

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.

2.0 SPA B – FUTURE URBAN GROWTH DISTRICT

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

Deleted in its entirety. (OPA 167)

2.0 SPA C – AIRPORT EMPLOYMENT GROWTH DISTRICT

Deleted in its entirety. (OPA 8)