DRAFT Rural Hamilton Official Plan
Amendment No. X

The following text, together with:

<table>
<thead>
<tr>
<th>Appendix</th>
<th>Volume 1: Schedule</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>“A”</td>
<td>A – Provincial Plans</td>
<td></td>
</tr>
<tr>
<td>“B”</td>
<td>B – Natural Heritage System</td>
<td></td>
</tr>
<tr>
<td>“C”</td>
<td>B-1 – Detailed Natural Heritage Features Life Science ANSI</td>
<td></td>
</tr>
<tr>
<td>“D”</td>
<td>B-2 – Detailed Natural Heritage Features Significant Woodlands</td>
<td></td>
</tr>
<tr>
<td>“E”</td>
<td>B-3 – Detailed Natural Heritage Features Alvar and Tallgrass Prairie</td>
<td></td>
</tr>
<tr>
<td>“F”</td>
<td>B-4 – Detailed Natural Heritage Features Key Natural Heritage Feature and Key Hydrologic Feature Wetlands</td>
<td></td>
</tr>
<tr>
<td>“G”</td>
<td>B-5 – Detailed Natural Heritage Features Lakes and Littoral Zones</td>
<td></td>
</tr>
<tr>
<td>“H”</td>
<td>B-6 – Detailed Natural Heritage Features Local Natural Area Environmentally Significant Areas</td>
<td></td>
</tr>
<tr>
<td>“I”</td>
<td>B-7 – Detailed Natural Heritage Features Local Natural Area Earth Science ANSI</td>
<td></td>
</tr>
<tr>
<td>“J”</td>
<td>B-8 – Detailed Natural Heritage Features Key Hydrologic Features Streams</td>
<td></td>
</tr>
<tr>
<td>“K”</td>
<td>Schedule D – Rural Land Use Designations</td>
<td></td>
</tr>
<tr>
<td>“L”</td>
<td>Volume 3: Map A – Special Policy Areas</td>
<td></td>
</tr>
</tbody>
</table>


1.0 Purpose and Effect:

The purpose and effect of this Amendment is to implement the recommendations of the Pleasantview Area Land Use Study and ensure conformity with the applicable Provincial Plans, including the Niagara Escarpment Plan and the policies thereof.

2.0 Location:

The lands affected by this Amendment are 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, in the former Town of Dundas.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The Amendment will update the policies of the Rural Hamilton Official Plan with respect to the appropriate use and development of the affected lands; and,

- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Niagara Escarpment Plan, 2017.

4.0 **Actual Changes:**

4.1 **Volume 1 – Parent Plan**

**Schedules and Appendices**

4.1.1 **Schedules**

a. That Volume 1: Schedule A – Provincial Plans be amended by identifying certain areas of the subject lands as Niagara Escarpment Plan Designations “Natural Area”, “Protection Area” and “Rural Area”, as shown on Appendix “A”, attached to this Amendment.

b. That Volume 1: Schedule B – Natural Heritage System be amended by removing the identification of “Greenbelt Natural Heritage System” from the subject lands, and identifying the subject lands as “Niagara Escarpment Plan Area” and by adding certain lands to the “Core Areas” identification, as shown on Appendix “B”, attached to this Amendment.

c. That Volume 1: Schedule B-1 – Detailed Natural Heritage Features Life Science ANSI be amended by removing the identification of “Greenbelt Natural Heritage System” from the subject lands and identifying the subject lands as “Niagara Escarpment Plan Area”, as shown on Appendix “C”, attached to this Amendment.

d. That Volume 1: Schedule B-2 – Detailed Natural Heritage Features Significant Woodlands be amended by removing the identification of “Greenbelt Natural Heritage System” from the subject lands, and identifying the subject lands as “Niagara Escarpment Plan Area” and by adding certain lands to the
“Key Natural Heritage Feature Significant Woodlands” identification, as shown on Appendix “D”, attached to this Amendment.

e. That Volume 1: Schedule B-3 – Detailed Natural Heritage Features Alvar and Tallgrass Prairie be amended by removing the identification of “Greenbelt Natural Heritage System” from the subject lands, and identifying the subject lands as “Niagara Escarpment Plan Area”, as shown on Appendix “E”, attached to this Amendment.

f. That Volume 1: Schedule B-4 – Detailed Natural Heritage Features Key Hydrologic Features be amended by removing the identification of “Greenbelt Natural Heritage System” from the subject lands, and identifying the subject lands as “Niagara Escarpment Plan Area” and by adding certain lands to the “Key Natural Heritage and Key Hydrologic Feature Wetlands” identification, as shown on Appendix “F”, attached to this Amendment.

g. That Volume 1: Schedule B-5 – Detailed Natural Heritage Features Lakes and Littoral Zones be amended by removing the identification of “Greenbelt Natural Heritage System” from the subject lands, and identifying the subject lands as “Niagara Escarpment Plan Area”, as shown on Appendix “G”, attached to this Amendment.

h. That Volume 1: Schedule B-6 – Detailed Natural Heritage Features Environmentally Significant Areas be amended by removing the identification of “Greenbelt Natural Heritage System” from the subject lands, and identifying the subject lands as “Niagara Escarpment Plan Area” and by adding certain lands to the “Local Natural Area Environmentally Significant Area” identification, as shown on Appendix “H”, attached to this Amendment.

i. That Volume 1: Schedule B-7 – Detailed Natural Heritage Features Local Natural Area Earth Science ANSI be amended by removing the identification of “Greenbelt Natural Heritage System” from the subject lands, and identifying the subject lands as “Niagara Escarpment Plan Area”, as shown on Appendix “I”, attached to this Amendment.

j. That Volume 1: Schedule B-8 – Detailed Natural Heritage Features Key Hydrologic Features Streams be amended by removing the identification of “Greenbelt Natural Heritage System” from the subject lands, and identifying the subject lands as “Niagara Escarpment Plan Area”, as shown on Appendix “J”, attached to this Amendment.
k. That Volume 1: Schedule D – Rural Land Use Designations be amended by redesignating certain lands as “Rural” and “Open Space”, as shown on Appendix “K”, attached to this Amendment.

4.2 Volume 3 – Special Policy and Site Specific Areas

Text

4.2.1 Chapter A – Special Policy Areas

a. That Volume 3: Chapter A – Special Policy Areas be amended by removing the text of Section 1.0 - SPA A – Pleasantview in its entirety and replacing it with a new Site Specific Area, as follows:

1.0 SPA A – PLEASANTVIEW

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 Map A – Special Policy Areas of Volume 3 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 of Volume 1, Section C.1.1 – Niagara Escarpment Plan.

b) That Policy F.1.12.6 of Volume 1 shall not apply.

Permitted Uses

c) Notwithstanding Section D.4.1 – Permitted Uses and Section C.3.3.1, C.3.3.2 and C3.3.7 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 and non-intensive recreational activities, and 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 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)

d) Notwithstanding Section D.4.1 – Permitted Uses of Volume 1, the following uses shall be permitted for the property located at 1810 Highway 6 (325 Old Guelph Road) in accordance with the policies of this Plan:

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, repair and sales of goods manufactured on the premises.

e) All permitted and accessory uses in Policy 1.0 d) 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)

f) Notwithstanding Section D.4.1 – Permitted Uses of Volume 1, the following uses shall be permitted within the existing building for the property located at No. 154 Northcliffe Avenue (Sisters of the Precious Blood):

i) A Place of Worship; and

ii) A Convent.

574 Northcliffe Avenue (Sisters of St. Joseph)

g) Notwithstanding Section D.4.1 – Permitted Uses of Volume 1, the following uses shall be permitted within the existing building for the property located at No. 574 Northcliffe Avenue (Sisters of St. Joseph):

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 located within the existing building for the property located at No. 574 Northcliffe Avenue (Sisters of St. Joseph).

Schedules and Appendices

4.3.1 Appendix

a. That Volume 3: Appendix A – Site Specific Key Map be amended by identifying a portion of the subject lands known municipally as 2 Homestead...
Drive as part of Special Policy Area A - Pleasantview, as shown on Appendix "L", attached to this Amendment.

5.0  **Implementation:**

An implementing Zoning By-Law Amendment will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule “1” to By-law No. ____ passed on the _____th of _____, 2021.

The
City of Hamilton

F. Eisenberger
MAYOR

A. Holland
CITY CLERK
Lands to be identified as "Niagara Escarpment Plan Area" overlay and removed from the "Greenbelt Natural Heritage System" overlay.
Appendix D

DRAFT Amendment No. ___
to the Rural Hamilton Official Plan

Lands to be added as a "Key Natural Heritage Feature Significant Woodlands"
Lands to be identified as "Niagara Escarpment Plan Area" overlay and removed from the "Greenbelt Natural Heritage System" overlay

Date: Sept. xx, 2021
Reference File No.: OPA-U-___(D)

Legend

Key Natural Heritage Feature Significant Woodlands
Greenbelt Protected Countryside
Greenbelt Natural Heritage System
Niagara Escarpment Plan Area

Other Features
Urban Area
John C. Munro Hamilton International Airport
Niagara Escarpment
Urban Boundary
Municipal Boundary

Not To Scale

Teranet Land Information Services Inc. and its licensors. [2005]

Council Adoption: September 27, 2006
Ministerial Approval: December 24, 2008
Effective Date: March 7, 2012

Rural Hamilton Official Plan
Schedule B-2
Detailed Natural Heritage Features
Key Natural Heritage Feature
Significant Woodlands

Note: Feature mapped with a 30m Vegetation Protection Zone.

Report No. TO-000-153-05
Printed by:\nTeranet Land Information Services Inc. and its licensors. [2005]
Appendix E

DRAFT Amendment No. to the Rural Hamilton Official Plan

Lands to be identified as "Niagara Escarpment Plan Area" overlay and removed from the "Greenbelt Natural Heritage System" overlay

Date: Sept. xx, 2021

Revised By: SS/NB

Reference File No.: OPA-U-___(D)

Legend

Key Natural Heritage Feature: Alvar and Tallgrass Prairie

Greenbelt Protected Countryside

Greenbelt Natural Heritage System

Niagara Escarpment Plan Area

Other Features

Urban Area

John C. Munro Hamilton International Airport

Niagara Escarpment

Urban Boundary

Municipal Boundary

Council Adoption: September 27, 2006

Ministerial Approval: December 24, 2008

Effective Date: March 7, 2012

Rural Hamilton Official Plan

Schedule B-3

Detailed Natural Heritage Features

Key Natural Heritage Feature: Alvar and Tallgrass Prairie
Appendix F
DRAFT Amendment No. ___
to the Rural Hamilton Official Plan

Date: Sept. xx, 2021
Revised By: SS/NB
Reference File No.: OPA-U-___(D)

Lands to be added as "Key natural Heritage and Key Hydrologic Feature Wetlands" Lands to be identified as "Niagara Escarpment Plan Area" overlay and removed from the "Greenbelt Natural Heritage System" overlay

Legend
- Key Natural Heritage and Key Hydrologic Feature Wetlands
- Greenbelt Protected Countryside
- Greenbelt Natural Heritage System
- Niagara Escarpment Plan Area

Other Features
- Urban Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Municipal Boundary

Note: Feature mapped with a 30m Vegetation Protection Zone.

Council Adoption: September 27, 2006
Ministerial Approval: December 24, 2008
Effective Date: March 7, 2012

Rural Hamilton Official Plan
Schedule B-4
Detailed Natural Heritage Features
Key Natural Heritage Feature and Key Hydrologic Feature Wetlands

Regional Municipality of Halton
Regional Municipality of Niagara
Haldimand County
Brant County

Legend
- Key Natural Heritage and Key Hydrologic Feature Wetlands
- Greenbelt Protected Countryside
- Greenbelt Natural Heritage System
- Niagara Escarpment Plan Area

Other Features
- Urban Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Municipal Boundary

Note: Feature mapped with a 30m Vegetation Protection Zone.

Council Adoption: September 27, 2006
Ministerial Approval: December 24, 2008
Effective Date: March 7, 2012
Lands to be identified as "Niagara Escarpment Plan Area" overlay and removed from "Greenbelt Natural Heritage System" overlay.

Deferral pending the resolution of the Official Plan Amendment application.

Reference File No.: OPA-U-___(D)

Date: Sept. xx, 2021

Revised By: SS/NB
Appendix A
Key Map

Lands to be added as a "Local Natural Area Environmentally Significant Area"

Lands to be removed from "Local Natural Area Environmentally Significant Area"

Lands to be identified as "Niagara Escarpment Plan Area" overlay and removed from "Greenbelt Natural Heritage System" overlay

Deferral pending the resolution of the Official Plan Amendment application

Date: Sept. xx, 2021
Reference File No.: OPA-U-___(D)

Legend

- Local Natural Area Environmentally Significant Area
- Greenbelt Protected Countryside
- Greenbelt Natural Heritage System
- Niagara Escarpment Plan Area
- Other Features: Urban Area, John C. Munro Hamilton International Airport, County
- Municipal Boundary
Lands to be identified as “Niagara Escarpment Plan Area” overlay and removed from “Greenbelt Natural Heritage System”.

Legend:
- Local Natural Area
- Earth Science ANSI
- Greenbelt Protected Countryside
- Greenbelt Natural Heritage System
- Niagara Escarpment Plan Area

Other Features:
- Urban Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Council Adoption: September 27, 2006
Ministerial Approval: December 24, 2008
Effective Date: March 7, 2012

Rural Hamilton Official Plan
Schedule B-7
Detailed Natural Heritage Features
Local Natural Area
Earth Science ANSI

Legend:
- Local Natural Area
- Earth Science ANSI
- Greenbelt Protected Countryside
- Greenbelt Natural Heritage System
- Niagara Escarpment Plan Area

Other Features:
- Urban Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Council Adoption: September 27, 2006
Ministerial Approval: December 24, 2008
Effective Date: March 7, 2012

Rural Hamilton Official Plan
Schedule B-7
Detailed Natural Heritage Features
Local Natural Area
Earth Science ANSI
Appendix J
DRAFT Amendment No. ___
to the Rural Hamilton Official Plan

Lands to be identified as "Niagara Escarpment Plan Area" overlay and removed from the "Greenbelt Natural Heritage System" overlay

Date: Sept. xx 2021
Revised By: SS/NB
Reference File No.: OPA-U____(D)

Legend
Key Hydrologic Feature
Streams
Greenbelt Protected Area
Greenbelt Natural Heritage System
Niagara Escarpment Plan Area
Other Features
Urban Area
John C. Munro Hamilton International Airport
Niagara Escarpment
Urban Boundary
Municipal Boundary

Note: Feature mapped with a 30m Vegetation Protection Zone.

Council Adoption: September 27, 2006
Minister Approval: December 24, 2006
Effective Date: June 28, 2011

Rural Hamilton Official Plan
Schedule B-8
Detailed Natural Heritage Features
Key Natural Heritage Features
Streams
Lands to be identified as "Open Space"
Rural Land Use Designation

Lands to be identified as "Rural"
Rural Land Use Designation

Date: Sept. xx, 2021
Revised By: SS/NB
Reference File No.: OPA-R---(D)
Lands to be added as “Special Policy Area A - Pleasantview”

Date: Sept. xx, 2021
Revised By: SS/NB
Reference File No.: OPA-R-____(D)

Legend
- Rural Settlement Areas
- Special Policy Areas
  - Special Policy Area A - Pleasantview
  - Special Policy Area B - Future Urban Growth Node
- Other Features
  - Urban Area
  - John C. Munro Hamilton International Airport
  - Niagara Escarpment
  - Urban Boundary
  - Municipal Boundary

Modified Features:
- Delete Special Policy Area B

Special Policy Area B is still under appeal - Multiple Parties

Effective Date: March 7, 2012
Ministerial Approval: December 24, 2008
Council Adoption: September 27, 2006

Volume 3: Map A
Special Policy Areas