



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

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| TO: | Chair and Members Planning Committee |
| COMMITTEE DATE: | November 16, 2021 |
| SUBJECT/REPORT NO: | Pleasantview Area Land Use Study and Associated Rural Hamilton Official Plan and Zoning By-law 05-200 Amendments (PED21206) (Ward 13) (Outstanding Business List Item) |
| WARD(S) AFFECTED: | Ward 13 |
| PREPARED BY: | Spencer Skidmore (905) 546-2424 Ext. 1274 |
| SUBMITTED BY: | Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department |
| SIGNATURE: | |

RECOMMENDATION

- (a) That “Pleasantview Area Land Use Study – October 2021” attached as Appendix “A” to Report PED21206 be received;
- (b) That **City Initiative CI-21-C**, to amend the Rural Hamilton Official Plan for the lands located in Dundas and shown on Appendix “B” attached to Report PED21206, to modify the text and maps of Special Policy Area A – Pleasantview in Volume 3 and to amend the schedules of Volume 1 for the implementation of the recommendations of the Pleasantview Area Land Use Study, be **APPROVED** on the following basis:
 - (i) That the draft Official Plan Amendment attached as Appendix “C” to Report PED21206,-prepared in a form satisfactory to the City Solicitor, be enacted by Council;
 - (ii) That the draft Official Plan Amendment is consistent with the Provincial Policy Statement 2020 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended), the Greenbelt Plan (2017), and the Niagara Escarpment Plan (2017);

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- (c) That **City Initiative CI-21-C**, to rezone the lands located in Dundas and shown on Appendix “B” attached to Report PED21206, to add the Pleasantview Area to Zoning By-law 05-200 and add a special exception, holding provision, and temporary use of the By-law to implement the recommendations of the Pleasantview Area Land Use Study, be **APPROVED** on the following basis:
- (i) That the Draft Zoning By-law Amendment attached as Appendix “D” to Report PED21206, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;
 - (ii) That the proposed changes in zoning will be in conformity with the Rural Hamilton Official Plan (RHOP) upon approval of Rural Hamilton Official Plan Amendment (RHOPA) No. XX;
 - (ii) That the proposed amendment is consistent with the Provincial Policy Statement 2020 and conforms to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended), the Greenbelt Plan (2017), and the Niagara Escarpment Plan (2017).
- (d) That Item 21S be identified as complete and removed from the Planning Committee Outstanding Business List.

EXECUTIVE SUMMARY

The Pleasantview Area of Dundas (Study Area) is approximately ±413.5 hectares in size and generally bounded to the east by Highway No. 6, to the north by Patterson Road, to the west by York Road / Valley Road and to the south by the Canadian National Rail Line and Old Guelph Road, as shown on Appendix “B” attached to Report PED21206. The Pleasantview Area has had more than 45 years of layered Provincial and Municipal planning policy and regulation directing development.

The current Municipal policy and zoning framework in effect in the Study Area is the former Town of Dundas Official Plan, specifically Official Plan Amendment (OPA) 23 and the former Town of Dundas Zoning By-law 3581-86. These policy and regulatory frameworks have not been substantially modified or updated since their adoption in 1995 and 1998, respectively. Since then, significant updates to both local and Provincial land use planning policy have occurred. Most notably, in 2013, Niagara Escarpment Plan Amendment 179 (NEPA 179), which included the lands within the Niagara Escarpment Plan Area and applies Special Provisions to the Pleasantview Area (Section 2.2.21). Based on Provincial legislation, the land use planning policy framework in Pleasantview must conform to the applicable Provincial plans, including the Niagara Escarpment Plan.

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On September 10, 2020, Council passed a motion directing staff to undertake a land use study for the area known as Pleasantview. Through the motion, Council considered and passed an Interim Control By-law (ICBL) (By-law 20-186). The purpose of the ICBL was to place a temporary freeze on most development with the Pleasantview area until the Study was completed. The lands subject to the Study and ICBL are the same in extent and are shown on Appendix “B” attached to Report PED21206.

In January of 2021, land use planning consultants (The Planning Partnership and Meridian Planning Consultants) were retained to undertake a land use study for the Study Area. The Study concluded with recommendations for updates to the City’s Rural Hamilton Official Plan and Zoning By-law 05-200 to ensure conformity with the applicable Provincial plans.

Two virtual public open house sessions were held on June 23, 2021 to discuss the draft Land Use Study and recommendations thereof, which were attended by approximately 60 people. Following the sessions, feedback and comments on the Draft Study were subsequently accepted until July 14, 2021.

City Staff have worked with the consulting team in order to prepare the appropriate amendments to the Rural Hamilton Official Plan and Zoning By-law 05-200 to implement the Study recommendations. The resultant draft Rural Hamilton Official Plan and Zoning By-law Amendments can be found attached hereto attached as Appendix “C” and “D” to Report PED21206, respectively.

Drafts of both the Zoning By-law Amendment and Official Plan Amendment By-law were posted on the project webpage on August 6, 2021. Feedback and comments on the By-laws were accepted until August 23, 2021. The posting of the draft Official Plan and Zoning By-law Amendments was advertised through the project email mailing list. City Staff received feedback from several members of the public.

Drafts of both the Zoning By-law Amendment and Official Plan Amendment By-law were also circulated to relevant agency stakeholders for feedback on September 8, 2021 with comments being accepted until October 1, 2021.

While the Study was underway, on July 23, the Ministry of Northern Development, Mines, Natural Resources and Forestry (the Ministry) posted a notice to the Environmental Registry of Ontario webpage (ERO number 019-3898). The purpose of this proposal is to amend Ontario Regulation 826 under the *Niagara Escarpment and Development Act* to add the Pleasantview Area lands to the Area of Development Control for the Niagara Escarpment Commission (NEC).

On August 13, 2021, Council passed an extension to the ICBL (By-law 21-142), which served to extend the ICBL on the Pleasantview lands until such time final approval by

Council of the draft Rural Hamilton Official Plan amendment and Zoning by-law amendment implementing the recommendations of the Study could be obtained. On September 10, 2021, the Ministry amended Ontario Regulation 826 under the *Niagara Escarpment and Development Act* to include the Pleasantview Area Lands into the area of NEC Development Control.

Following the inclusion of the lands into the area NEC Development Control (September 10, 2021) the ICBL was lifted by Council on September 29, 2021 through the approval of By-law 21-169. Now that the lands are in Development Control, the Zoning By-law has no effect in the Pleasantview Area.

While the Pleasantview lands have now been added to NEC Development Control, official plan and zoning by-law amendments are still required to ensure conformity with the applicable Provincial plans and regulatory consistency between Provincial and Municipal planning documents. The updated Rural Hamilton Official Plan will be used as policy guidance when NEC Staff review Development Permit application. The Zoning by-law can also be referenced when City Staff provide comments on NEC Development Permit applications.

Alternatives for Consideration – See Page 24.

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: There are no financial implications.

Staffing: There are no staffing implications.

Legal: As required by the *Planning Act*, Council shall hold at least one public meeting to consider an Official Plan Amendment and Zoning By-law Amendment.

HISTORICAL BACKGROUND

Land Use Planning in Pleasantview

The Study Area is approximately ±413.5 hectares (1021.78 acres) in size and is situated below the brow of the Niagara Escarpment west of Highway No. 6 and north of Highway 403. The lands are bounded to the east by Highway No. 6, to the north by Patterson Road, to the west by York Road and to the south by Canadian National Rail Line and Old Guelph Road, as shown on Appendix “B” attached to Report PED21206. The lands contain a variety of land uses and are in public, private, institutional and corporate ownership. The Area has important natural heritage significance including

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several Environmentally Sensitive Areas (ESAs) that form an important link between Cootes Paradise and the Niagara Escarpment.

The Pleasantview area has had more than 45 years of layered Provincial and Municipal planning policy and regulations directing development. The area remains subject to the provisions of the Official Plan of the former Town of Dundas as set out by the Ontario Municipal Board (OMB) Decision for OMB File No. 0930179 (dated June 28, 1995), and is now regulated by the NEC through Development Control. A brief chronology of major planning related events is included below:

- **1914** | The original Pleasantview Survey was laid out;
- **1914-1952** | Five other surveys were laid out in the immediate area, many of which were only partially implemented due to the various factors (topography, natural features and lack of municipal services). However, the surveys laid out in those 38 years make up most of the existing neighbourhood that exists today;
- **1970's** | The original 1914 Pleasantview Survey was deregistered in the 1970's;
- **1973** | The Province of Ontario enacted a Minister's Zoning Order to freeze development within Pleasantview while they began to conduct background studies on what would become the Parkway Belt West Plan (PBWP) in 1978;
- **1986** | In response to the adopted PBWP, the Town of Dundas adopted an Amendment to the Town of Dundas Official Plan (OPA 13) to achieve conformity with the PBWP. OPA 13 created a Special Policy Area for Pleasantview, which permitted limited residential development on 0.4 ha (1 acre) lots;
- **1988** | The Region of Hamilton-Wentworth extended piped water to the existing dwellings within Pleasantview to alleviate well contamination issues;
- **1993** | The Town of Dundas adopted a new OPA for Pleasantview (OPA 23) and implementing Zoning By-law Amendments, which were subsequently appealed to the OMB (now OLT). At the same time, *Planning Act* applications were received for various forms of residential development. The adopted OPA and zoning:
 - Increased the minimum 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.

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- **1995** | In 1995 the OMB rendered a Decision on the appeal of OPA 23, the implementing Zoning By-law Amendments and the submitted *Planning Act* applications. The resultant OMB Decision modified OPA 23 in the following ways:
 -
 - No new single detached dwellings were permitted to be constructed after August of 1993, save and except on lots with a minimum lot area of 10 hectares; and,
 - “Cluster Form Development” was prohibited - this resulted in the refusal of several subdivisions that were seeking planning approvals within Pleasantview.
- **1998** | The Town of Dundas Zoning By-law (3581-86) was amended to implement the minimum 10 hectare lot area requirement for new single detached dwelling lots. Dundas Town Council passed the Zoning By-law Amendment in conformity with the 1995 OMB decision. Since the 1995 OMB decision, minimal development has occurred in Pleasantview;
- **2006** | The City adopted the Rural Hamilton Official Plan (RHOP) that contains a Special Policy Area to reflect the policy framework for Pleasantview in effect through the former Town of Dundas Official Plan;
- **2013** | Through Niagara Escarpment Plan Amendment (NEPA) No. 179 the NEC included the Pleasantview area within the Niagara Escarpment Plan and designated the various lands as Escarpment Rural, Natural and Protection. In addition, NEPA 179 included a Special Policy Area (Policy 2.2.21) which reflects the planning framework from the 1995 OMB Decision; and,
- **2020** | On September 10, 2020, Hamilton City Council passed By-law 20-186, an Interim Control By-law for the Pleasantview Lands.
- **2021** | On September 10, 2021, the Ministry of Northern Development, Mines, Natural Resources and Forestry amended Ontario Regulation 826 under the *Niagara Escarpment and Development Act* to include the Pleasantview Area Lands into the area of NEC Development Control.
- **2021** | On September 29, 2021, Hamilton City Council repealed Interim Control By-law 20-186 as Development Control supersedes the Zoning by-law in areas of NEC Development Control.

The lands continue to be under the jurisdiction of the Niagara Escarpment Plan and the Former Town of Dundas Official Plan. Following the inclusion of the lands into NEC Development Control, the NEC is now the approval authority for development within Pleasantview through the issuance of Development Permits.

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Pleasantview Area Interim Control By-law

Hamilton City Council, at its meeting of September 10, 2020 passed By-law 20 -186, an ICBL for the Pleasantview Lands in the former Town of Dundas. The ICBL was passed to place a hold on development within the Pleasantview Area while staff undertake a land use study and bring forward the necessary policy and regulatory amendments to the municipal framework to clarify policy direction for the Pleasantview Area and to ensure conformity with the Niagara Escarpment Plan policies and designations for the Area. The ICBL was initially in effect until September 10, 2021. On August 13, 2021, Council approved an extension of the ICBL through By-law 21-142. The ICBL was extended for a period of up to one year (September 10, 2022) or until such time as the Study could be completed and the by-law could be repealed. On September 29, 2021, through the approval of By-law 21-169, Council repealed ICBL 20-186 as the lands were placed into NEC Development Control, the Zoning by-law no longer has effect. The ICBL was required to be repealed as it precluded most development activity, even with the issuance of an NEC Development Permit.

Pleasantview Area Land Use Study

Following the passing of By-law 21-186, staff initiated the Pleasantview Area Land Use Study in January of 2021. The purpose of the study was to review the municipal and provincial policy framework and municipal zoning for the Pleasantview Area and make recommendations for modifications to the RHOP and zoning to ensure the municipal framework is brought into conformity with the applicable Provincial plans. A draft of the Pleasantview Area Land Use Study was presented in two virtual public meetings on June 23, 2021 and the draft has been finalized.

The Study concluded with the following recommendations:

- (1) *“Special Policy Area A - Pleasantview” of the Rural Hamilton Official Plan recognizes the need for this Study of Pleasantview in order to resolve its planning policy and regulatory status in conformity with applicable Provincial policy. Further, it is the Niagara Escarpment Plan and specifically Section 2.2.21 that are both the most specific to Pleasantview, and the most restrictive of all the applicable Provincial policies and, as such, provide the most appropriate planning framework to be included within the City of Hamilton's planning policy and regulatory regime. It is therefore recommended that the City implement an Official Plan Amendment to Special Policy Area A - Pleasantview of the Rural Hamilton Official Plan to be in explicit conformity with Section 2.2.21 of the Niagara Escarpment Plan; and,*

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(2) *“Zoning By-law 3581-86 for the former Town of Dundas remains the zoning in place for the Pleasantview Study Area. The current zoning was established by the 1998/1999 OMB Decision to implement OPA 23. It is recommended that:*

- *The Pleasantview Study Area be brought into the City of Hamilton Comprehensive Zoning By-law 05-200;*
- *The new zoning carry forward the zoning established by the 1998/1999 OMB Decision, implement the Niagara Escarpment Special Provisions of Section 2.2.21 of the NEP, and further implement the policy directives of the Rural Hamilton Official Plan; and,*
- *The proposed zoning will serve as a reference when City Staff provide comments on NEC Development Permit Applications”*

The project team (staff and consultants) have prepared a draft zoning by-law amendment for inclusion of Pleasantview Area into Zoning By-law 05-200 and removing it from the former Town of Dundas Zoning By-law 3581-86. The draft zoning by-law was posted on the project webpage for public review on August 6, 2021 and comments were taken until August 23, 2021. Staff has also been corresponding extensively with the public to explain the draft official plan and zoning amendments and their effects. The final Pleasantview Area Land Use Study and drafts of the proposed Official Plan and Zoning By-law Amendments can be found in Appendix “A”, “C” and “D” attached to Report PED21206, respectively.

Niagara Escarpment Commission Development Control Initiative

On September 11, 2019, City Council directed staff to work with the NEC staff to petition the Ministry of Natural Resources and Forestry (MNR) to put the Pleasantview survey lands under Development Control (Regulation 826) as soon as possible.

On September 19, 2019, the NEC approved an NEC Staff recommendation that “the Niagara Escarpment Commission support staff in pursuing the application of Development Control within the Pleasant View Survey Area”. Staff worked with the NEC and MNR through the winter and spring of 2021 to provide necessary technical information to assist with the addition of Pleasantview into the area of NEC Development Control.

On March 18, 2021, the NEC passed a resolution directing the Chair of the NEC to request the Minister of Natural Resources and forestry to proceed to include the Pleasantview in the Area of Development Control through a Minister’s Regulation.

On July 23, 2021, the Ministry of Natural Resources and Forestry posted “Amendment to Ontario Regulation 826 to add the Pleasant View Survey lands within the Niagara Escarpment Plan area in the City of Hamilton to the area of development control” to the

Environmental Registry of Ontario (ERO) webpage (ERO number 019-3898). The purpose of this proposal was to amend Ontario Regulation 826 under the *Niagara Escarpment and Development Act* to add the Pleasantview Area lands to the Area of Development Control for the NEC. The commenting period for the posting ended on September 6, 2021. City of Hamilton Staff provided comment on the ERO posting in support of the Pleasantview Area lands being added into NEC Development Control.

On September 10, 2021, The Ministry of Northern Development, Mines, Natural Resources and Forestry amended Ontario Regulation 826 under the *Niagara Escarpment and Development Act* to include the Pleasantview Area Lands into the area of NEC Development Control. Accordingly, effective September 10, 2021 all new development in the Pleasantview Area will now require a Development Permit from the NEC unless exempt. With the addition of the lands into NEC Development Control, the municipal Zoning By-law will no longer have effect in the Pleasantview Lands area.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Planning Framework

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) applies to all decisions that affect a planning matter made on or after May 1, 2020, and it shall be read in its entirety and all relevant policies are to be applied to each situation.

In Part IV: Vision for Ontario's Land Use Planning System, the PPS outlines a key planning principle affecting the ongoing management of development within the Niagara Escarpment Planning Area, and, more specifically, on Pleasantview. It states that the wise use of the Province's resources over the long term, which includes natural heritage and water resources, is a key provincial interest and that they must be managed in a sustainable way.

It is also a key principle of the PPS to focus growth and development to identified settlement areas. Pleasantview is within the Rural Area of the City of Hamilton and not within a settlement area. Pleasantview is therefore subject to the policies of Section 1.1.4 of the PPS, which states:

"Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural

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assets and amenities and protect the environment as a foundation for a sustainable economy."

The PPS goes on to state in Section 1.1.5 that for development on rural lands, the planning authority must apply the relevant policies of the PPS and that development that is compatible with the rural landscape and the planned or available services should be promoted.

Pleasantview, like all of Hamilton, is within Eco-Regions 6E and 7E, as identified within the PPS. This means that the policies of Section 2.1 Natural Heritage of the PPS apply. Section 2.1 of the PPS generally serves to identify and protect natural heritage features over the long term while also recognizing the importance of linkages between and among natural heritage features and areas, surface water features and ground water features. Policy 2.1.4 through 2.1.8 specifically identifies types of natural heritage features and requires their protection from development and site alteration.

Importantly, the requirement to protect *natural features and areas* is not interpreted as a flexible objective, but, rather a clear and definitive requirement of the Provincial planning policy framework. The relevant policies of the NEP, the Greenbelt Plan, as well as the City of Hamilton's current applicable planning framework fundamentally achieve this policy directive in the Pleasantview area.

There are also a number of natural hazards identified within Pleasantview, accordingly the policies of Section 3.0 of the PPS apply. Section 3.1 of the PPS generally serves to direct development outside of hazardous lands and hazardous sites that may pose a risk to public health and safety. In Pleasantview, these hazardous lands and sites are regulated through the Regulated Areas of both the Hamilton Conservation Authority and Conservation Halton. A Development Permit from the applicable Conservation Authority is required prior to developing within the Regulated Area.

Overall, Pleasantview is subject to a multitude of Provincial planning policy, which is, for the most part, substantially more detailed and specific than the PPS, and consequently, those detailed and specific policies will take precedence. However, and notwithstanding the issues of applicability and precedence, the PPS does provide substantial Provincial planning policy support to the other applicable Provincial plans that are relevant to Pleasantview.

The Parkway Belt West Plan (1978)

The Pleasantview Area lands were previously subject to the Parkway Belt West Plan; however, in accordance with Section 22.1 (1) of the *Ontario Planning and Development Act*, the Parkway Belt West Plan shall cease to apply to lands that are part of the Niagara Escarpment Planning Area. Accordingly, the Parkway Belt West

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Plan no longer applies to the Pleasantview Lands as they were added to the Niagara Escarpment Planning Area in 2013.

The Niagara Escarpment Plan (2017)

The NEP serves as a framework of objectives and policies to strike a balance between development, protection and the enjoyment of the Niagara Escarpment landform feature and the resources it supports.

Part 1 of the NEP establishes development regulations and permissions based on a series of underlying land use designations. As identified on “Map 2: City of Hamilton” of the NEP, the Pleasantview Area Lands fall into three designations, “*Escarpment Natural Area*”, “*Escarpment Protection Area*” and “*Escarpment Rural Area*”. The uses permitted within each designation are also subject to the development criteria of Part 2. In the instance of Pleasantview, the uses permitted in the underlying land use designations are significantly modified in Part 2.2.21 of the NEP.

Part 2 of the NEP contains the development criteria for development within the NEP Plan Area. Section 2.2 of the NEP outlines general development criteria for all permitted uses, protecting the escarpment environment, and regulating number of dwellings per lot and design considerations. Most importantly, Section 2.2.21 of the Plan contains Special Provisions that outline site-specific development criteria and permissions related to the Special Policy Area in effect for Pleasantview. These Special Provisions have a significant impact on development within Pleasantview in that they effectively ‘notwithstanding’ any permitted uses in the applicable land use designations, instead inserting a specific list of permitted uses, as well notwithstanding the definitions for ‘lot’, ‘existing lot of record’ and ‘existing use’.

The Special Provisions contained within Subsection 2.2.21, which states that only single dwellings that existed on or before August 14, 1998 shall be permitted. For any other use, only uses that existed on or before February 16, 1993 shall be permitted. This is both very clear, and very restrictive. This policy framework is extremely restrictive with respect to new development in the Pleasantview Area, with the following limited exceptions:

- A single dwelling may be permitted on a lot with a minimum size of 10 hectares in accordance with the Development Criteria of this Plan. There are seven remaining properties that are at least 10 hectares in area. However, of these properties, only three are privately owned and it is believed that one of those already contains a single dwelling, and another is the Columbia Northcliffe Campus;
- Accessory uses may be permitted. Further, the replacement of an existing single dwelling may also be permitted. Accessory uses and/or the replacement of an existing single dwelling shall be in accordance with the Development Criteria of the NEP; and,

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- There are a number of site-specific exceptions contained within the Special Provisions [s. 2.2.21] where additional uses are permitted in accordance with the provisions included therein.

The Special Provisions of Subsection 2.2.21 significantly alter the development permissions of each of the underlying land use designations and serve to further restrict development in Pleasantview, while protecting ecological value and preserving the open landscape character of the Escarpment. As previously noted, the City of Hamilton's Official Plan(s) and Zoning By-laws are required to "conform with" this policy direction. Accordingly, the incorporation of the policy framework laid out in Section 2.2.21 of the NEP into municipal land use planning policy documents is integral to ensure conformity.

The Greenbelt Plan (2017)

The Greenbelt Plan, together with the NEP, identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions occurring on this landscape.

The Pleasantview Area falls within the Greenbelt Area and is identified as "Niagara Escarpment Plan Area" on Schedule 1: Greenbelt Area. Requirements under the NEP continue to apply. As per Sections 2.2 and 2.3 of the Greenbelt Plan, the Protected Countryside policies of the Greenbelt Plan do not apply, with the exception of Section 3.3 for lands within the Niagara Escarpment.

Section 3.2 Natural System of the Greenbelt Plan states that the Natural System policies are intended to protect areas of natural heritage, hydrologic and landform features, which provide essential ecosystem services and contribute to the ecological integrity of the Greenbelt. Fundamentally, the Natural System of the Greenbelt builds upon, and is connected to other Greater Golden Horseshoe (GGH) - scale natural systems as identified through the Growth Plan, and, importantly for the Pleasantview Lands, the NEP. The Greenbelt Plan states that the overall Natural System is made up of a Natural Heritage System and a Water Resource System. Those systems often coincide, given ecological linkages between terrestrial and water-based functions.

Section 3.3 of the Greenbelt Plan is intended to support the maintenance and expansion of a publicly accessible system of parkland, open space and trails for current and future generations, in cooperation with all landowners. This Section further states that such a system serves as an important component of a complete community as well as provides environmental protection and improved air quality.

Further, the Greenbelt Plan recognizes that this "*system of parklands, open spaces, water bodies and trails helps address the causes and impacts of climate change by capturing and storing carbon, recharging aquifers and protecting biodiversity and*

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sensitive areas" as well as providing significant economic benefits and opportunities for a wide range of compatible uses, and should be the basis for future parkland, open space and trail development decisions.

Overall, the Greenbelt Plan builds upon ecological protections that are articulated within the NEP, directing where future growth will be accommodated within the GGH. In conjunction with the Growth Plan and the Provincial Policy Statement, the Greenbelt Plan establishes a land use planning framework for the GGH that supports a thriving economy and a clean healthy environment.

In general, the Greenbelt Plan adds further protection to areas falling within the NEP. As per the above discussion, the key Greenbelt Plan policies with respect to the Pleasantview Lands can be summarized as follows:

- Policies in Section 3.2 of the Greenbelt Plan protect natural heritage, hydrological features and landforms and collectively provide policy protection for essential ecosystem features and functions. New development or site alteration shall demonstrate there will be no negative impacts on key natural heritage features, key hydrological features or their ecological function;
- Policies in Section 3.3 of the Greenbelt Plan recognize that a system of parkland and open space provides necessary opportunities for recreation, tourism, and the appreciation of natural heritage and forms an important component of complete communities; and,
- The Greenbelt Plan includes a variety of new, or updated definitions that are useful for an updated planning policy framework, particularly in the articulation of a rich Natural Heritage System in Section 3.2.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended)

A Place to Grow: Growth Plan for the GGH (the Growth Plan) was updated in 2019, with an amendment in 2020 (Amendment 1). The policies of the Growth Plan that address the same, similar, related, or overlapping matters as the Greenbelt Plan or the NEP do not apply in areas covered by those plans. The exception is where there is a conflict between the Greenbelt Plan or the NEP and the Growth Plan regarding the natural environment or human health, the direction that provides more protection to the natural environment or human health prevails.

Section 1.1 of the Growth Plan recognizes that the GGH contains Ontario's most significant ecological and hydrologic natural environments and scenic landscapes, including the Niagara Escarpment and Greenbelt Area, which provide key supports and ecological services. In the vision for the GGH, the Growth Plan also asserts that the Niagara Escarpment will continue to be enhanced and protected in perpetuity and that

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the GGH's natural areas will be accessible for residents to enjoy their beauty.

Section 1.2.1 Guiding Principles establishes a key principle: to "*protect and enhance natural heritage, hydrologic, and landform systems, features, and functions*". Section 2.2 Policies for 'Where and How to Grow' and specifically Section 2.2.1 'Managing Growth' indicates that the vast majority of growth will be directed to settlement areas that have a delineated built boundary and have existing or planned municipal water and wastewater systems.

Section 2.2 further identifies that growth will be limited in settlement areas that are not serviced by existing or planned municipal water and wastewater systems or are in the Greenbelt Area.

These policy sections are relevant to Pleasantview because they confirm that, as a rural area, the Pleasantview lands are not intended to accommodate any substantial growth. In addition, the Growth Plan includes foundational policy elements that are intended to ensure the protection and enhancement of the Niagara Escarpment in perpetuity.

Pleasantview is designated as a "Greenbelt Area" in the Growth Plan. As noted previously, any policies from the Greenbelt Plan, or NEP that address the same or similar matters take precedence over the Growth Plan within the Greenbelt Area unless specified otherwise.

Further in Section 4 'Protecting What is Valuable' of the Growth Plan, Section 4.1 Context identifies that the GGH contains a broad array of resources that are essential for long-term quality of life and that collectively provide essential ecosystem services and emphasizes that they must be wisely protected and managed.

It is also important to note that Pleasantview is identified as part of the Growth Plan Natural Heritage System, containing the Niagara Escarpment Plan / Natural Heritage System designation.

The Growth Plan does require that the City of Hamilton overlay the Growth Plan Natural Heritage System in its Official Plans, and to create policies to maintain, restore or enhance the ecological functions of the System. The policy framework for the Natural Heritage System found in the Growth Plan is similar to the policy framework provided for in the Greenbelt Plan. Section 4.2.2 Natural Heritage System states that new development or site alteration in the Natural Heritage System for the Growth Plan cannot have negative impacts on key natural heritage features or key hydrologic features or their functions, will maintain or enhance connectivity, will avoid removing other natural features and will limit the extent of the developed area.

In summary, the Growth Plan directs growth and development to settlement areas and

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limits growth in defined rural areas, like Pleasantview. The Growth Plan also identifies strong policy support for the establishment and protection of a regional natural heritage system, that specifically includes the Niagara Escarpment Plan Area, the Greenbelt Plan Area, and consequently, the Pleasantview Lands. The Growth Plan defers to both the Greenbelt Plan and the NEP for more detailed and specific policies governing Pleasantview, which are detailed above.

Municipal Planning Framework

Rural Hamilton Official Plan (RHOP)

The RHOP contains reference to Pleasantview through the inclusion of "Special Policy Area A - Pleasantview" within Volume 3 of the RHOP, as identified on Map A of Volume 3 of the Plan. The text of the Special Policy Area is included below for reference.

"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."

Overall, the RHOP recognizes the planning policy history of the former Town of Dundas through both the Town of Dundas Official Plan and the former 1995 OMB Order.

The propose Rural Hamilton Official Plan Amendment (RHOPA) updates the Special Policy Area to be in conformity with the applicable Provincial Policy, in particular Section 2.2.21 of NEP. The proposed RHOPA slightly amends the extent of Special Policy Area A – Pleasantview in the RHOP to align with the Pleasantview Special Policy Area of the NEP

It is also important to note that once the Pleasantview Area is formally brought into the Rural Hamilton Official Plan through the proposed RHOPA, the Pleasantview Area will be subject to the broader policy framework of the RHOP. This includes the Policies of Section C.2.0 – Natural Heritage System.

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Former Town of Dundas Official Plan

The former Town of Dundas Official Plan Amendment 23 (OPA 23) provides the current local planning policy framework for the Pleasantview Lands. This framework is predominantly the result of an OMB (now OLT) Decision from 1995 related to OMB Case No. File No. 0930179. OPA 23 was adopted by Dundas Council in 1993. As initially approved by Council, the general intent of OPA 23 was to revise the former Town of Dundas Official Plan as follows:

- To increase the minimum lot area for each single detached dwelling from 0.4 hectares to 0.8 hectares;
- To add a new policy to provide for the opportunity within the Rural designated lands for "cluster form development", either through the provision of a communal sewage system or by full municipal services, where readily available; and,
- To revise the land use designation boundaries of Schedule "B" - Land Use Concept, Schedule "B-I" - Special Policy Areas, and Schedule "C" - Environmentally Sensitive Areas, to reflect the more accurate information received as part of the various Zoning By-law amendments.

During the process of preparing and approving OPA 23, a number of *Planning Act* applications were received for various forms of residential development within the Pleasantview Lands. OPA 23, the associated Zoning By-law Amendments and the *Planning Act* applications were appealed to the OMB by several groups. The outcome of the OMB hearing significantly modified OPA 23 through an Order issued on June 28, 1995 in the following ways:

- No new single detached dwellings were permitted to be constructed after August 1993, save and except on lots with a minimum lot area of 10 hectares;
- "Cluster form development" was prohibited - this resulted in the refusal of several subdivisions that were seeking planning approvals within Pleasantview; and,
- The minimum lot size for new dwellings was increased from 0.8 hectares to 10 hectares.

As a result, the policy framework from OPA 23 and the associated OMB Order, is currently in effect for Pleasantview. These policies were initially adopted by By-law No. 3354-82 by the Dundas Town Council, and approved by the Ministry of Municipal Affairs (MMAH) on September 15, 1982, as amended by OPA 23 and OMB Order in Case No. PL930179, dated June 28, 1995.

These policies were carried into the Zoning By-law and to some extent the Special Provisions of the NEP. The OMB Order prohibiting construction of new single detached dwellings after August 1993 partly carries over into the NEP Special Provision (2.2.21) for permitted uses and Town of Dundas Zoning By-law (No. 3581-86) as an exception

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(No. 4066-93). Since the OMB decision, minimal development has occurred in Pleasantview.

The proposed Official Plan Amendment will carry forward the policy framework outlined in OPA 23 into the Rural Hamilton Official Plan through an amendment to the Special Policy Area A – Pleasantview.

Dundas Zoning By-law 3581-86

In accordance with OPA 23, and the associated OMB Order, Zoning By-law 3581-86 was amended to implement the relevant regulatory elements that affect various land use zones on the Pleasantview Lands through the adoption of By-law 4066-93, which remains largely unchanged in Pleasantview today. The Zoning By-law identifies eight base zones in Pleasantview; with a number of site-specific zones also in effect. As the lands were placed into Development Control, the Zoning By-law currently has no effect.

The eight base zones currently in-effect in Pleasantview, along with the associated site-specific zones are identified below for reference. A brief explanation as to the purpose and intent of each zone has also been included.

- **Rural Area (RU) Zone** - The purpose of the Rural Area (RU) Zone is to retain lands so zoned in an open space setting for agricultural purposes including very limited farm-related development. In addition to the RU Zone, there are a number of Exception Zones, including:
 - **Rural Area RU/S-58 Exception Zone** - permission, site-specifically, for an existing or approved single detached dwelling in specified circumstances on a lot area of 0.8 hectares;
 - **Rural Area RU/S-59 Exception Zone** - permits a single-detached dwelling and includes a number of site-specific development provisions and performance standards;
 - **Rural Area RU/S-67 Exception Zone** – modifies, site-specifically, the minimum front yard setback and maximum height, and prohibits a fence beyond the building setback line;
 - **Rural Area RU/S-87A Exception Zone** - modifies, site-specifically, the lot requirements for the establishment of a single detached dwelling to a minimum lot area of 1.4 hectares and a minimum frontage of 91 metres;
 - **Rural Area RU/S-99 Exception Zone** - permits, site-specifically, a garden suite for a period of 10 years; and,

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- **Rural Area RU/S-111 Exception Zone** - permits, site-specifically, the development of a single detached dwelling on a lot of at least 0.8 hectares, with municipal water supply, while also establishing a series of site-specific performance standards.

Open Space Conservation (OS) Zone - The purpose of the Open Space Conservation (OS) Zone is to protect lands unsuitable for general urban development due to their physiographic characteristics or their ecological significance. With the exception of special public works for conservation purposes and limited development which enhances the cultural, recreational and natural resources of the zone, these lands are intended to be maintained in their natural state.

- **Park and Recreation (PR1) Zone** - The purpose of the Park and Recreation (PR1) Zone is to provide for active and passive recreational uses, including landscape enhancement and conservation.
- **Public and Private Service (PPS) Zone** - The purpose of the Public And Private Service (PPS) Zone is to make provision for services to the community provided by the Corporation of the Town of Dundas, Government or Public Authorities, Private and Non-Government Agencies. In addition to the PPS Zone, there are two Exception Zones, as follows:
 - **Public and Private Service Zone PPS/S-56 Exception Zone** - site-specifically limits the permitted uses to those uses existing at the date of passing of the by-law and those uses deemed "similar" to those uses permitted, as determined by the Committee of Adjustment; and,
 - **H-Public And Private Service Zone H-PPS/S-56A** - permits, on a site-specific basis, an 138-occupant dormitory in the existing building as a temporary use until July 12, 2022 and an existing driveway to be used for access, with a Holding Symbol which limits the capacity to 96 occupants while it is applicable, with its removal based on ability to provide adequate services.
- **Public Utilities (U) Zone** - The purpose of the Public Utilities (U) Zone is to provide for public utility installation and facilities including rights-of-way required by public utility agencies. In addition to the U Zone, there is an Exception Zone, as follows:
 - **Public Utilities U/S-57 Exception Zone** - provides for a prohibition of waste treatment facilities on a specific-site basis.

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- **Light Industrial (I.L) Zone** - The purpose of the Light Industrial (I.L) Zone is to provide for a wide range of wholly enclosed industrial and business uses which are compatible with each other and do not adversely affect surrounding non-industrial land uses. In addition to the I.L Zone, there is an Exception Zone, as follows:
 - **Light Industrial (Holding Zone) H-IL/S-101 Exception Zone** – provides a site-specific provision for a limitation on permitted uses and identifies zone regulations and performance standards for permitted uses. There is also a Holding Provisions in effect on these lands.
- **Special Policy Area Two - Parkway Belt West Plan Zone (SP2) Zone** - identifies that for all lands within the corporate limits of the Town of Dundas designated “Special Complementary Use Area” on **Map 2**, Escarpment Link, Parkway Belt West Plan (1978) that all uses and accessory buildings, structures and uses legally existing on the date of passing of this By-law are permitted uses. Further, no development shall be permitted in an SP2 Zone unless it conforms with the provisions respecting the “Special Complementary Use Area” as contained in the Parkway Belt West Plan (1978).
- **Highway Commercial (C.H) Zone** – The purpose of the Highway Commercial (C.H) Zone is to provide for certain commercial uses primarily serving the travelling public or which, by their nature, require locations on major streets with heavy traffic volumes, a high degree of exposure, and ease of access. An exception to this zone is located in the Pleasantview Lands:
- **Highway Commercial C.H/S-54 Exception Zone** - permits only existing uses and uses determined by the Committee of Adjustment (COA) to be similar to existing uses.

In addition to the above, Schedule K-1 of the former Town of Dundas Zoning mapping identifies an “RR” Zone on certain parcels within the Pleasantview Lands. Based on research into the history of this zone, it appears that this zone, identified as the RR Zone, existed in the Dundas Zoning By-law previous to a 1998 Amendment. It is assumed that the RR Zone for this specific property was left in the zoning mapping by error, as opposed to being updated to the RU Zone, as it was elsewhere. This error has been resolved in the proposed Zoning.

The proposed Zoning By-law attached hereto attached as Appendix “D” to Report PED21206, carries forward the Zoning framework established above; while updating it to ensure conformity with the applicable Provincial plans and the proposed RHOPA. Please note that existing site-specific permissions that were not deemed to comply

with the applicable Provincial Policy or the proposed RHOPA were not carried forward into Zoning By-law 05-200.

RELEVANT CONSULTATION

Internal Department and Agency Consultation

The following internal City departments and external agencies/stakeholders were circulated for comment on the proposed Zoning By-law and Official Plan Amendment. Please refer to Appendix “E” attached to Report PED21206 – Internal and External Stakeholder Comment Matrix for a detailed overview of comments received and Staff responses.

As the primary purpose of the proposed OPA and ZBLA documents was to ensure conformity with the *Niagara Escarpment Plan*, it is important to note that NEC Staff have reviewed the proposed documents and have no concerns with respect to conformity with the NEP policies for the area.

Internal Circulation:

| | |
|----------------------------------|---------------------------------|
| Growth Management | Building Engineering and Zoning |
| Forestry and Horticulture | Transportation Planning |
| Landscape Architectural Services | Legal Services |
| Policy Planning | Development Planning |

External Agency/Stakeholder Circulation:

| | |
|---|---|
| Enbridge Gas | Bell Canada |
| Rogers | Cogeco Cable Canada Inc. |
| Alectra Utilities | Hydro One Inc. |
| Ministry of Transportation | Canadian National Railway |
| Niagara Escarpment Commission | Conservation Halton |
| Canadian Pacific Railway | TransCanada Pipeline |
| Trans Northern Pipelines | Enbridge Pipelines |
| Imperial Oil Pipeline | Sun-Canadian Pipeline |
| Southern Ontario Railway | Ministry of the Environment, Conservation and Parks |
| Huron Wendat Nation | City of Burlington |
| Halton Region | Haudenosaunee Development Institute |
| Mississaugas of the Credit First Nation | Royal Botanical Gardens |
| Union Gas | Hamilton Conservation Authority |
| Cootes to Escarpment EcoPark | Six Nations of the Grand River |

Public Consultation

On March 18, 2021 a web page was published to hamilton.ca/pleasantview that contains information on the purpose of the Study and provide relevant background materials for review.

On March 25, 2021 postcards were sent out to all properties within 120 metres of the Study Area notifying of residents of the Study commencement and directing them to the web page to collect further information. City Staff contact information was also provided for those who don't have access to the internet.

City Staff presented to the Cootes to Escarpment EcoPark System - Management Committee on two separate occasions (April 8 and July 8, 2021) to provide project information and updates on project progress as well as invite feedback.

On June 8, 2021 postcards were sent out to all properties within 120 metres of the Study Area notifying them of two Virtual Public Information Sessions and instructing them on how to participate by internet and by telephone. An email to the project mailing list was also sent to notify residents.

In June of 2021, a Draft of the Pleasantview Area Land Use Study was completed, and City Staff held two Virtual Public Information Sessions on June 23, 2021, which were attended by approximately 60 people. The presentation materials and video recording of the sessions were posted on the project webpage. A summary of public feedback and questions received during these public information sessions is attached hereto as Appendix "F" to Report PED21206. Feedback and comments on the Draft Study were subsequently accepted until July 14, 2021.

Drafts of both the Zoning By-law Amendment and Official Plan Amendment By-law were posted on the project webpage on August 6, 2021, feedback and comments on the By-laws were accepted until August 23, 2021. The posting of the draft Official Plan and Zoning By-law Amendments was advertised through the project email mailing list.

Please refer to the Public Engagement Summary attached hereto as Appendix "G" to Report PED21206 for a detailed breakdown of feedback received and the resultant changes made to the Official Plan and Zoning By-law Amendment documents.

On October 28, 2021, a Notice of Statutory Public Meeting was published in the Hamilton Spectator, Dundas Star, and Ancaster News. The project mailing list was also notified of the statutory public meeting via email.

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ANALYSIS AND RATIONALE FOR RECOMMENDATION

The Pleasantview Area Land Use Study completed a detailed review of the applicable Provincial plans against the City's current policy and regulatory framework. Through this review, several updates to the City's municipal policy and regulatory documents were identified in order to bring them into conformity with Provincial policy. The proposed amendments to the RHOP and Zoning By-law 05-200 are required in order to establish policy and regulatory conformity and resolve any existing conflicts.

(1) Proposed Rural Hamilton Official Plan Amendment

The proposed RHOPA will modify the text and maps of Special Policy Area A – Pleasantview in Volume 3 and the schedules of Volume 1 for the implementation of the recommendations of the Pleasantview Area Land Use Study.

The proposed RHOPA replaces the existing Special Policy Area with a new Special Policy Area that carries forward the policy direction from the Section 2.2.21 of the NEP as it relates to Pleasantview. This amendment will ensure conformity with the applicable Provincial policies.

Several mapping changes are required to bring the Pleasantview area into the RHOP. The proposed mapping changes identify the provincial policy documents that cover the Pleasantview area, adjust the revised Special Policy Area boundary to align with the Special Policy Area for the Pleasant View Survey Lands in the NEP, apply the RHOP designations of "Rural" and "Open Space" to the Pleasantview lands, and modify the boundaries of several natural heritage features on RHOP schedules.

Schedule D – Rural Land Use Designations is proposed to be amended to redesignate certain lands as the 'Open Space' and 'Rural' designations. The 'Open Space' designation was applied to all lands that:

- Are designated as "Escarpment Natural Area" in the Niagara Escarpment Plan;
- Are identified as being part of the "Niagara Escarpment Parks and Open Space System" of the Niagara Escarpment Plan;
- Are a public park; and,
- are owned by the Hamilton Conservation Authority that are intended to be added to the "Niagara Escarpment Parks and Open Space System" of the Niagara Escarpment Plan in the future.

All other lands within the Study Area were designated as the "Rural" designation.

Schedules B - Natural Heritage System and Schedules B-1 through B-8 are proposed to be amended to modify the extent of certain natural heritage features based on the best

available orthographic imagery and information received through Environmental Impact Studies submitted as part of development applications. This includes the addition of several Significant Woodlands on Schedule B-2 - Detailed Natural Heritage Features - Key Natural Heritage Feature Significant Woodlands, the addition of several Wetlands on Schedule B-4 - Detailed Natural Heritage Features – Key Natural Heritage Feature and Key Hydrologic Feature Wetlands, and the removal and addition of several Local Natural Environmentally Significant Areas on Schedule B-6 - Detailed Natural Heritage Features – Local Natural Area Environmentally Significant Areas.

Volume 3: Appendix A – Site Specific Key Map is proposed to be amended to add the lands known municipally as 2 Homestead Drive to Special Policy Area A – Pleasantview in order to align with the Special Policy Area for the Pleasant View Survey Lands in the NEP.

The text of Special Policy Area A – Pleasantview is also proposed to be deleted in its entirety and replaced with a new Special Policy Area that brings forward the policy framework from Section 2.2.21 (Special Provisions for the Pleasant View Survey Lands) of the NEP into the Rural Hamilton Official Plan. The proposed new Special Policy Area also ensures the balance of the RHOP policy framework is applied to the Pleasantview Area.

The proposed schedule and text amendments serve to formally bring the Pleasantview lands into the Rural Hamilton Official Plan and can be supported for the following reasons:

- (i) The proposed RHOPA implements the recommendations of the Pleasantview Area Land Use Study;
- (ii) The proposed RHOPA consistent with the PPS (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019 as amended), the Niagara Escarpment Plan (2017), and the Greenbelt Plan, (2017); and,
- (ii) The proposed RHOPA is essential in order to ensure the conformity of the City's Rural Hamilton Official Plan with the applicable Provincial policy.

(2) Proposed Amendment to the City of Hamilton Zoning By-law No. 05-200

The purpose of the amendments to the City of Hamilton Zoning By-law No. 05-200 is:

- To bring the subject lands into the City's Comprehensive Zoning By-law 05-200 and remove the lands from the by-law of the former Town of Dundas (Zoning by-law 3581-86); and,
- To bring forward the general existing zoning framework that resulted from the Municipal Board Decision for OMB File No. 0930179 (dated June 28, 1995), while

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also updating the zoning framework to ensure conformity with the proposed updated RHOP Special Policy Area and the NEP.

The proposed amendments to the City of Hamilton Zoning By-law No. 05-200 create 10 new Special Exceptions (Special Exceptions 800 – 809), 1 new Holding Provision (Holding 121) and 1 new Temporary Use (Temporary Use 9). The proposed Special Exceptions were required in order to effectively implement the NEP's restrictive policy framework for the Pleasantview area and the proposed Holding and Temporary Use Provisions recognize those currently existing in Pleasantview.

Section 4.33 Secondary Dwelling Unit and Secondary Dwelling Unit – Detached of By-law 05-200 was notwithstanding as, at this point in time, secondary dwelling units are not permitted in Pleasantview per the Special Provisions of Section 2.2.21 of the NEP. The NEC is currently reviewing this matter and should the NEP be amended, staff will review and report back on any required regulatory and zoning by-law updates.

The proposed zoning framework is summarised in Appendix “H” attached to Report PED21206.

The proposed Zoning By-law Amendment (ZBLA) is required in order to implement the proposed RHOPA and can be supported for the following reasons:

- (i) The proposed ZBLA implements the recommendations of the Pleasantview Area Land Use Study;
- (ii) The proposed ZBLA is consistent with the PPS (2020) and conforms to A Place to Grow: Growth Plan for the GGH (2019 as amended), the NEP (2017), and the Greenbelt Plan, (2017);
- (iii) The proposed ZBLA conforms to the Rural Hamilton Official Plan, as amended; and,
- (iv) The proposed ZBLA is essential in order to ensure the conformity of the City's RHOP and Zoning By-law with the applicable Provincial policy.

ALTERNATIVES FOR CONSIDERATION

Rural Hamilton Official Plan and Zoning By-law Amendment

Should Council choose not to approve the proposed RHOP and Zoning By-law Amendment, the former Town of Dundas Official Plan and the former Town of Dundas Zoning By-law 3581-86 will remain as the the in-force municipal planning instruments.

The policy and regulatory framework for the former Town of Dundas Official Plan and the former Town of Dundas Zoning By-law 3581-86 have not be recently updated to ensure conformity with the applicable Provincial plans, nor do they represent the City's

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latest policy and regulatory framework. If the Pleasantview Area remains under the jurisdiction of these documents, land use planning decisions may be made using outdated policy as guidance.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement and Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

Healthy and Safe Communities

Hamilton is a safe and supportive City where people are active, healthy, and have a high quality of life.

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED21206 – Pleasantview Area Land Use Study

Appendix “B” to Report PED21206 – Location Map

Appendix “C” to Report PED21206 – Rural Hamilton Official Plan Amendment XX

Appendix “D” to Report PED21206 – Zoning By-law Amendment XX

Appendix “E” to Report PED21206 – Internal and External Stakeholder Comment Matrix

Appendix “F” to Report PED21206 – June 23 Virtual information Sessions Feedback
and Comment Summary

Appendix “G” to Report PED21206 – Draft OPA and ZBLA Public Engagement
Summary

Appendix “H” to Report PED21206 – Pleasantview Area Zoning Change Summary