

A Brief History of Pleasantview

The Pleasantview Survey is situated on the brow of the Niagara Escarpment west of Highway No. 6 and North of the 403. The original survey was laid out in 1914 and began to spur some residential development in this area of Dundas, however, key aspects of the layout were not feasible to construct due to the existing topography, natural features and lack of services. The survey was laid out prior to the modern planning approvals system. As a result, many of the roads that were laid out were never built and some lots remain in private ownership and landlocked. The survey was deregistered in the 1970's but what remains are various clusters of residential neighbourhoods, city owned road allowances as well as various legal non-conforming uses.

Between 1914 and 1952, five other surveys were laid out in the immediate area, many of which were only partially implemented due to the various factors listed above. However, the surveys laid out in those 38 years make up most of the existing neighbourhood that is visible today.

In 1973, the Province of Ontario enacted a Minister's Zoning Order to freeze development in Pleasantview while they began to conduct background studies on what would become the Parkway Belt West Plan (PBWP) in 1978. Since that time, Pleasantview has been subject to the PBWP.

In 1986 and in response to the adopted PBWP, Dundas adopted an amendment to Dundas Official Plan (OPA 13) to achieve conformity with the PBWP. OPA 13 created a special policy area for the Pleasantview neighbourhood, which permitted limited residential development on 0.4 ha (1 ac.) lots.

In 1988, the Region of Hamilton-Wentworth extended piped water to the existing dwellings within the Pleasantview neighbourhood to alleviate well contamination.

In 1994, Dundas adopted a new Official Plan Amendment for the Neighbourhood (OPA 23) and implementing zoning by-law amendments. The proposed OPA and zoning:

- Increased the lot size from 0.4 ha to 0.8 ha for single detached dwellings;
- permitted "cluster form development" for certain lands designated Rural; and, adjusted the open space designations as a result of more accurate information received as part of the Zoning By-law amendments.

At the same time, *Planning Act* applications were received for various forms of residential development. OPA 23, the zoning by-law amendments and the *Planning Act* applications were appealed to the Ontario Municipal Board (OMB) by several groups.

The outcome of the OMB hearing modified OPA 23 in the following ways:

- No new single detached dwellings were permitted to be constructed after August 1993;

- “Cluster form development” was prohibited; this resulted in the refusal of several subdivisions that were seeking planning approvals in Pleasantview, and;
- The minimum lot size for new dwellings was increased from 0.8 ha to 10 ha.

In 1998 the Zoning By-law (4066-93) was amended to implement the minimum 10 ha. requirement for new single detached dwelling lots. Dundas Town Council passed the Zoning By-law in conformity with the OMB decision.

Since this OMB decision, minimal development has occurred in Pleasantview.

In 2013, through Niagara Escarpment Plan Amendment (NEPA) No. 179 the NEC included the area within the Niagara Escarpment Plan and designated the various lands as Escarpment Rural, Natural and Protection. In addition, the NEPA included a Special Policy Area (Policy 2.2.21) which reflects the planning framework from 1995 OMB decision. No new dwellings were permitted on the remaining undeveloped lots and site-specific policies were put into place to recognize existing uses.

The lands continue to be under the jurisdiction of the NEP, PWBP and Former Town of Dundas Official Plan. The Rural Hamilton Official Plan contains reference to the Pleasantview neighbourhood through a special policy which states the following:

“The subject lands are designated “Special Policy Area A – Pleasantview” on Map A – Special Policy Areas. The following policy is applicable:

- A.1.1 Notwithstanding Section C.1.3.1 or any other applicable policies in Volume 1 of this Plan, the lands identified as Special Policy Area A on Map A - Special Policy Areas, remain subject to provisions of the Official Plan of the former Town of Dundas as set out by the Ontario Municipal Board Decision (dated June 28, 1995). Following completion of a comprehensive growth management study known as GRIDS (Growth Related Integrated Development Strategy), Council has approved SPA A to remain as a part of the Rural Area. To reflect the unique circumstances of these lands and permanently resolve their status under the Provincial Parkway Belt West Plan and ensure Greenbelt Plan conformity, the City shall conduct future studies, prepare Secondary Plan policies and undertake community consultation to adopt a future amendment to this Plan for SPA A in conformity with applicable provincial plans and policies.”

Dundas Zoning By-law No. 3581-86 applies to all lands within Pleasantview.