Proposed Rural Zoning By-law

Public Open House and Information Session

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What is a Zoning By-law?

A Zoning By-law tells you what you can do with your property, by providing the following information:

- What types of uses you can have on your property (for example, agricultural or commercial);
- Where these uses may be located on the property;
- How large new buildings or additions may be; and,
- Other requirements such as landscaping and parking.
Provincial Policy Statement, Greenbelt Plan, the Official Plan, the Zoning By-law – how do they fit together?

The Zoning By-law must implement the policies of the Rural Hamilton Official Plan
Previous work on Rural Zones

- Previous work on new rural zoning was completed in 2010
- Changes are in response to comments received through previous consultation and changes to the Rural Hamilton Official Plan.
Proposed Rural Zones

- Eleven (11) new Zones are proposed for the Rural area

- New Definitions and new General Provisions (eg. Accessory Building Regulations) will also be added to the Zoning By-law

- The new Zones are based on the land use designations identified on Schedule “D” and Rural Settlement Area Plans of the Rural Hamilton Official Plan (RHOP)
Schedule “D” of Rural Hamilton Official Plan
Agriculture (A1) Zone

- Applies to all lands designated Agriculture on Schedule “D” of the Official Plan
- Most restrictive Zone
- Permitted uses are limited to:
  - Agriculture
  - Secondary Uses to Agriculture
  - Single Detached Dwelling
  - Residential Care Facility
Agriculture (A1) Zone

- Secondary Uses to Agriculture are limited to: Agri-tourism, Agricultural Processing, Home Industry, Landscape Contracting Establishment, Kennel, Winery, and Agricultural Research Operation

- These uses must be on the same lot as an Agricultural use

- Size of secondary uses will be limited
Rural (A2) Zone

• Applies to all lands designated Rural on Schedule “D” of the Rural Hamilton Official Plan

• This Zone allows for a greater range of uses than the A1 Zone, and also allows the uses to develop at a larger size.
Rural (A2) Zone

- Permitted uses include:
  - all uses permitted in A1
  - Agricultural Processing Establishment (Stand Alone)
  - Agricultural Storage Establishment
  - Abattoir
  - Farm Product Supply Establishment
  - Kennel
  - Livestock Assembly Point
  - Veterinary Service – Farm Animal
- Size of these uses have been limited
Settlement Residential (S1) Zone

• Applies to the lands designated Settlement Residential within the Rural Settlement Area (RSA) Plans in the Official Plan

• Permitted uses:
  - Single Detached Dwelling
  - Residential Care Facility
  - Home Business
Settlement Commercial (S2) Zone

- Applies to the lands designated Settlement Commercial in the Official Plan
- Permitted uses include uses such as:
  - Financial Establishment,
  - Retail
  - Personal Services
  - Medical Clinic
  - Office
Settlement Institutional (S3) Zone

- Applies to the lands designated Settlement Institutional in the Official Plan
- Permitted uses:
  - Day Nursery
  - Schools
  - Library
  - Place of Worship
Extractive Industrial (M12) Zone

- Applies only to existing licensed pits and quarries
- Any proposal for a new or expanded pit or quarry will require approvals from the City and Province
- Permitted uses:
  - Mineral Aggregate Operation
  - Agriculture (and Secondary Uses)
  - Conservation
  - Recreation
Park Zones

The following zones will be applied to existing parks and open space areas within Rural Hamilton:

• Neighbourhood Park (P1) Zone
• Community Park (P2) Zone
• City Wide Park (P3) Zone
• General Open Space (P4) Zone
Conservation/Hazard Land Rural (P6) Zone

- Applies to all lands designated as a “Core Area” on Schedule “B” of the Official Plan
- Essentially is a no development zone
- Permitted uses include:
  - Conservation
  - Existing Agriculture
  - Existing Single Detached Dwelling
  - Recreation (i.e. walking trails)
- Lands located within the Conservation Authority (CA) Regulated Area are identified on zoning maps. Development is only permitted if a CA permit is issued.
Holding Zones for Vacant Lots

- A Holding Zone is being applied to all vacant lots which are under 1.25 acres in size.

- The Holding Zone means that these lots cannot be developed until a servicing study has been approved by the City which demonstrates that the lot can be serviced in a sustainable manner.
Revisions to Site Plan Control By-law

The purpose of Site Plan Control is to review the site, building and landscape features of a proposed development. 2 primary changes are proposed:

1. All Development located within or adjacent to a Core Area will be subject to Site Plan Control, including Agricultural Buildings.

2. Additional Agricultural uses will require Site Plan Control: Mushroom operations; Kennels; Agri-tourism (greater than 500 square metres); Wineries; and, Stand-alone Agricultural-related commercial and industrial uses.
Thank you for attending the Rural Zoning Open House

Questions and/or comments are welcome!