

Pleasantview Area Zoning Change Summary		
Proposed Zoning By-law 05-200 Zone	Previous Dundas Zoning By-law 3581-86 Zone (if applicable)	Rationale
Proposed Zones Without Special Exceptions		
Community Park (P2)	Park and Recreation (PR1)	The Park and Recreation (PR1) Zone in Zoning By-law 3581-86 serves to identify the Valley Community Centre Park (287 Old Dundas Road) and permit the associated public recreational uses. The proposed Community Park (P2) Zone serves to bring this zoning framework into By-law 05-200 and continue the use of the lands as a community park.
Utility (U2)	Public Utilities (U/S-57)	The Public Utilities (U/S-57) Zone in Zoning By-law 3581-86 identifies public utility corridors. It currently identified railways, hydro transmission corridors and natural gas pipeline corridors that traverse the Pleasantview Area. The U/S-57 Zone is modified on a site specific basis to prohibit a waste treatment facility as a use on the lands. The proposed Utility (U2) Zone identifies these same lands for utility purposes and brings the lands into By-law 05-200. There is no site specific exception to prohibit a waste treatment facility as this is not a permitted use within the Utility (U2) Zone. It should also be noted that additional public utility uses that are not expressly permitted in the Utility (U2) Zone are permitted through Section 4.4 – Public Uses Permitted in All Zones under By-law 05-200.
Proposed Special Exception Zones		
Rural (A2, 800)	Rural (RU/S-58)	The Rural (RU/S-58) Zone in Zoning By-law 3581-86 primarily serves to recognize existing residential uses in residential clusters within the Pleasantview Area. The proposed Rural (A2, 800) brings this regulatory framework into Zoning By-law 05-200, while also providing some updates to the permitted uses in order to conform with the Pleasantview Special Provisions of the Niagara Escarpment Plan and the proposed revisions to the Rural Hamilton Official Plan Special Policy Area A – Pleasantview (see Draft OPA).
Rural (A2, 801)	Rural (RU)/Open Space (OS)	The Rural (RU) Zone in Zoning by-law 3581-86 primarily retains lands in an open space setting for agricultural services, including very limited farm-related development. The proposed Rural (A2, 801) Zone brings this regulatory framework into Zoning By-law 05-200 while also providing some updates to the permitted uses in order to conform with the Pleasantview Special Provisions of the Niagara Escarpment Plan and the proposed Rural Hamilton Official Plan Special Policy Area A – Pleasantview (see Draft OPA). In particular, agricultural permissions are limited to existing agricultural uses. No new agricultural operations are permitted to be established within the Rural (A2, 801) Zone.
Conservation/Hazard Land Rural (P6, 802)	Various	The City's Core Areas as identified on Schedule B – Natural Heritage System of the Rural Hamilton Official Plan were previously not identified through the Zoning by-law 3581-86. The proposed Conservation/Hazard Land Rural (P6, 802) Zone applies to all lands that are identified as an Environmentally Significant Area or Earth Science ANSI in the Rural Hamilton Official Plan. The Conservation/Hazard Land Rural (P6, 802) has been further modified to conform with the Pleasantview Special Provisions of the Niagara Escarpment Plan and the proposed revisions to the Rural Hamilton Official Plan Special Policy Area A – Pleasantview (see Draft OPA).

Conservation/Hazard Land Rural (P7, 803)	Various	The City's Core Areas as identified on Schedule B – Natural Heritage System of the Rural Hamilton Official Plan were previously not identified through the Zoning by-law 3581-86. The proposed Conservation/Hazard Land Rural (P7, 803) Zone applies to all lands that are identified as a Key Hydrologic Feature, with the exception of Provincially Significant Wetlands, and lands that are identified as a Key Natural Heritage Feature in the Rural Hamilton Official Plan. The Conservation/Hazard Land Rural (P7, 803) has been further modified to conform with the Pleasantview Special Provisions of the Niagara Escarpment Plan and the proposed revisions to the Rural Hamilton Official Plan Special Policy Area A – Pleasantview (see Draft OPA).
Rural (A2, 804)	Public and Private Service (PPS/S-56)	The PPS/S-56 Zone in Zoning by-law 3581-86 applied to four existing places of worship within the Pleasantview Area. The proposed Rural (A2, 804) Zone applies specifically to the lands municipally identified as 154 Northcliffe Avenue and permits only a place of worship and a convent, provided such uses are contained within the existing institutional building on lands municipally identified as 154 Northcliffe Avenue.
Rural (A2, 805)	Public and Private Service (PPS/S-56)	The PPS/S-56 Zone in Zoning by-law 3581-86 applied to four existing places of worship within the Pleasantview Area. The proposed Rural (A2, 805) Zone applies specifically to the lands municipally identified as 574 Northcliffe Avenue and permits only a place of worship, convent, a residential care facility for a maximum of 35 residents, and a dormitory for a maximum of 36 students and associated accessory educational establishment provided such uses are contained within the existing institutional building on lands municipally identified as 574 Northcliffe Avenue.
Rural (A2, 806)	Rural (RU/S-59)	The RU/S59 Zone in Zoning by-law 3581-86 permits a new single detached dwelling to be reconstructed on the lands to specific performance standards on a site-specific basis. The proposed Rural (A2, 806) Zone carries forward these site specific performance standards and permits the existing dwelling.
Existing Rural Industrial (E2, 807)	Light Industrial Zone (H-IL/S-101)	The H-IL/S-101 Zone in Zoning by-law 3581-86 permits a limited number of light industrial uses that require small amounts of water and limited truck access, along with fixed mini-storage units and the manufacturing of candles. All of these permitted uses are subject to site specific performance standards. The proposed Existing Rural Industrial (E2, 807) Zone will carry forward these permitted light industrial uses along with the associated performance standards.
Rural (A2, 808)	Rural (RU/S-111)	The RU/S111 Zone in Zoning by-law 3581-86 permits a new single detached dwelling to be reconstructed on the lands to specific performance standards on a site-specific basis. The proposed Rural (A2, 808) Zone carries forward these site specific performance standards and permits the existing dwelling.
Rural (A2, 809)	Public and Private Service (PPS/S-56)	The PPS/S-56 Zone in Zoning by-law 3581-86 applied to four existing places of worship within the Pleasantview Area. The proposed Rural (A2, 809) Zone applies specifically to the lands municipally identified as 200 Old Guelph Road and 232 Old Guelph Road and permits the existing place of worship. The proposed Rural (A2, 809) Zone recognizes the existing places of worship at these properties as permitted uses and imposes certain performance standards for the use.
Proposed Holding Provisions		

Rural (A2, 805, H121)	H-PPS/S-56a	The H-PPS/S-56 applied a Holding Provision on the lands municipally identified as 574 Northcliffe Avenue. This Holding Provision limits the temporary dormitory use to a maximum of 96 students until such time as the applicant/proponent can demonstrate and has attained all the necessary approvals to provide adequate services to increase the capacity beyond 96 students to accommodate a dormitory having a maximum capacity of 138 occupants to the satisfaction of the Niagara Escarpment Commission, Director, Development Planning and Ministry of Environment, Conservation and Parks. The Proposed Rural (A2, 805, H121) carries forward this Holding Provisions on lands municipally identified at 574 Northcliffe.
Proposed Temporary Use Provisions		
T9	H-PPS/S-56a	The H-PPS/S-56 applied a Temporary Use Provision on the lands municipally identified as 574 Northcliffe Avenue. This Temporary Use Provision allowed, for a maximum three-year period commencing on July 12 th , 2019 and expiring on July 12 th 2022, a dormitory having a maximum capacity of 138 occupants, temporarily and only within the existing institutional building described municipally as 574 Northcliffe Avenue. The proposed Temporary Use Provision "T9" carries forward this temporary use permission on the lands municipally identified as 574 Northcliffe Avenue.

* Please note that site specific provisions under Dundas By-law Zoning By-law 3581-86 that were deemed to not be compliant with the Pleasantview Special Provisions of the Niagara Escarpment Plan (Section 2.2.21) and the proposed revisions to the Rural Hamilton Official Plan Special Policy Area A – Pleasantview (see Draft OPA), were not carried forward into Zoning By-law 05-200 on a site specific basis.