



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

November 16th, 2021

PED21206

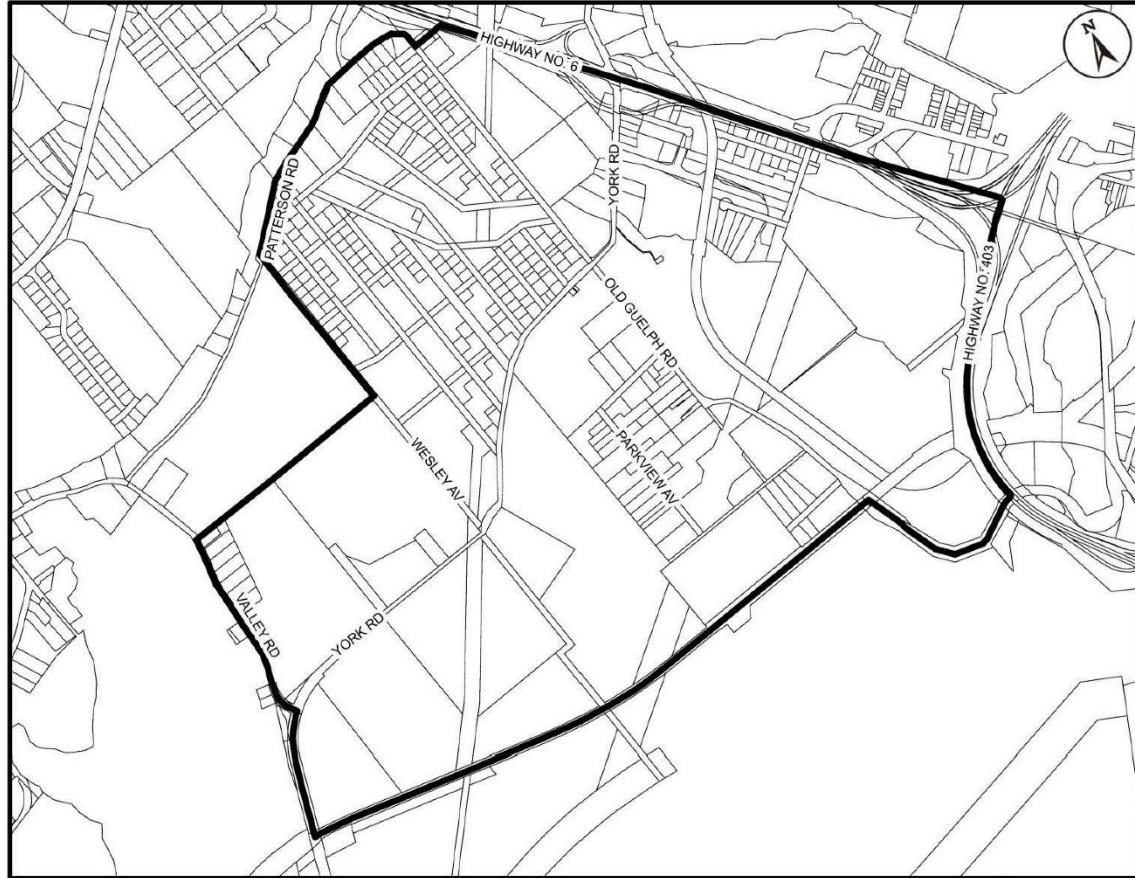
Pleasantview Area Land Use Study and Associated Rural Hamilton Official Plan and Zoning By-law 05-200 Amendments, Dundas

Presented by: Spencer Skidmore (City of Hamilton) & Ron Palmer (The Planning Partnership)

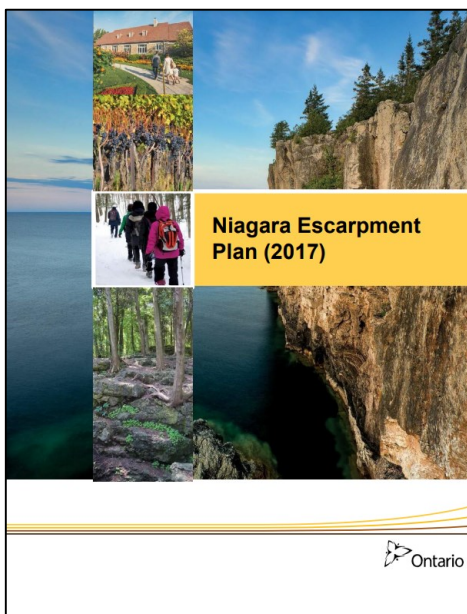
Study Area

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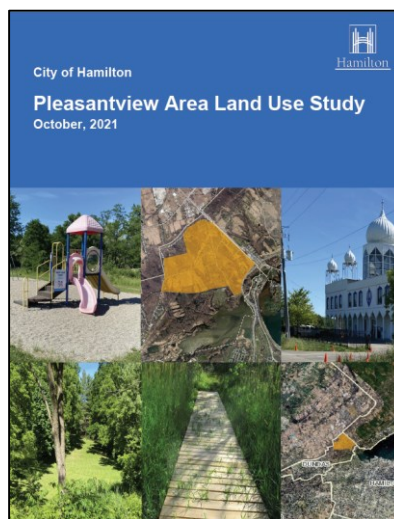
- ± 413 hectares in size.
- Contains a variety of land uses.
- Includes the re-naturalized Hickory Brook and multiple conservation/resource management areas.
- Features deeply carved valleys and tablelands.
- Includes the headwater of Cootes Paradise.



- More than 45 years of layered Provincial and municipal planning policy and regulation.
- In 2013, the Pleasantview Area was added to the Niagara Escarpment Planning Area (Niagara Escarpment Plan Amendment (NEPA) 179).
- NEPA 179 also included a Special Policy Area (Policy 2.2.21) specific for the Pleasantview Area.



- September 10, 2020 Hamilton City Council passed By-law 20-186, an Interim Control By-law (ICBL) for the Pleasantview Lands.
- This ICBL served to limit development in the Pleasantview Area until such time as a Land Use Study could be completed.
- January of 2021, the City of Hamilton retained the Planning Partnership and Meridian Consulting to complete the Pleasantview Area Land Use Study.



- July of 2021, the Ministry of Northern Development, Mines, Natural Resources and Forestry (MNDMNRF) posted a notice to add the Pleasantview Lands into the Area of Development Control of the Niagara Escarpment Commission.
- August 10th, 2021, Council passed By-law 21-142, which extended the ICBL.
- September 10, 2021, The MNDMNRF amended Ontario Regulation 826 to include the Pleasantview Area Lands into the area of NEC Development Control.
- On September 29th, 2021, Council repealed By-law 20-186 (Pleasantview ICBL).

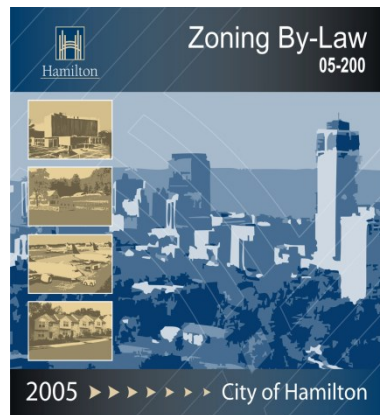
UPDATE – 09/09/2021

Ontario Regulation 826 under the *Niagara Escarpment Planning and Development Act* has been amended to now include within the Area of Development Control the [Pleasant View Survey](#) lands located in the City of Hamilton.

Background Cont. (2)

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- As the lands are now within the NEC Area of Development Control, the Zoning By-law has no effect.
- Staff are still recommending the City's planning framework be updated, as recommended by the Pleasantview Area Land Use Study.



PUBLIC CONSULTATION SUMMARY



March 18, 2021

- Project web page published



March 25, 2021

- Project initiation postcard mailed to residents within 120 metres



April and July, 2021

- City Staff presented to Cootes to Escarpment EcoPark System – Management Committee



June 23rd, 2021

- Two virtual public information sessions were held on the Draft Study
- Postcards were sent out



August, 2021

- Draft planning instruments were posted on the project web page for review



October 28, 2021

- Notice of Statutory Public Meeting published in the Hamilton Spectator, Dundas Star, and Ancaster News

Purpose of the Study:

1. Prepare recommendations for necessary amendments to bring the Rural Hamilton Official Plan into conformity with applicable Provincial policy; and,
2. Prepare recommendations for zones and regulations to be included in Zoning Bylaw 05-200 to implement recommended amendments to the Rural Hamilton Official Plan.



Provincial Policy Documents:

- Provincial Policy Statement (2020);
- Niagara Escarpment Plan (2017);
- Greenbelt Plan (2017); and,
- Growth Plan for the Greater Golden Horseshoe (2019, as amended).

Municipal Policy and Regulations:

- Rural Hamilton Official Plan – “Special Policy Area A – Pleasantview”;
- Dundas Official Plan, including Official Plan Amendment 23, adopted by Dundas Council in 1993 and modified by the Ontario Municipal Board Order in 1995; and,
- Dundas Zoning Bylaw No. 3581-86 (as amended)

Recommendation #1 – Proposed Rural Hamilton Official Plan Amendment

Proposed RHOPA to bring the policy framework of the Official Plan into conformity with the applicable Provincial Policy. The proposed Official Plan Amendment will:

- Update the policies of the Rural Hamilton Official Plan with respect to appropriate land use and development of affected lands; and,
- Be consistent with the Provincial Policy Statement (2020) and conform to the Niagara Escarpment Plan (2017).



Recommendation #1 – Proposed Rural Hamilton Official Plan Amendment

Mapping Changes

- Amending Schedule D – Rural Land Use Designations to re-designate certain lands as the ‘Open Space’ and ‘Rural’ designations in accordance with the NEP;
- Amending Schedule B - Natural Heritage System and Schedules B-1 through B-8 to modify the extent of certain natural heritage features;
- Amending Volume 3: Appendix A – Site Specific Key Map to add certain lands to Special Policy Area A – Pleasantview; and,

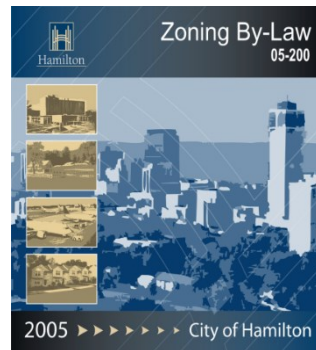
Text Changes

- Deleting the existing Special Policy Area A – Pleasantview in its entirety and replace it with a new Special Policy Area that brings forward the policy framework of the Niagara Escarpment Plan.

Recommendation #2 – Proposed Zoning By-law Amendment

The purpose and effect of the proposed amendments is to:

- Bring the subject lands into the City's Comprehensive Zoning By-law No. 05-200 and remove the lands from the By-law of the former Town of Dundas (Zoning By-law No. 3581-86); and,
- Bring forward the general existing zoning framework that resulted from the Municipal Board Decision for OMB File No. 0930179 (dated June 28, 1995), while also updating the zoning framework to ensure conformity with the proposed updated Rural Hamilton Official Plan Special Policy Area and the Niagara Escarpment Plan.

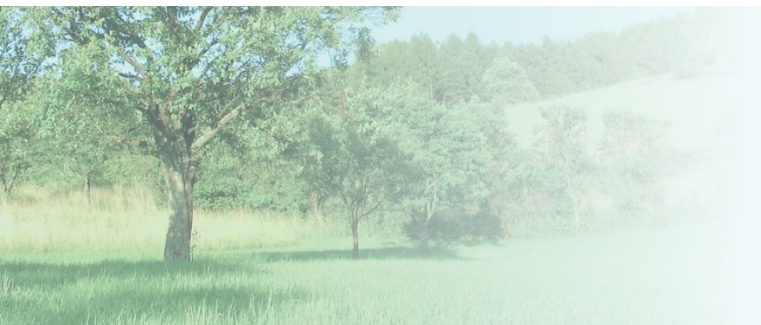


Recommendation #2 – Proposed Zoning By-law Amendment

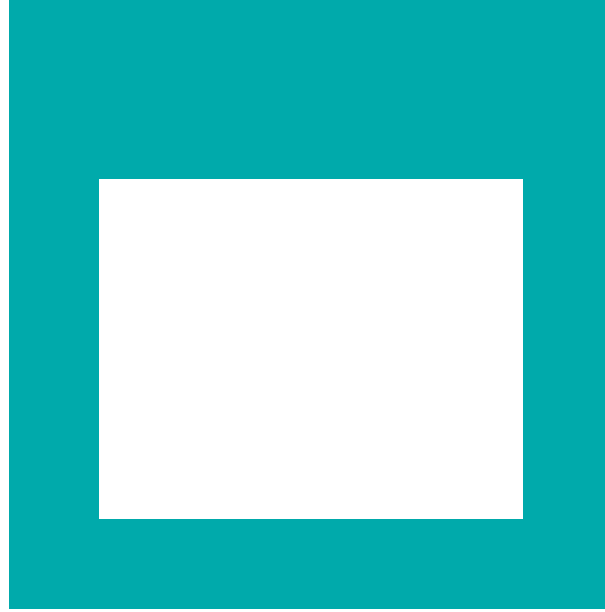
Proposed Zoning will bring the Pleasantview Area into Zoning By-law No. 05-200 through:

- Amending Schedule “A” of Zoning By-law 05-200 to include the Pleasantview Lands and recommend appropriate Rural Zones;
- The creation of 10 new Special Exceptions (Special Exceptions 800 – 809), which generally carries forward the existing zoning framework, while updating it to conform to the Niagara Escarpment Plan;
- The creation of 1 new Holding Provision (Holding Provision 121); and,
- The creation of 1 new Temporary Use (Temporary Use 9).

- Pleasantview Area has recently been placed under Development Control by the Niagara Escarpment Commission.
- NEC Development Control limits the City of Hamilton's role in reviewing and approving any form of development within Pleasantview.
- Nonetheless, the proposed Amendments to the Official Plan and Zoning Bylaw bring the City's planning regime up to date, and ensure conformity with the Niagara Escarpment Plan.
- These documents will also be used as reference by NEC and City Staff when reviewing Development Permit Applications



PLEASANTVIEW
AREA LAND USE STUDY



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE