The Planning Partnership

MERIDIAN PLANNING

Hamilton

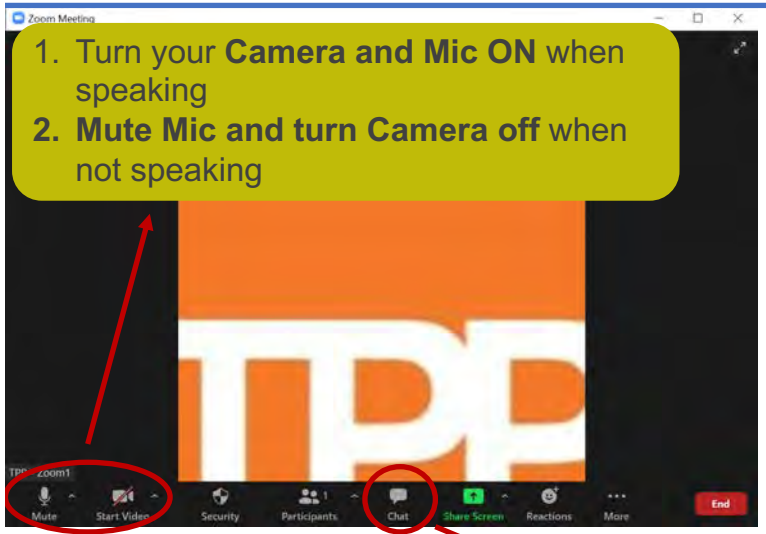
PLEASANTVIEW AREA LAND USE STUDY

June 23 2021

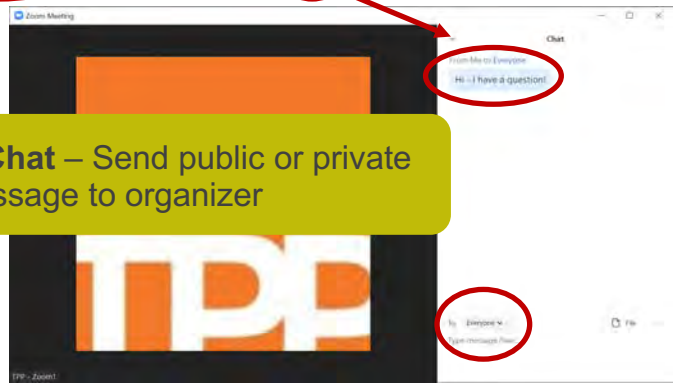
Welcome to the Meeting

Some quick tips for a better meeting:

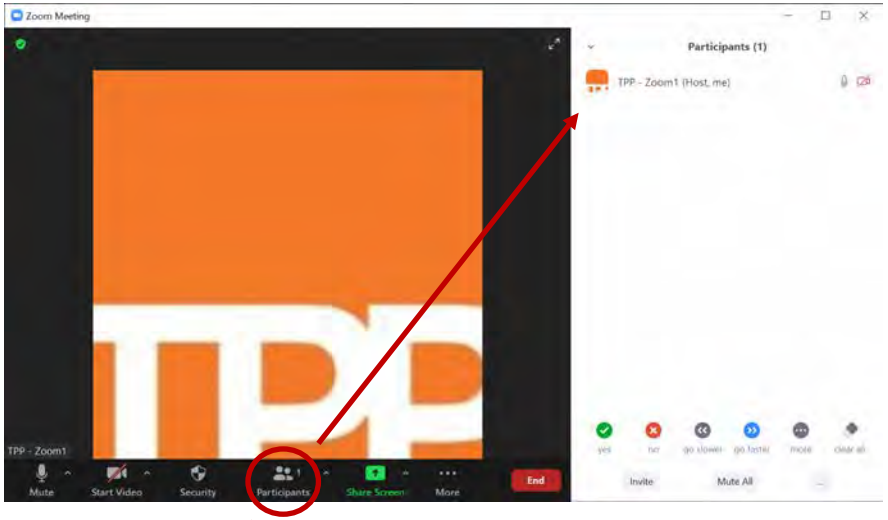
- **Close other programs on your computer**
- **Take a minute to get familiar with the options / controls**
- **We will be recording the meeting and posting it to the project webpage**



1. Turn your **Camera and Mic ON** when speaking
2. **Mute Mic and turn Camera off** when not speaking



3. Chat – Send public or private message to organizer



4. **View Participants**

Introductions

City of Hamilton Project Team:

- Christine Newbold, Manager – Community Planning & GIS
- Spencer Skidmore, Planner I – Community Planning & GIS

Consulting Project Team:

- Ron Palmer, Principal – The Planning Partnership
- Donna Hinde, Principal – The Planning Partnership
- Alison Luoma, Senior Planner – Meridian Planning

Agenda

1. Purpose of this Study
2. Pleasantview Area Land Use Study — Timeline
3. Study Area
4. Historic Context
5. Recent Planning Developments
6. Relevant Planning Documents
7. Development Potential
8. Preliminary Recommendations
9. Questions/Comments

Purpose of this Study

Respond to the Interim Control By-law:

Hamilton City Council at its meeting on September 10, 2020 passed By-law 20-186, an Interim Control By-law for Pleasantview in the former Town of Dundas. It is the purpose of this Study to fulfill the requirements for a land use study as articulated in the Interim Control By-law for Pleasantview and to:

- Prepare recommendations for necessary amendments to bring the Rural Hamilton Official Plan into conformity with applicable Provincial Plans.

- Prepare recommendations for zones and regulations to be included in the City of Hamilton Zoning By-law 05-200 to implement recommendations of the above Rural Hamilton Official Plan Amendment(s).

Pleasantview Area Land Use Study

Timeline:

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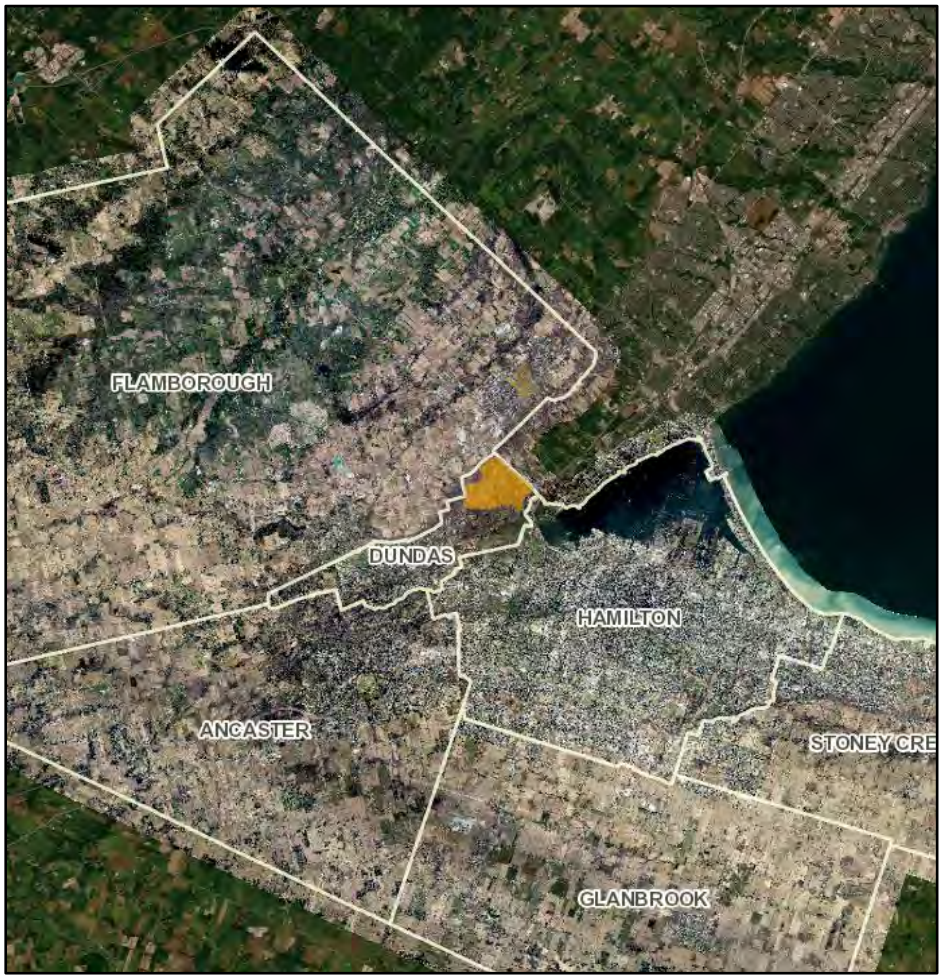

FLAMBOROUGH
DUNDAS
HAMILTON
ANCASTER
STONEY CRE
GLANBROOK

Recent Planning Developments

- **September 11, 2019 –** COH Council provides direction supporting NEC Development Control
- **September 19, 2019 –** NEC approves NEC Staff recommendation to pursue the application of Development Control within Pleasantview
- **September 10, 2020 –** Interim Control By-law (20-186) passed by COH Council.

Recent Planning Activities

- **January, 2021 –** Pleasantview Land Use Study Initiated (The Planning Partnership and Meridian Planning Consultants retained)

- **March, 2021 –** the NEC passed a resolution at its meeting that:

  "That the Chair of the Niagara Escarpment Commission request the Minister of Natural Resources and Forestry proceed to include Pleasant View in the Area of Development Control through a Minister's Regulation."

- **March 22, 2021 –** A letter was sent by NEC Chair Rob Nicholson to the Minister requesting the *above*

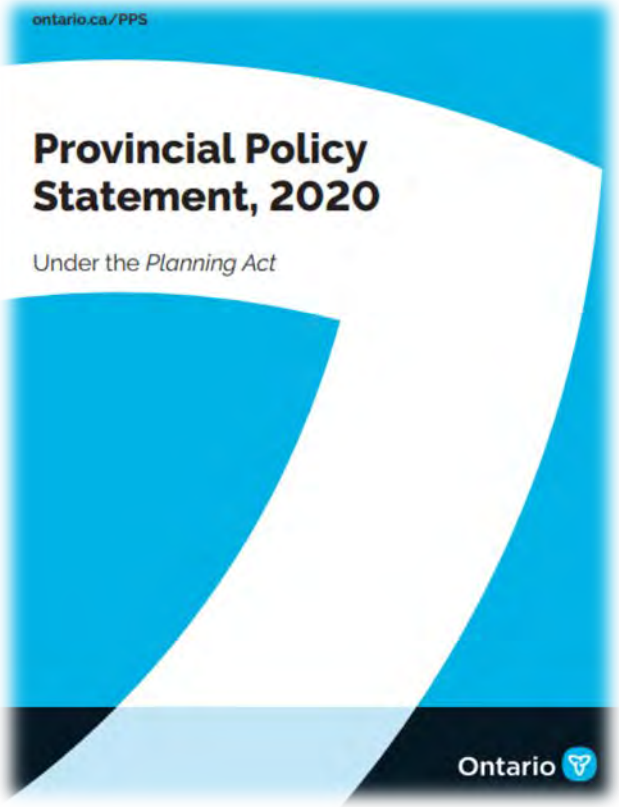
Relevant Provincial Policy

- Provincial planning policy applying to Pleasantview is **complex** and has been evolving for approximately **45 years**
- Provincial planning policies are also **multi-jurisdictional** and involve multiple Ministries with multiple mandates
- All Provincial policies are to be considered in their entirety and generally the more **specific and/or restrictive policy is to be applied**
- The Provincial planning framework has been substantially updated within the **last 5 years**
- Hamilton planning instruments **must conform with** Provincial policies

The Provincial Policy Statement (PPS)

The Provincial Policy Statement (2020) establishes protection of natural features as a definitive requirement of the Provincial planning policy framework.

- Development within rural lands must be compatible with the rural landscape
- Pleasantview's natural features shall be protected for the long-term, while maintaining, restoring or improving ecological function
- Rural assets should be leveraged to protect the environment as a foundation for a sustainable economy



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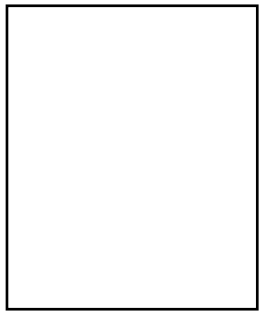


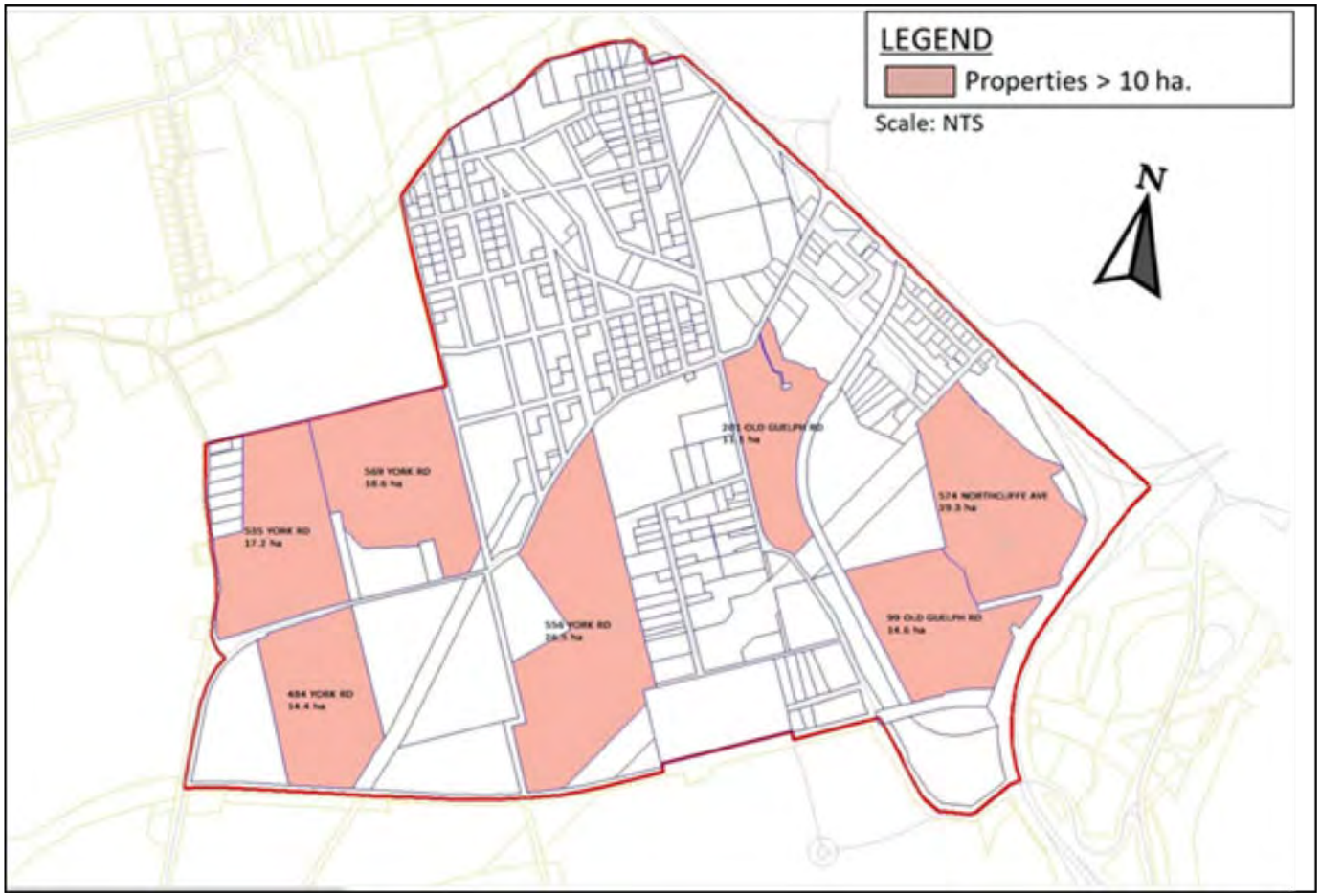
Former Town of Dundas OPA 23 & OMB Order

OPA 23, the associated ZBLA and Planning Act applications were all appealed to the OMB. This resulted in the refusal of the associated Planning Act applications, along with significant modification to OPA 23, which are summarized below:

- No new single detached dwellings were permitted to be constructed after August 1993, except on lots with a minimum area of 10 hectares (increased from 0.8 ha)
- 'Cluster form development' was prohibited — resulting in refusal of several subdivisions

Development Potential

There are currently 7 lots greater than 10 hectares – 3 of which are in private ownership.



Preliminary Recommendations

Recommendation 1:

- It is recommended that the City implement an Official Plan Amendment to "*Special Policy Area – A"* of the Rural Hamilton Official Plan to be in explicit conformity with Section 2.2.21 of the Niagara Escarpment Plan and to formally incorporate the lands into the RHOP.

Preliminary Recommendations

Recommendation 2:

- Currently, Zoning By-law 3581-86 for the former Town of Dundas remains the in-effect zoning for the Pleasantview Study Area. The current zoning was established by the 1998/1998 OMB Decision to implement OPA 23

  It is recommended that, through this planning process, the City enact a Zoning By-law Amendment that brings Pleasantview into the City's comprehensive Zoning By-law 05-200. More specifically:

  > The new zoning will carry forward the zoning established by the 1998/1999 OMB Decision, implement the Niagara Escarpment Special Provision 179, and further implement the policy directives of the Amended Rural Hamilton Official Plan (as recommended)

Preliminary Recommendations

Recommendation 3:

- It is recommended that the City of Hamilton staff continue to work with the Niagara Escarpment Commission (NEC) Staff to put Pleasantview under the Development Control of the NEC (modification to Ontario Regulation 826)

PLEASANTVIEW AREA LAND USE STUDY

Discussion on the Recommendations

Recommendation 1:

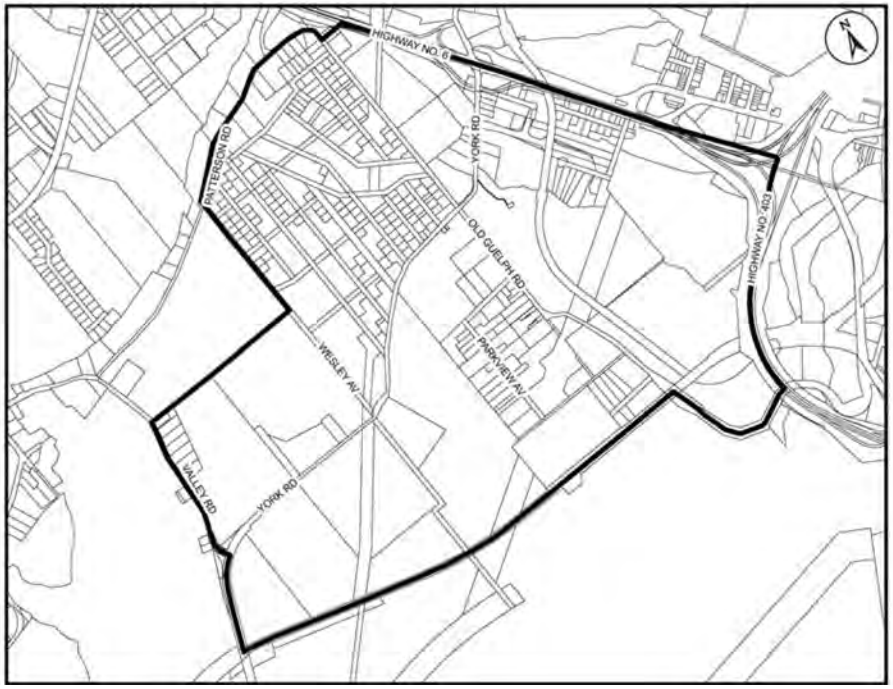
- implement an Official Plan Amendment to "*Special Policy Area – A"* of the Rural Hamilton Official Plan to be in **explicit conformity with Section 2.2.21 of the Niagara Escarpment Plan and to formally incorporate the lands into the RHOP.**

Recommendation 2:

- enact a Zoning By-law Amendment that **brings Pleasantview into the City's comprehensive Zoning By-law 05-200.** More specifically:

Recommendation 3:

- City staff continue to work with the Niagara Escarpment Commission (NEC) Staff to put Pleasantview under the **Development Control** of the NEC (modification to Ontario Regulation 826)



Next Steps

1. Collect Feedback and Comments from the Public (Until July 14th) on Draft Report
2. Incorporate Feedback and Finalize Report
3. Draft Implementation Zoning By-law and Official Plan Amendments and Post for Review on Project Webpage (July)
4. Bring Final Report and Zoning By-law and Official Plan Amendments to Planning Committee and Council in September

Contact

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Planning, City of Hamilton

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www.hamilton.ca/city-planning/planning-community/pleasantview-area-land-use-study