

**PROPOSED NIAGARA ESCARPMENT PLAN
AMENDMENT PW-__-__**

**SITE SPECIFIC POLICY FOR LANDS IN THE NIAGARA ESCARPMENT PLAN
(154 & 574 NORTHCLIFFE AVENUE)**

September 27th, 2021

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PART A – The Preamble

PURPOSE:

To amend the Niagara Escarpment Plan (NEP) to: replace Part 21 e) & f) within Part 2.2 General Development Criteria for the Pleasant View Survey Lands of the NEP to allow for existing uses (i.e. Convent and Place of Worship) to continue for the Convent (Sisters of Precious Blood) municipally referred to as 154 Northcliffe Avenue and to allow for the lands, municipally referred as 574 Northcliffe Avenue to be used as a private secondary school for 1,000 students and 85 faculty members within the former Sisters of St. Joseph Convent, in addition to a gymnasium addition connected to the former Convent.

AREA:

The lands subject to the proposed Plan Amendment consist of an area of approximately 19.4 hectares (48 acres). The Sisters of Precious Blood Convent will be identified as 'Convent 1'. The former Sisters of St. Joseph Motherhouse will be identified as 'Convent 2'.

LOCATION:

Part of Lot 28 & 29, Concession 2
Geographic Township of West Flamborough, City of Hamilton
(Formerly the Town of Dundas)

OWNERSHIP:

Columbia Northcliffe Campus Inc.

BASIS:

Under Section 6.1(2) of the Niagara Escarpment Planning and Development Act (NEPDA), an application may be made to the NEC for an amendment to the NEP, with appropriate justification provided.

The Amendment proposes to: delete and replace Part 21 e) & f) within Part 2.2 General Development Criteria of the NEP to allow for a private secondary school and existing accessory uses (Administration) within the formerly identified Convent 2 (Sisters of St. Joseph) and a gymnasium addition to Convent 2.

No changes are contemplated for Convent 1, and the existing uses of a convent/ place of worship and accessory uses will remain as per the existing NEP.

The subject lands constitute the Escarpment and lands in its vicinity which fulfil the purpose and objectives of the NEPDA.

Any designation change and/or policies related to that change that are introduced into the NEP must be consistent with the Purpose and Objectives of the NEPDA and the policy aims of the NEP respecting the maintenance and protection of the Niagara Escarpment and lands in its vicinity. These matters have been addressed in this Amendment.

The Amendment proposes text modification to the NEP.

PART B – The Amendment

1. The General Development Criteria in Part 2.2 of the Niagara Escarpment Plan is amended by deleting Section 21 e) & f) and replacing with the following:

Special Provisions for the Pleasant View Survey Lands

- e) The existing institutional buildings identified as Convent 1 (Sisters of Precious Blood) and municipally addressed as on No. 154 Northcliffe Avenue may be used for the following institutionally related uses, provided the uses are contained within the existing building only:

- i) a Place of Worship; and
- ii) a Convent.

The existing institutional buildings (formerly identified as Convent 2 (Sisters of St. Joseph)) on lands municipally addressed as 574 Northcliffe Avenue may be used for the following institutionally related uses:

- i) A Private Secondary School with a maximum of 1,000 students and 80 support staff contained within the existing building only. This use also includes:
 - a. accessory gymnasium addition,