

VOLUME 3, CHAPTER A – RURAL SPECIAL POLICY AREAS

Special Policy Areas (SPA) are geographic areas where additional studies are required to determine ultimate land uses, establish detailed and specific policies to address unique local conditions that are not presently reflected by the Volume 1 or 2 of this Plan. The following policies for each Special Policy Area provide direction for interim land use decisions and clarify the scope and direction of future studies and amendment procedures that will address relevant land use, infrastructure, transportation, environment, urban design or other issues in future.

1.0 SPA A – PLEASANTVIEW (OPA 31)

For the lands generally bounded by Patterson Road to the north, Old Guelph Road and the Canadian National Rail Line to the south, Highway 6 to the east, and Valley Road/York Road to the west and identified as Special Policy Area A – Pleasantview on Volume 3: Map A – Special Policy Areas of the Rural Hamilton Official Plan the following policies shall apply:

- a) Development within Special Policy Area A – Pleasantview shall be subject to the policies within Section C.1.1 – Niagara Escarpment Plan of Volume 1.
- b) That Policy F.1.12.6 of Volume 1 shall not apply.
- c) In considering development proposals, the siting of buildings, the provision of landscaped screening and the use of the natural materials to complement and blend with the natural landscape shall be encouraged.
- d) Any development proposed in the vicinity of the Niagara Escarpment, Borer's Falls Conservation Area and the Royal Botanical Gardens will have regard for the following in order to protect and preserve the unique views and vistas in the area:
 - i) nature and intensity of developments;
 - ii) site design;
 - iii) landscaping and buffering;
 - iv) access;
 - v) setbacks;
 - vi) building height; and,
 - vii) potential traffic generation relative to the protection and enhancement of these unique features.
- e) New development shall only be permitted on lots serviced with municipal water.

Permitted Uses

- f) Notwithstanding Section D.4.1 – Permitted Uses and Section C.3.3.1, C.3.3.2 and C.3.3.7 of Volume 1, only the following uses shall be permitted:
 - i) Forest, wildlife and fisheries management; archaeological activities; public park and open space uses; trails (including the Bruce Trail); nature preserves; non-intensive recreational activities; essential transportation, and utility facilities;
 - ii) Uses that existed on or before February 16, 1993;
 - iii) Single detached dwellings that existed on or before August 14, 1998;
 - iv) A new single detached dwelling on an existing lot of record that has a minimum lot size of 10 hectares;
 - v) The replacement of an existing single detached dwelling in accordance with the policies of this Plan; and,
 - vi) Accessory uses (e.g., garage, accessory building, swimming pool, etc.) may also be permitted in accordance with the policies of this Plan.

1810 Highway 6 (325 Old Guelph Road)

- g) Notwithstanding Policy 1.0 f) and Section D.4.1 – Permitted Uses of Volume 1, only the following uses shall be permitted for the property located at 1810 Highway 6 (325 Old Guelph Road):
 - i) The manufacturing of candles;
 - ii) mini-storage facility;
 - iii) light industrial manufacturing; and,
 - iv) the following accessory uses: administration and business offices; research and development; scientific laboratory; warehousing; and, the repair and sales of goods manufactured on the premises.
- h) All permitted and accessory uses in Policy 1.0 g) are subject to the following:
 - i) Light industrial uses are to be small scale, wholly enclosed operations, including the production and storage of goods;
 - ii) Operations shall have infrequent truck movement of products and/or heavy truck traffic; low movements of truck traffic; limited amounts of outdoor storage; limited fugitive emissions, and use small amounts of water in the manufacture and processing of goods;
 - iii) Access onto Old Guelph Road by way of tractor-trailer/semi-truck will not be permitted, and no truck access is allowed, except nothing will prevent access of vehicles which typically serve a residential neighbourhood on an infrequent basis, such as moving vans; and,

- iv) No authorization, permit or approval shall be issued until such time as the owner/operator receives site plan approval from the City of Hamilton to set out the location of and signage for the access and driveway onto Old Guelph Road.

154 Northcliffe Avenue (Sisters of the Precious Blood)

- i) In addition to Policy 1.0 f) and notwithstanding Section D.4.1 – Permitted Uses of Volume 1, within the existing building on the property located at No. 154 Northcliffe Avenue (Sisters of the Precious Blood), only the following uses shall be permitted:
 - i) A Place of Worship; and
 - ii) A Convent.

574 Northcliffe Avenue (Sisters of St. Joseph)

- j) In addition to Policy 1.0 f) and notwithstanding Section D.4.1 – Permitted Uses of Volume 1, within the existing building located at No. 574 Northcliffe Avenue (Sisters of St. Joseph), only the following uses shall be permitted:
 - i) A Place of Worship;
 - ii) A Convent;
 - iii) A residential care facility for a maximum of 35 residents; and,
 - iv) A dormitory with a maximum of 36 students and accessory uses for an educational establishment provided it is in conjunction with the convent of the Sisters of St. Joseph.

SPA B is still under appeal – Multiple Parties

[Mod 46 – Deletion of SPA B in its entirety]

~~2.0 SPA B – FUTURE URBAN GROWTH DISTRICT~~

~~The lands identified as Special Policy Area B on Map A – Special Policy Areas, are generally bounded by Mud Street, Second Road and Hendershot Road on the east, Golf Club Road on the south, Trinity Church Road on the west and the existing urban boundary (west side of Centennial Parkway) on the north. Following a comprehensive growth management study known as GRIDS (Growth Related Integrated Development Strategy), Council has approved SPA B to be the preferred location of a future transit oriented urban community integrated with the existing land uses and servicing infrastructure of urban communities in the present Urban Area boundaries to the west and north.~~

~~**2.1** The lands identified as SPA B are designated on Schedule D – Rural Land Use Designations, as Agriculture and Rural by this Plan and are subject to all relevant policies pertaining to agriculture and rural uses at this time. They shall not be construed to be within the Urban Area until such time as a comprehensive amendment has been developed by the City of Hamilton and approved to permit urban uses in part or all of such lands.~~

~~2.2 The City shall not accept nor approve a privately initiated amendment to this Plan pertaining to SPA B prior to consideration of the municipally-initiated studies as set out below and the preparation and final approval of a municipally-initiated comprehensive amendment to permit urban uses in part or all of SPA B.~~

~~As part of the comprehensive amendment process, the City will complete background studies and conduct community planning and public consultation processes including the establishment of a Community Liaison Committee. The background studies and consultation processes shall assist in identifying the layout of future land uses, determining land supply and infrastructure requirements, and developing community growth management policies and designations. More specifically, the background studies shall include the following:~~

- ~~k) A comprehensive review and land budget analysis to determine the need for an urban boundary expansion which includes an assessment of occupied and vacant urban land, land use densities and intensification opportunities;~~
- ~~l) A sub-watershed plan, including management objectives for storm water infrastructure;~~
- ~~m) Environmental Impact Statements pertaining to the Natural Heritage System as required by applicable Official Plan and provincial policies;~~
- ~~n) Demonstrating that the public infrastructure which is planned or available will be suitable to service the future employment lands over the long term. This infrastructure shall include, but not be limited to, the provision of full municipal sanitary sewage and water supply and an appropriate transportation network;~~
- ~~o) Completion of a financing policy for urban services and other community infrastructure;~~
- ~~p) An assessment of agricultural capability which considers directing the urban growth district onto those lands which are not, or on lower priority lands, which are designated Agriculture;~~
- ~~q) Demonstrating that impacts from new or expanding urban areas on agricultural operations which are adjacent or close to the urban areas are mitigated to the extent feasible; and~~
- ~~r) Other studies and policies which the City deems necessary for the development of SPA B as a sustainable transit oriented urban community.~~

~~2.3 In addition to the above, the City shall also prepare a Secondary Plan concurrently with, or immediately following, the approval of the comprehensive amendment. Through this Secondary Plan, the following additional requirements will be required:~~

- ~~a) Sub-watershed plans and Secondary Plan policies/designations related to the protection and/or management of natural heritage features and functions, including management objectives for storm water infrastructure;~~

- ~~b) The designation of appropriate employment land uses and policies pertaining to the design and density of such uses;~~
- ~~c) Completion of the City Wide Water/Wastewater (Lake Based System) Master Plan, the City-wide Storm Water Master Plan and the City Wide Transportation Master Plan, That will produce a comprehensive infrastructure servicing strategy for proposed urban land uses in SPA B and adjacent urban communities as may be relevant;~~
- ~~d) Completion of Class Environmental Assessments for major urban servicing infrastructure deemed to be essential for commencement or completion of development of all or part of SPA B lands; and~~
- ~~e) An urban development staging, phasing or implementation strategy in keeping with City-wide Master Plan priorities and Secondary Plan objectives.~~

~~2.4 The City shall establish a comprehensive public participation process that will include a Community Liaison Committee comprised of landowners, public agencies and appointed City Councillors to oversee the development of the Secondary Plan referred to in Policy 2.3.~~

~~2.5 Coincident with the adoption of a comprehensive amendment the City will repeal SPA B in its entirety.~~

2.0 SPA C – AIRPORT EMPLOYMENT GROWTH DISTRICT

Deleted in its entirety. (OPA 8)