buffering of new facilities through the use of landscaping and careful siting and design; and
- h) The pool shall not be constructed until an adequate means of filtering the wastewater has been provided, to the satisfaction of the City, the Niagara Escarpment Commission and the Hamilton Region Conservation Authority.

R-20 Lands known as the Northwest corner of Concession 4 West and Brock Road, former Town of Flamborough

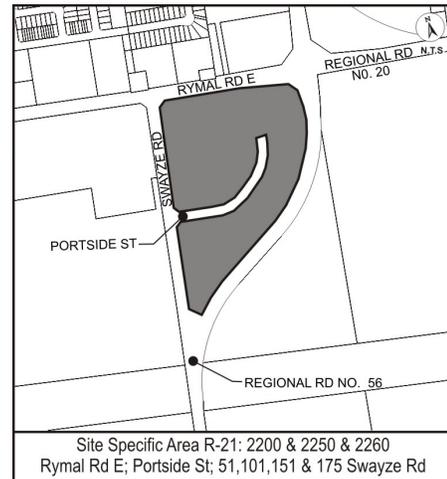
1.0 Notwithstanding Section D.4.0, Rural Designation of this Plan, the lands designated Rural, municipally known as the northwest corner of Concession 4 West and Brock Road, consisting of 17 hectares (42 acres) shall be used, in relation with mineral extraction, for aggregate storing, crushing and screening of aggregate, concrete mix manufacturing, concrete product manufacturing, recycling of concrete, public works yard and accessory uses. These uses shall be permitted subject to any rehabilitation requirements of the Aggregate Resources Act.



R-21 Lands known as 2200, 2250 & 2260 Rymal Road East; Portside Street; 51,101, 151 & 175 Swayze Road, former Township of Glanbrook

1.0 Notwithstanding Section D.4.0, Rural Designation of this Plan, the lands designated Rural, municipally known as 2200, 2250 & 2260 Rymal Road East; Portside Street; 51,101, 151 and 175 Swayze Road, the following uses shall be permitted:

- a) Industrial uses that do not require large amounts of water and the wastes shall be clean and low discharge in nature. The permitted industrial uses shall include such uses as warehousing, wholesaling and light industrial uses. The permitted industrial uses shall not be obnoxious by reason of the emission of odour, dust, smoke, gas, fumes, particulate matter, noise and/or vibration. Office uses accessory to these industrial uses shall also be permitted.
- b) Other uses that serve the permitted industrial and business uses, are compatible with and complementary to the permitted industrial and business uses, and further, that the function and operation of these other permitted uses will not interfere or conflict with the satisfactory development and operation of the industrial and business uses. Other permitted uses may include:
 - i) Service commercial uses such as banks and financial institutions, restaurants, and personal and business services which provide a service to the industrial uses; retail commercial uses which utilize a high proportion of space for storage and/or assembling such as retail warehousing uses,



automobile and recreational vehicle dealerships, and boat and marine sales and service; recreational uses;

- ii) Commercial uses, which are not restricted to a specific service population: banks and financial institutions, restaurants, brewers retail stores, liquor stores, building supply sales, dry cleaning establishments, laundries, medical centres, personal service shops, photographic studios, places of entertainment or recreation, post offices, printing establishments, professional and business offices, veterinary service establishments, car wash, retail stores, taverns, and food stores.
- iii) Public utilities; and
- iv) Residential uses ancillary to the permitted uses for persons whose duties require them to live on the premises.

1.1 Notwithstanding Section C.5.1, Sustainable Private Water and Wastewater Services, and C.5.3, Lake-Based Municipal Water and Wastewater Systems policies of Volume 1 of this Plan, these lands shall be serviced with full municipal services, including piped municipal water and municipal sanitary sewers, to the satisfaction of the City.

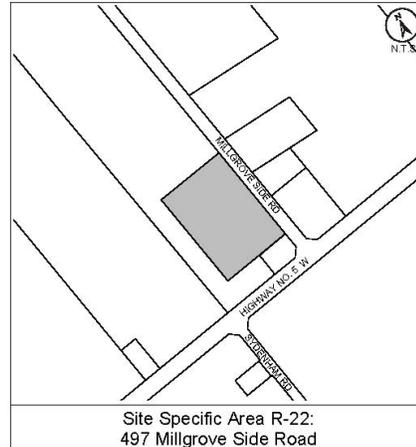
1.2 The *development* of these lands shall be undertaken in a comprehensive manner, subject to the following site specific design policies:

- a) A limited number of internal access points shall be permitted in accordance with approvals from the City;
- b) Adequate off-street parking facilities shall be provided for all permitted uses;
- c) Loading areas shall be adequately screened from view;
- d) Open storage of goods and materials shall not be permitted;
- e) Adequate on-site and periphery landscaping shall be provided; and
- f) *Development* shall be subject to Site Plan approval.

1.3 To enhance the proposed commercial development and to identify a gateway entrance to the former Township of Glanbrook, a landscape entrance feature area shall be provided at the north-east corner of the site.

R-22 Lands known municipally as 497 Millgrove Side Road, former Town of Flamborough

1.0 Notwithstanding Section D.2.0, Agriculture Designation of this Plan, the lands currently known as 497 and part of 533 Millgrove Side Road, shall be permitted a lot addition to expand to a maximum land area of 3.25 hectares to allow for improved servicing sustainability for the Institutional use. Upon completion of the lot addition, the lands will be known as 497 Millgrove Side Road.



R-23 Lands known municipally as part of 568 Ridge Road, former City of Stoney Creek

1.0 Notwithstanding Policy D.3.1.1 g) of Volume 1, on the lands known municipally as part of 568 Ridge Road, only a *small scale* restaurant shall be permitted in conjunction with and incidental to a winery, subject to the following criteria:

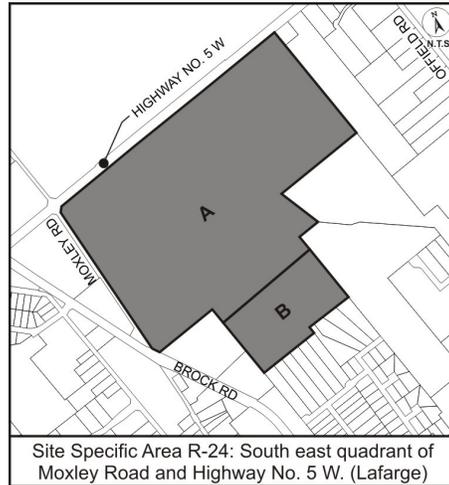
- a) That the owner/applicant shall receive final approval of a Site Plan Control Application from the City of Hamilton.
- b) That the owner/applicant shall prove, to the satisfaction of the Director of Planning of the City of Hamilton, and the Niagara Escarpment Commission, that a minimum of 2 hectares (5 acres) of the arable winery farm parcel upon which the winery is proposed is capable of and committed to producing grapes that are used in the winery, and a minimum of two-thirds of that 2 hectare area is in full grape production for use in the winery.
- c) That the maximum size of a winery shall not exceed 1.5% of the winery parcel, to a maximum of 2,323 square metres (25,000 square feet) - whichever is lesser. This area calculation shall not include that portion of the winery that is fully underground.
- d) That provided the provisions of Section C.5.1, Sustainable Private Water and Wastewater Services of Volume 1 are met, the maximum number of patrons of the restaurant shall be 50 people.



R-24 Lands located at the south-east quadrant of Moxley Road and Highway 5 West

1.0 In addition to the permitted uses of Section D.4.0, Rural Designation of this Plan, and identified as Site Specific Policy R-24, located at the south-east quadrant of Moxley Road and Highway 5 West, consisting of approximately 60 hectares (148 acres) and identified as Parcel “A”, the following uses that existed at the date of approval of this Plan shall be permitted:

- a) Aggregate processing area;
- b) Vehicle maintenance, repair and fuelling facilities;
- c) Parking and office facilities;
- d) Ready mix concrete plants;
- e) Lime manufacturing plant;
- f) Shipping, including scales, scale house and shipping facilities and,
- g) Accessory uses such as aggregate storage, berms, aggregate recycling facilities, crushing and screening, washing, stockpiling, ponds, water management, maintenance shop, laboratory facilities, emission control devices, conveyors, and outdoor storage.



2.0 Within the processing area identified as Parcel “A”, a regionally significant Guelph Amabel Formations earth science ANSI exists. The ANSI identifies an exposure of bedrock along the quarry face of regional significance. Any land use change shall consider the preservation of this feature in consultation with the City and the Ministry of Natural Resources.

3.0 Notwithstanding Section C.3.3, Open Space Designation, noise attenuation measures shall be permitted on the lands identified as Parcel “B”.

R-25 Lands known as part of 92 Highland Road East, former City of Stoney Creek

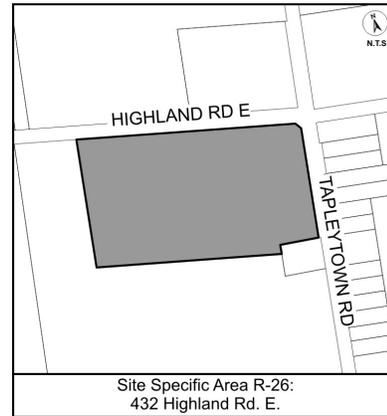
1.0 In addition to the uses permitted in Section D.2.0, Agriculture Designation of this Plan, for the lands designated Agriculture, municipally known as part of 92 Highland Road East, and identified as Site Specific Policy R-25, consisting of approximately 2.25 hectares (5.56 acres), an abattoir and meat processing operation with an accessory retail outlet, accessory warehousing, and accessory wholesaling may be permitted.



R-26 Lands known as 432 Highland Road East, former City of Stoney Creek (OPA 11)

1.0 In addition to the uses permitted in Section D.2.0, Agriculture Designation of this Plan and in accordance with the Zoning By-law, for the lands designated Agriculture, municipally known as 432 Highland Road East, and identified as Site Specific Area R-26, consisting of approximately 6.19 hectares (15.29 acres), the following uses may be permitted:

- a) an abattoir and meat packaging operation with an accessory retail outlet use.
- b) accessory uses to the principal use.



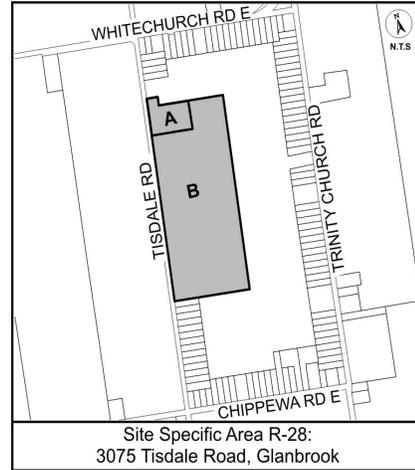
R-27 Lands known municipally as part of 401 Lynden Road, former Town of Ancaster

1.0 For the lands (part of) known municipally as 401 Lynden Road and identified as Site Specific Policy R-27, notwithstanding Policies F.1.14.2.2 d) i), F.1.14.2.2 d) iii), and F.1.14.2.2 d) iv) 2. - Surplus Farm Dwelling Severances of this Plan, the existing dwelling (as of December 16, 2004), located on a parcel 2.2 ha in area with a lot depth of approximately 217 metres, may be severed as a surplus farm dwelling.



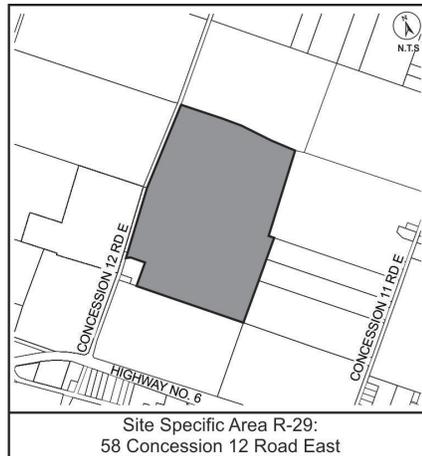
R-28 Lands known municipally as 3075 Tisdale Road, former Township of Glanbrook

1.0 Notwithstanding Policy F.1.14.2.3, Rural Designation Severances of this Plan, for the lands known municipally as 3075 Tisdale Road and identified as Site Specific Policy R-28, consisting of approximately 20.23 hectares for both Parcel “A” and “B”, the lands identified as Parcel “A” consisting of approximately 1.74 hectares may be severed for a proposed place of worship.



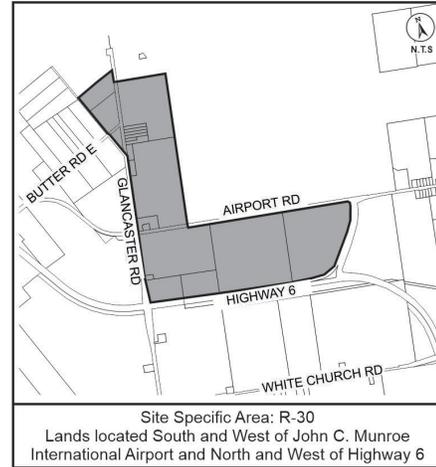
R-29 Lands known municipally as 58 12th Concession Road East, former Town of Flamborough

1.0 In addition to Section C.3.3, Open Space Designation of this Plan, for the lands designated Open Space, known municipally as 58 12th Concession Road East and identified as Site Specific Policy R-29, consisting of approximately 60 ha, may be used for 100 seasonal trailer sites and ancillary uses, which may include a single detached dwelling for a park manager or superintendent, a pavilion or recreation centre, utility or maintenance buildings associated with a private sewage and water distribution system and sports fields. All of the trailer sites and ancillary uses shall be located on lands which do not contain key natural heritage features. (OPA 26)



R-30 Lands located south and west of John C Munroe International Airport, and north and west of Highway 6 (OMB Modification in Case No. PL101300 – OPA 8, Order Issued April 10, 2015)

1.0 The Official Plan contemplates the airport shall require additional lands to provide for runway expansions and airfield operations during the lifetime of this Plan to ensure the long-term viability of the airport and that interim land uses are not appropriate which might create conflicts with the feasible expansion of the airport. As a result, certain lands must be reserved specifically for the airport's future needs.



2.0 Notwithstanding Section D.4.1 – Permitted Uses, the following uses may be permitted on lands located south and west of John C Munro International Airport and north of and west of Highway 6:

- a. existing land uses; and,
- b. airport storage, maintenance and operation facilities.

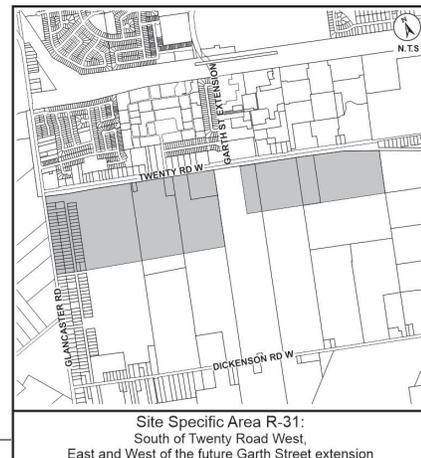
3.0 Notwithstanding Policy 2.0, expansions to existing uses, lot creations or additions that do not serve the needs of the Airport shall not be permitted.

4.0 The John C. Munroe International Airport shall not be permitted to expand onto the lands designated Airport Reserve until such time as storm water management facilities are approved for the John C. Munroe International Airport, to the satisfaction of the City.

5.0 Once any portion of the lands identified in Rural Site Specific Policy R-30 is transferred to the Airport, the lands shall be removed from Rural Site Specific Area R-30 without an Amendment to this Plan.

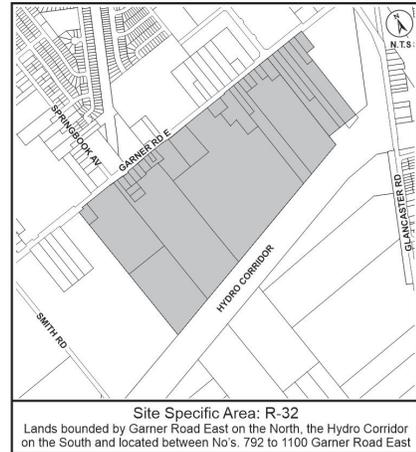
R-31 Lands located south of Twenty Road West, east and west of the future Garth Street extension (OMB Modification in Case No. PL101300 – OPA 8, Order Issued April 10, 2015)

1.0 For the lands located south of Twenty Road West, east and west of the future Garth Street extension, and identified as Site Specific Policy Area 31, non-agricultural uses or urban uses shall be prohibited.



R-32 Lands bounded by Garner Road East on the north, the hydro corridor on the south and located between Nos. 792 to 1100 Garner Road East (OMB Modification in Case No. PL101300 – OPA 8, Order Issued April 10, 2015)

1.0 For the lands bounded by Garner Road East on the north, the hydro corridor on the south and located between Nos. 792 to 1100 Garner Road East, and identified as Site Specific Policy Area 32, non-agricultural uses or urban uses shall be prohibited.



R-33 Lands known as 475, 515, Parts of Lot 2, Lot 3, Part of Lot 4, and Part of Lot 5 Concession 11 Road East (OPA 9)

1.0 For the lands known as 475, 515, Parts of Lot 2, Lot 3, Part of Lot 4, and Part of Lot 5 Concession 11 Road East designated Rural on Schedule "D" – Rural Land Use Designation, the following additional policies shall apply, in accordance with the Conservation Easement:

- a) A portion of the lands will be zoned to protect the natural heritage and hydrologic features and functions; and,
- b) A quarry and a pit are prohibited uses on the lands.



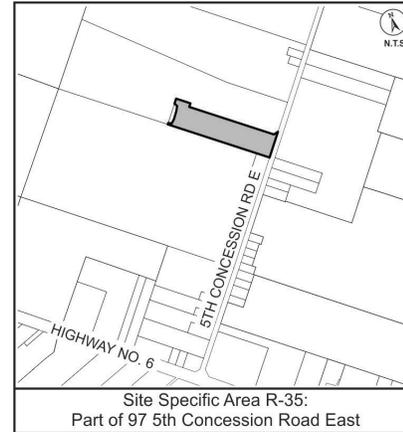
R-34 Lands known as part of 780 Concession 8 Road West (OPA 9)

1.0 Notwithstanding Section D.2.1.1.4 a) and b), a maximum gross floor area of 21,500.0 square metres may be permitted for all buildings associated with a Medical Marihuana Growing and Harvesting Facility, in accordance with the Zoning By-law.



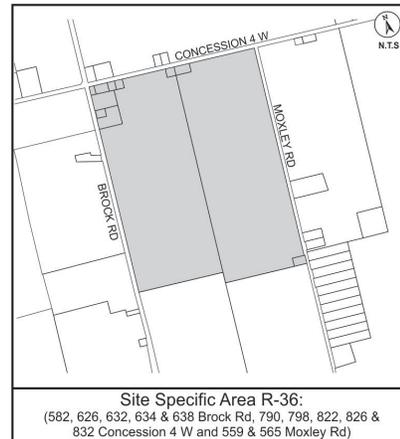
R-35 Lands known as part of 97 5th Concession Road East (OMB Modification in Case No. PL150805 – OPA 9, Order Issued February 28, 2017)

1.0 Notwithstanding Section D.2.1.1.4 a) and b), a maximum gross floor area of 10,000.0 square metres may be permitted for all buildings associated with a Medical Marihuana Growing and Harvesting Facility, in accordance with the Zoning By-law.



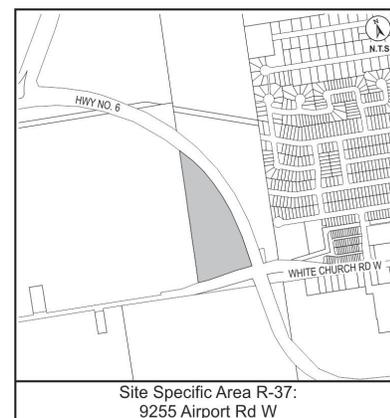
R-36 Lands known municipally as 559 and 565 Moxley Road, 790, 798, 822, 826, and 832 Concession 4 West, and 582, 626, 632, 634, and 638 Brock Road, former Township of Flamborough (OPA 14)

1.0 In addition to the uses permitted in Volume 1, Section D.2.0 – Agriculture Designation, the lands known municipally as 559 and 565 Moxley Road, 790, 798, 822, 826 and 832 Concession 4 West, and 582, 626, 632, 634 and 638 Brock Road and identified as Site Specific Policy R-36, designated Agriculture on Schedule "D", may also be used for the extraction of mineral aggregate resources and related accessory uses in accordance with Section D.6.4, and a license issued under the *Aggregate Resources Act*.



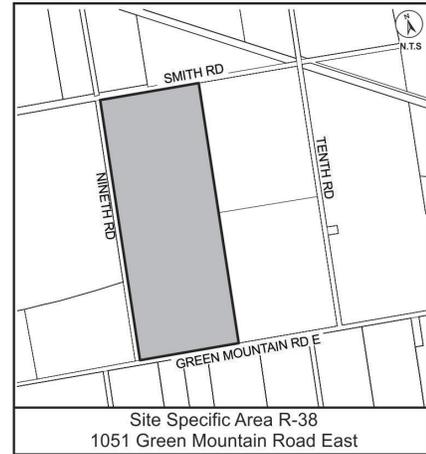
R-37 Lands known municipally as 9255 Airport Road West, former Township of Glanbrook (OPA 15)

1.0 Notwithstanding Policy C.5.4.1 c) - Storm Water Management Facilities of Volume 1, on the lands known municipally as 9255 Airport Road West, designated "Rural" on Schedule D of Volume 1, and identified as Site Specific Policy R-37, may be developed as a stormwater management facility to serve the southern portion of Mount Hope.



R-38 Lands known municipally as 1051 Green Mountain Road East, former City of Stoney Creek (OPA 16)

1.0 In addition to the uses permitted in Volume 1, Sections D.2.0 – Agriculture Designation and D.3.0 – Specialty Crop Designation, the lands known municipally 1051 Green Mountain Road East, designated Specialty Crop on Schedule “D” and identified as Site Specific Policy R-38, may also be used for the extraction of mineral aggregate resources and related accessory uses, in accordance with Policy D.6.4 of Volume 1 and a license issued under the *Aggregate Resources Act*.



R-39 Lands known municipally as 1915, 1995 and 1997 Jerseyville Road West former Town of Ancaster (OPA 17)

1.0 For the lands known municipally as 1915, 1995 and 1997 Jerseyville Road West, designated Agriculture and identified as Site Specific Area R-39, notwithstanding Policy D.2.1.1.4. b) of Volume 1, the following policies shall apply:

- a) the gross floor area for any new cannabis growing and harvesting facility shall not exceed 2,000 square metres per building;
- b) the maximum gross floor area for one greenhouse containing a cannabis growing and harvesting facility shall not exceed 13,000 square metres.
- c) all buildings and structures shall not exceed a combined lot coverage of 20%; and,
- d) Section 4.1.1(a)(ii)(d) of Rural Hamilton Official Plan Amendment No. 21 shall not apply.



R-40 Lands known municipally as 296 York Road, Former Town of Dundas (OPA 18)

1.0 Notwithstanding Policy C.5.3.2, the existing dwelling located at 296 York Road, designated Open Space on Schedule “D”, and identified as Site Specific Policy R-40 may connect to municipal water and wastewater systems.”



R-41 Lands known municipally as 19 Highland Road East, former City of Stoney Creek (OPA 20)

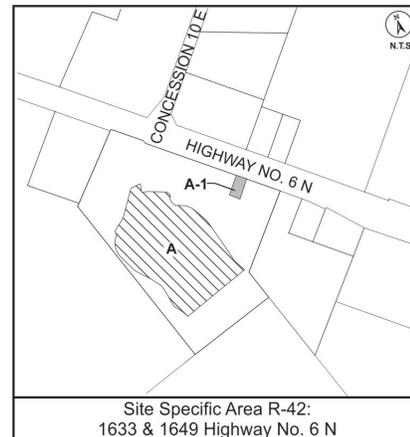
1.0 In addition to the uses permitted in Volume 1, Section D.4.1 – Rural Designation, for the lands known municipally as 19 Highland Road East, designated Rural on Schedule “D” and identified as Site Specific Policy Area “R-41”, a mini storage facility may also be permitted.



R-42 Lands known municipally as 1633 and 1649 Highway No. 6 North, former Town of Flamborough (OPA 22)(OPA 23)

1.0 For the lands known municipally as 1633 and 1649 Highway No. 6 North, designated Rural on Schedule “D” – Rural Land Use Designations and identified as Areas A and A-1 in Site Specific Area R-42, a *cannabis growing and harvesting facility* shall be permitted, subject to the following policy:

- a) Notwithstanding Policy D.2.1.1.4. b) of Volume 1, the maximum gross floor area for a *cannabis growing and harvesting facility* shall not exceed 9,505 square metres.

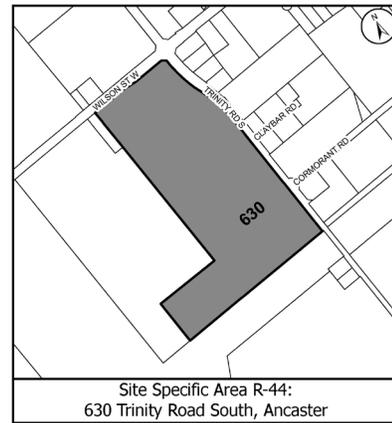


1.1 For the lands known municipally as 1633 Highway No. 6 North, designated Rural on Schedule “D” – Rural Land Use Designations and identified as Area A-1 in Site Specific Area R-42, the following additional policies shall apply:

- a) in addition to the uses permitted in Section D.4 – Rural, an office associated with the *cannabis growing and harvesting facility* located in Area A shall be permitted within the building existing at the date of the passing of this By-law; and,
- b) the Zoning By-law shall identify the range of permitted and prohibited uses for the site.

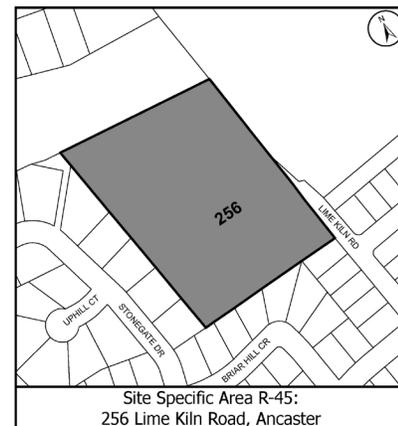
R-44 Lands known municipally as 630 Trinity Road South, former Town of Ancaster (OPA 26)

1.0 In addition to the uses permitted in the Rural designation, for the lands known municipally as 630 Trinity Road South (Ancaster Fairgrounds), designated Rural on Schedule “D” – Rural Land Use Designations and identified as Site Specific Area R-44, ancillary commercial recreation uses shall also be permitted.



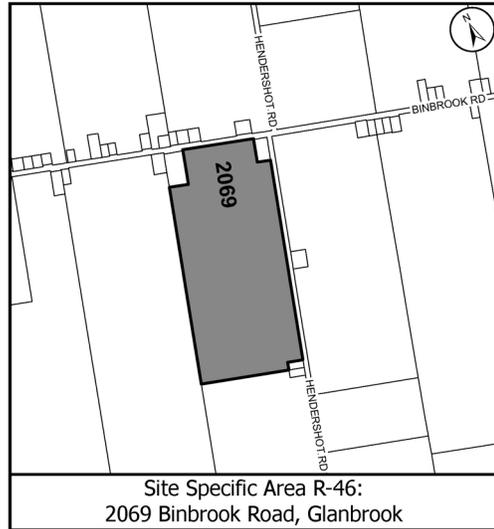
R-45 Lands known municipally as 256 Lime Kiln Road, former Town of Ancaster (OPA 26)

1.0 Notwithstanding Policy C.5.3.2 of Volume 1, for the lands known municipally as 256 Lime Kiln Road, designated Open Space on Schedule “D” – Rural Land Use Designations and identified as Site Specific Area R-45, a single detached dwelling shall be permitted connect to municipal water and wastewater systems provided the lands remain outside the *urban area* and sufficient supply and capacity are available to service the proposed development.



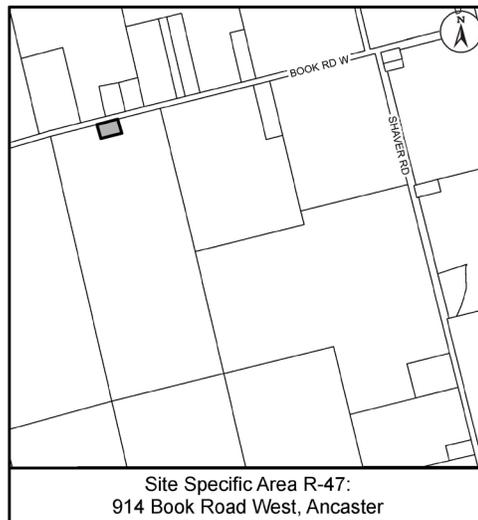
R-46 Lands Located at 2069 Binbrook Road, former Township of Glanbrook (OPA 27)

- 1.0 Notwithstanding Policy C.3.1.4 of Volume 1, the *existing* second dwelling previously recognized as a farm help house shall be permitted on the subject lands.
- 2.0 The *existing* second dwelling shall not be severed.



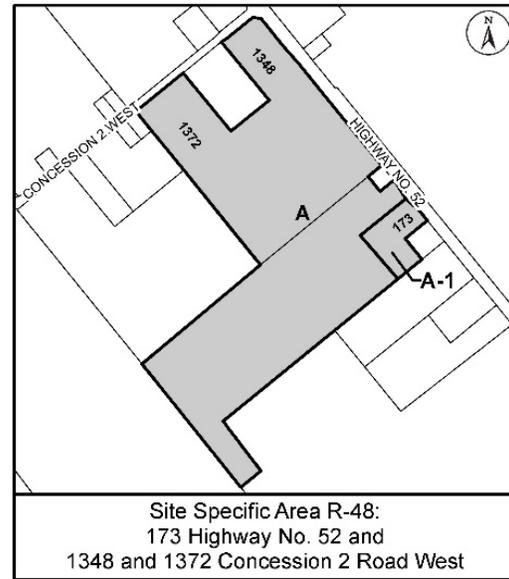
R-47 Lands Located at 914 Book Road West, former Town of Ancaster (OPA 29)

- 1.0 Notwithstanding Policy C.5.1.1 c) iii) of Volume 1, the property known as 914 Book Road West shall not be less than 0.3 hectares (0.8 acres) in size. The maximum lot size shall be in accordance with policy F.1.14.2.1f).



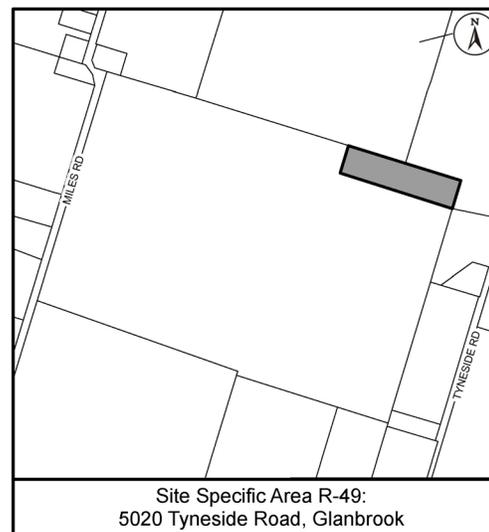
R-48 Lands located at 173 Highway No. 52 and 1348 and 1372 Concession 2 West, former Township of Flamborough (OPA 32)

- 1.0 Notwithstanding Policy F.1.14.2.5 c) of Volume 1, the property known municipally as 1348 and 1372 Concession 2 West, Flamborough, identified as Parcel A on the inset map, designated Agriculture on Schedule D – Rural Land Use Designations, shall not be less than 37.17 hectares.
- 2.0 Notwithstanding Policy F.1.14.2.5 c) of Volume 1, the property known municipally as 173 Highway No. 52, Flamborough, identified as Parcel A-1 on the inset map, designated Agriculture on Schedule D – Rural Land Use Designations, shall not be less than 1.14 hectares.



R-49 Lands located at 5020 Tyneside Road, former Township of Glanbrook (OPA 35)

- 1.0 Notwithstanding Policies C.4.5.8.4 and F.1.14.2.1 c) vi) of Volume 1, for the property known municipally as 5020 Tyneside Road, Glanbrook, identified as Site Specific Area R-49, development or redevelopment on a severed lot with no frontage on a public road shall be permitted.
- 2.0 Notwithstanding Policy F.1.14.2.8 a) vi) 2. of Volume 1, for the property known municipally as 5020 Tyneside Road, Glanbrook, identified as Site Specific Area R-49, the property depth shall not exceed 328.0 metres.



R-50 Lands located at 3355 Golf Club Road, former Township of Glanbrook (OPA 37)

1.0 For the lands located south of the hydro corridor which are part of the property known municipally as 3355 Golf Club Road, designated Agriculture and identified as Site Specific Area R-50, the following policies shall apply:

- a) In addition to Policy D.2.1 and Policy D.2.1.3 of Volume 1, an Agri-Tourism Retreat shall also be permitted on the subject lands as an On-Farm Secondary Use;
- b) The Agri-Tourism Retreat shall function as a healthy living agri-tourism facility which provides education and tourist opportunities to experience organic agriculture;
- c) Accommodations at the Agri-Tourism Retreat shall be limited to one on-farm secondary building, consisting of no more than 12 guestrooms; and,
- d) The Zoning By-law shall regulate matters such as maximum floor area, access, parking, outdoor storage, and other site specific requirements or performance standards for the Agri-Tourism Retreat.

