

## **VOLUME 3 – SPECIAL POLICY AND SITE SPECIFIC AREAS**

Special Policy Areas (SPA) are geographic areas where additional studies are required to determine ultimate land uses, or more detailed and specific policies are not contained within a Secondary Plan or Rural Settlement Area Plan in Volume 2 of this Plan.

Site Specific Areas (SSA) apply site specific planning policies to defined properties or part thereof. These policies provide more detailed direction for land use, infrastructure, transportation, environment, urban design or similar issues required beyond the applicable policies in Volume 1 of this Plan due to unique local circumstances not capable of being addressed by Secondary or Rural Settlement Area Plans (Volume 2).

All Special Policy and Site Specific Areas described in Volume 3: Special Policy and Site Specific Areas are broken down into two geographic areas for ease of administration – rural and urban.

## 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

Lands generally located between the eastern limits of the former Town of Dundas urban area, Cootes Paradise, Highway No. 6 and Old Guelph Road.

- 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.

### ***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:~~

- ~~a) 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;~~
- ~~b) A sub-watershed plan, including management objectives for storm water infrastructure;~~
- ~~c) Environmental Impact Statements pertaining to the Natural Heritage System as required by applicable Official Plan and provincial policies;~~
- ~~d) 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;~~
- ~~e) Completion of a financing policy for urban services and other community infrastructure;~~
- ~~f) 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;~~
- ~~g) 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~~
- ~~h) 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;~~
- ~~e) 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)