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:

- **February / March 2021**: Background Research
- **March / April 2021**: Draft Study Report
- **May / June 2021**: Final Study Report
- **June / July 2021**: Public Engagement Webinar
- **September 2021**: Final Study Recommendations to Planning Committee
Study Area
Existing Land Uses

- Natural Areas (Cartwright Nature Sanctuary, Nicholson Resource Management Area, Hopkins Tract, Berry Tract South, York Road Acreage Conservation Area)
- Institutional Uses (Columbia International College, Sisters of Precious Blood, International Missionary, Gurdwara Shaheedgarh)
- Single Detached Residential Dwellings and Clusters
- Valley Community Park
- Agriculture
- Utilities
- Some Limited Existing Industrial
Historic Context

- **1914** – The original Pleasantview Survey is laid out
- **1973** – Development in Pleasantview is frozen while the Province conducts background studies on what would become the Parkway Belt West Plan (PBWP)
- **1986** – The Town of Dundas adopts an Amendment to the Town of Dundas Official Plan (OPA 13) to achieve conformity with the PBWP
- **1993** – The Town of Dundas adopts a new Official Plan Amendment (OPA 23) for Pleasantview. At the same time *Planning Act* applications were received for various forms of residential development within Pleasantview
- **1995** – OPA 23 and the submitted *Planning Act* applications were appealed to the Ontario Municipal Board (OMB) resulting in significant modifications to OPA 23
- **1998** – The Town of Dundas Zoning By-law (3581-86) is amended to implement the OMB Order related to OPA 23, including the minimum 10 hectare lot area requirement for new single detached dwellings
- **2013** – Through the Niagara Escarpment Plan Amendment No.179 the NEC included Pleasantview within the Niagara Escarpment Plan Area
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
The Parkway Belt West Plan (PBWP)

The Parkway Belt West Plan (1978) identifies the Niagara Escarpment as a link, and specifies the preservation and provision of open space along the Escarpment.

- Development within the Pleasantview lands is generally discouraged, prioritizing the protection of the Escarpment and preserving existing character.

- Some further development is permitted subject to comprehensive study and provided the character and functionality of natural areas is enhanced or maintained.
The Niagara Escarpment Plan (NEP)

The Niagara Escarpment Plan (2017) establishes specific policies for Pleasantview, while recognizing the Escarpment as a continuous landform by providing land use designations to create a series of connected and protected areas.

The **Special Provisions** for Pleasantview restrict permitted uses to existing uses and 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. With some exceptions:

- A new single dwelling may be permitted on a lot with a minimum size of 10ha
- Accessory uses and replacing an existing single dwelling are permitted
- Various site-specific use exceptions
The Greenbelt Plan (GP)

The Greenbelt Plan (2017) together with the NEP, Growth Plan and PPS identifies where urbanization should not occur in order to provide permanent protection of the agricultural land base and natural heritage features in Pleasantview.

- The Greenbelt Plan identifies a policy framework for the Natural Heritage System. It adds further protection to areas falling within the NEP, Including:
  
  > The protection of essential ecosystem features and functions

  > Recognition that a system of parkland and open space provides necessary opportunities for recreation, tourism and appreciation of natural heritage
The Growth Plan (Growth Plan) (2019) recognizes that the Niagara Escarpment is part of Ontario’s most significant ecological and hydrological natural environments and scenic landscapes providing key supports and ecological services. The Growth Plan includes foundational policies protecting and enhancing the Niagara Escarpment in perpetuity.

- Pleasantview is within a rural area that is not intended to accommodate substantial growth.
- Pleasantview is designated as a ‘Greenbelt Area’ and is part of the Growth Plan Natural Heritage System.
Relevant Local Policy

The policy framework and regulatory elements of the City of Hamilton (and former municipalities) applicable to Pleasantview include:

- The Rural Hamilton Official Plan
- The former Town of Dundas Official Plan Amendment 23
- Former Town of Dundas Zoning By-law 3581-86
The Rural Hamilton Official Plan (RHOP) contains reference to Pleasantview through the inclusion of ‘Special Policy Area A — Pleasantview’.

- The RHOP recognizes the planning history of the former Town of Dundas both through the Dundas Official Plan and the 1995 OMB Order
- Directs the City to undertake future studies and prepare Secondary Plan policies ensuring conformity with applicable Provincial plans and policies
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.
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)
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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www.hamilton.ca/city-planning/planning-community/pleasantview-area-land-use-study