Amendment to Site Plan Control By-law No. 03-294, as Amended by By-law No. 08-298 (PED14014)

Presenter: Heather Travis
What is Site Plan Control?

• The purpose of Site Plan Control is to provide a review of site, building and landscape features of a proposed development to ensure that an appropriate development solution is achieved, and one which is attractive and functional for its users.

• Issues reviewed through Site Plan Control include: building and site design; driveways, parking areas; relationship to surrounding land uses; landscaping; grading and servicing.
Site Plan By-law 03-294, as amended by By-law 08-298

The entire City is under Site Plan Control, but certain uses were exempted under the existing Site Plan Control By-law:

- Agricultural uses (with the exception of greenhouses); and,
- Single, semi and duplex dwellings (with the exception of dwellings located contiguous to Major Open Space Areas, or within certain other specified areas)
Revisions to Site Plan Control By-law

1. **All** Development located within or adjacent to a Core Area will be subject to Site Plan Control
   - this will include Agricultural Buildings and Structures, which had previously been exempt.
   - Definitions for Core Area and Adjacent have been added.
   - Adjacent refers to all lands within 120 metres of a Core Area.
Revisions to Site Plan Control By-law

2. Certain Agricultural uses are being added to the list of uses requiring Site Plan Control:

• Mushroom operations;
• Kennels;
• Agri-tourism uses with a gross floor area greater than 500 square metres;
• Wineries; and,
• Stand-alone, Agricultural-related commercial and industrial uses: Abattoir, Agricultural Processing Establishment, Agricultural Storage Establishment, Farm Product Supply Establishment, Livestock Assembly Point.
Revisions to Site Plan Control By-law

3. Minor Edits and Clarifications:

- Update to numbering and requirements on plans;
- Clarify that Site Plan Control may be required for accessory buildings, decks and additions; and,
- Clarify that structures used for aquaponics and hydroponics require Site Plan Control, similar to greenhouses.
Schedule “B” of Rural Hamilton Official Plan
Schedule “B” of Urban Hamilton Official Plan