

	Current Policy	Proposed Amendment	Rationale
Vol 1, Chapter E Section 2.3 Urban Nodes	E.2.3.3.11 Detailed secondary plans shall be undertaken for Community Nodes to provide greater direction on mix of uses, heights, densities, built form, and design. Pending the completion of secondary plans for Community Nodes, the land use designations and policies set out in this Chapter shall provide direction for development proposals.	Add the phrase “to establish boundaries and”: E.2.3.3.11 Detailed secondary plans shall be undertaken for Community Nodes to establish boundaries and to provide greater direction on mix of uses, heights, densities, built form, and design. Pending the completion of secondary plans for Community Nodes, the land use designations and policies set out in this Chapter shall provide direction for development proposals.	Add text to clarify purpose of secondary plans for Community Nodes.
Vol 1, Ch.E, Section 3.2 Neighbourhoods Designation	E.3.2.3 The following uses shall be permitted on lands designated Neighbourhoods ...	Delete the word “shall” and replace it with the word “may”: E.3.2.3 The following uses shall may be permitted on lands designated Neighbourhoods ...	The word “may” will ensure that implementation of the permitted uses prior to development/establishment is compatible with the area as per policies outlined within the designation.
Vol 1, Chapter E Section 3.8 Local Commercial	E.3.8.2 The following uses shall be permitted: a) retail and service uses such as a craftsperson shop, day nursery, commercial school, financial establishment, medical office, business office, professional office, motor vehicle service station, personal service, place of worship, repair service, restaurant, studio, art gallery, tradesperson shop, and veterinary service; b) medical offices or clinic, provided it has direct access to an arterial road and is adjacent to other local commercial uses; and,	Delete the words “shall” and replace it with the word “may”. Delete the words , “medical office”, “business” and “professional office”: E.3.8.2 The following uses shall may be permitted: a) retail and service uses such as a craftsperson shop, day nursery, commercial school, financial establishment, medical office, business office, professional office, motor vehicle service station, personal service, place of worship, repair service, restaurant, studio, art gallery, tradesperson shop, and veterinary service;	The word “may” will ensure that implementation of the permitted uses prior to development/establishment is compatible with the area as per policies outlined within the designation. Remove references “business” and “professional” as they all reference a permitted office use (as defined in Zoning By-law 05-200 and Urban Hamilton Official Plan Chapter G). Medical office already covered in bullet b), so “medial office” should be removed from bullet a) to avoid duplication.

	Current Policy	Proposed Amendment	Rationale
Vol 1, Chapter E Section 3.10 Community Facilities/Services	E.3.10.1 <i>Community facilities/services</i> uses include public and private uses serving the cultural, religious, health, welfare, and educational needs of a neighbourhood. <i>Community facilities/services</i> may include community and recreation centres, arenas, parks, healthcare and social service facilities, day care centres, seniors’ centres, emergency medical services, fire services, police services, <i>cultural facilities</i> , places of worship, museums, schools, universities and colleges, and libraries.	Add the phrase “long term care facilities” to the existing policy: E.3.10.1 <i>Community facilities/services</i> uses include public and private uses serving the cultural, religious, health, welfare, and educational needs of a neighbourhood. <i>Community facilities/services</i> may include community and recreation centres, arenas, parks, healthcare and social service facilities, long term care facilities , day care centres, seniors’ centres, emergency medical services, fire services, police services, <i>cultural facilities</i> , places of worship, museums, schools, universities and colleges, and libraries.	Add “long term care facility” to the list of “community facilities/services” to clarify intent of “healthcare and social service facilities”
Vol 1, Chapter E Section 4.3 Pedestrian Predominant	Table E.4.3.1 Flamborough Rows: Mill Street from Griffin to Cedar Street (just south) Main Street from Barton Street to Cedar Street (just south) Issue: Cedar street does not intersect Mill Street.	Delete the phrase “Cedar Street (just south)” from the Mill St and Main St rows in the Pedestrian Predominant Chart and replace it with “south of Church Street” so that it reads: Table E.4.3.1 Flamborough Rows: Mill Street from Griffin to south of Church Street Main Street from Barton Street to south of Church Street	Church Street intersects both Main Street North and Mill Street. As such, it appears the original intent was for Church Street to be identified for the pedestrian predominant locational identifier and not Cedar Street. In addition, the Urban Farms section of Zoning By-law No. 05-200 [General Provisions Regulation 4.26(d)iii]), indicates Mill Street from Church Street (not Cedar St) to Highway 5. This regulation reference provides further justification that the correct street reference should be Church Street rather than Cedar Street as noted in the UHOP text. Lastly, the “(just south)” text included within the subject rows will be amended to reflect “south” as the mixed use – medium designation (as well as the pedestrian predominant policies) are located half way between Dundas and Church Street, rather than “just south” of Church as the existing policy states.

	Current Policy	Proposed Amendment	Rationale
Vol 1, Chapter E Section 4.3 Pedestrian Predominant	<p>E.4.3.4 d) Residential uses shall not be permitted on the ground floor of a building facing on to a <i>pedestrian predominant street</i>.</p> <p>For information purposes, Policy E.4.6.9 states: The predominant built form shall be mid rise and low rise buildings. The intent is to increase the proportion of multiple storey, mixed use buildings that have retail and service commercial stores at grade; however, single use commercial buildings and medium density ground related housing forms shall be permitted.</p>	<p>Add the phrase “Notwithstanding Policy E.4.6.9 Mixed Use – Medium Density Designation,” to the policy:</p> <p>E.4.3.4 d) Notwithstanding Policy E.4.6.9, Mixed Use – Medium Density Designation, residential uses shall not be permitted on the ground floor of a building facing on to a <i>pedestrian predominant street</i>.</p>	<p>The intent for pedestrian predominant areas is to promote a pedestrian friendly environment which includes appropriate sized building scales and a mix of uses: commercial on the ground floor with residential above. In order to remove any interpretation issues, a notwithstanding clause is proposed. The purpose for this amendment is to make the policy very clear: to exclude residential uses on the ground floor of a building facing a pedestrian predominant street.</p>
Vol, Chapter E Section 4.4 Downtown Mixed Use Designation	<p>E.4.4.4 The following uses shall be permitted on lands designated Downtown Mixed Use on Schedule E-1 – Urban Land Use Designations:</p> <p>a) commercial uses such as retail stores, auto and home centres, home improvement supply stores, offices including <i>major offices</i>, personal services, live work units, artist studios, financial establishments, and restaurants;</p> <p>b) institutional uses such as hospitals, universities, government offices, places of worship, and schools;</p> <p>c) arts, cultural, entertainment, and recreational uses;</p> <p>d) accommodation, such as hotels, motels, conference and convention centres; and,</p> <p>e) residential uses.</p>	<p>Delete the word “shall” and replace it with the word “may” to Policy E.4.4.4.</p> <p>Delete the word “and” add the phrase “, and medical clinics” to clause a):</p> <p>E.4.4.4 The following uses shall may be permitted on lands designated Downtown Mixed Use on Schedule E-1 – Urban Land Use Designations:</p> <p>a) commercial uses such as retail stores, auto and home centres, home improvement supply stores, offices including <i>major offices</i>, personal services, live work units, artist studios, financial establishments, and restaurants, and medical clinics;</p>	<p>The word “may” will ensure that implementation of the permitted uses prior to development/establishment is compatible with the area as per policies outlined within the designation.</p> <p>Medical clinics are permitted in the Downtown Mixed Use designation as well as the downtown zones within Zoning By-law 05-200 (except for the downtown residential zones D5 and D6) but the original policy doesn’t explicitly state them, rather it is implied by the “office” use. Therefore, in order to clarify that medical offices are permitted (as originally intended) an amendment is required.</p>

	Current Policy	Proposed Amendment	Rationale
Vol 1, Ch.E, Section 4.4 Downtown Mixed Use Designation	E.4.4.6 The following uses shall be prohibited on lands designated Downtown Mixed Use on Schedule E-1 – Urban Land Use Designations:	Add the phrase “Notwithstanding Policy E.4.4.4,”: E.4.4.6 Notwithstanding Policy E.4.4.4 , the following uses shall be prohibited on lands designated Downtown Mixed Use on Schedule E-1 – Urban Land Use Designations:	Amendment required to add a notwithstanding clause to the current policy as some of the uses within the prohibited list are associated with the form of a use or accessory to the uses in the permitted use list in policy E.4.4.4.
Vol 1, Chapter E Section 4.5 Mixed Use – High Density	E.4.5.5: The following uses shall be permitted on lands designated Mixed Use - High Density on Schedule E-1 – Urban Land Use Designations: a) commercial uses such as retail stores, auto and home centres, home improvement supply stores, offices, personal services, financial establishments, live work units, artist studios, restaurants, gas bars and drive-through facilities; b) Notwithstanding Policy E.4.5.5 a), drive-through facilities on pedestrian predominant streets shall only be permitted in accordance with Section E.4.5.21 and all other applicable policies of this Plan.	Delete the word “shall” and replace it with the word “may”. Add the phrase “medical clinics” to clause a): E.4.5.5: The following uses shall may be permitted on lands designated Mixed Use - High Density on Schedule E-1 – Urban Land Use Designations: a) commercial uses such as retail stores, auto and home centres, home improvement supply stores, offices, medical clinics , personal services, financial establishments, live work units, artist studios, restaurants, gas bars and drive-through facilities;	The word “may” will ensure that implementation of the permitted uses prior to development/establishment is compatible with the area as per policies outlined within the designation. Medical clinics are permitted in the Mixed-Use High density designation but the original policy doesn’t explicitly state them, rather it is implied by the “office” use. Therefore, in order to clarify that medical offices are permitted (as intended) an amendment is required.
Vol 1, Chapter E Section 4.6 Mixed Use – Medium Density Designation	E.4.6.5: The following uses shall be permitted on lands designated Mixed Use - Medium Density on Schedule E-1 – Urban Land Use Designations: a)commercial uses such as retail stores, auto and home centres, home improvement supply stores, offices oriented to serving residents, personal services, financial establishments, live-work units, artist studios, restaurants, gas bars, and drive-through facilities;	Delete the word “shall” and replace it with the word “may”. Delete the phrase “oriented to serving residents,” and add the phrase “, medical clinics” to clause a): E.4.6.5: The following uses shall may be permitted on lands designated Mixed Use - Medium Density on Schedule E-1 – Urban Land Use Designations: a) commercial uses such as retail stores, auto and home centres, home improvement supply stores, offices oriented to serving residents , medical clinics , personal services, financial establishments, live-work units, artist studios...	The word “may” will ensure that implementation of the permitted uses prior to development/establishment is compatible with the area as per policies outlined within the designation. Remove redundant text (i.e. oriented to serving residents) and add “medical clinics” as they are permitted in the Mixed-Use Medium density designation, but the current policy doesn’t explicitly state them, rather it’s implied by the “office” use. Therefore, to clarify that medical offices are permitted (as intended) an amendment is required.

	Current Policy	Proposed Amendment	Rationale
Vol 1, Chapter E Section 4.7 District Commercial Designation	E.4.7.2: The following uses shall be permitted on lands designated District Commercial on Schedule E-1 – Urban Land Use Designations: a) commercial uses including retail stores, personal services, financial establishments, live work units, restaurants, including gas bars, car washes, and service stations; b) offices provided they are located above the first storey; c) residential uses provided they are located above the first storey of a mixed use building; and, d) accessory uses.	Delete the word “shall” and replace it with the word “may”. Add the phrase “medical clinics and” to clause b): E.4.7.2: The following uses shall may be permitted on lands designated District Commercial on Schedule E-1 – Urban Land Use Designations: a) commercial uses including retail stores, personal services, financial establishments, live work units, restaurants, including gas bars, car washes, and service stations; b) medical clinics and offices provided they are located above the first storey;	The word “may” will ensure that implementation of the permitted uses prior to development/establishment is compatible with the area as per policies outlined within the designation. Medical clinics are permitted in the District commercial designation but the current policy doesn’t explicitly state them, rather it is implied by the “office” use. Therefore, in order to clarify that medical offices are permitted (as intended) an amendment is required.
Vol 1, Chapter E Section 4.8 Arterial Commercial Designation	E.4.8.2: The following uses shall be permitted on lands designated Arterial Commercial on Schedule E-1 – Urban Land Use Designations: a) commercial uses including banquet halls, restaurants including garden centres, furniture stores, building and lumber supply establishment, home improvement supply store, and retail primarily for the sale of building supplies;	Delete the word “shall” and replace it with the word “may”. Delete the word “including” to clause a): E.4.8.2: The following uses shall may be permitted on lands designated Arterial Commercial on Schedule E-1 – Urban Land Use Designations: a) commercial uses including banquet halls, restaurants, including garden centres, furniture stores, building and lumber supply establishment, home improvement supply store, and retail primarily for the sale of building supplies;	The word “may” will ensure that implementation of the permitted uses prior to development/establishment is compatible with the area as per policies outlined within the designation. An amendment to remove the word “including” from the current policy as it was included in error. A garden centre is a retail use which is an appropriate use to be permitted within the arterial commercial designation as it meets the requirements for the arterial commercial designation.
Vol 1, Chapter E Section 5.3 Industrial Land Designation	E.5.3.2: The following uses shall be permitted on lands designated Employment Area – Industrial Land on Schedule E-1 – Urban Land Use Designations:	Delete the word “shall” and replace it with the word “may”: E.5.3.2: The following uses shall may be permitted on lands designated Employment Area – Industrial Land on Schedule E-1 – Urban Land Use Designations:	The word “may” will ensure that implementation of the permitted uses prior to development/establishment is compatible with the area as per policies outlined within the designation.

	Current Policy	Proposed Amendment	Rationale
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Vol 1, Chapter E Section 5.4 Business Park Designation</p>	<p>E.5.4.3: The following uses shall be permitted on lands designated Employment Area – Business Park on Schedule E-1 – Urban Land Use ...</p>	<p>Delete the word “shall” and replace it with the word “may”:</p> <p>E.5.4.3: The following uses shall may be permitted on lands designated Employment Area – Business Park on Schedule E-1 – Urban ...</p>	<p>The word “may” will ensure that implementation of the permitted uses prior to development/establishment is compatible with the area as per policies outlined within the designation.</p>
	<p>E.5.4.5 c) Industrial administrative offices shall be limited to a maximum gross floor area of 9,999 square metres per free standing building and shall only be permitted where prestige uses for a business park are permitted by Policy E.5.4.7 c).</p> <p>E.5.4.5 d) Consulting offices related to land development services, such as surveying, engineering, planning or design, services shall be limited to a maximum gross floor area of 9,999 square metres per free standing building.</p>	<p>Delete the phrase “a maximum gross floor area of 9,999” and replace it with the phrase “less than 10,000”:</p> <p>E.5.4.5 c) Industrial administrative offices shall be limited to a maximum gross floor area of 9,999 less than 10,000 square metres per free standing building and shall only be permitted where prestige uses for a business park are permitted by Policy E.5.4.7 c).</p> <p>E.5.4.5 d) Consulting offices related to land development services, such as surveying, engineering, planning or design, services shall be limited to a maximum gross floor area of 9,999 less than 10,000 square metres per free standing building.</p>	<p>Zoning By-law 05-200 states “An Industrial Administrative Office or a Surveying, Engineering, Planning or Design Business shall be limited to a gross floor area of less than 10,000 square metres on a lot.”</p> <p>Therefore, both the Urban Hamilton Official Plan (UHOP) policies and the Zoning By-law 05-200 (ZBL) regulations have the same intent (which is to ensure that major office uses that are 10,000m² or greater are not located within the Employment Areas), but the text for the ZBL and UHOP is worded differently.</p> <p>There is a minor inconsistency between the “Major Office in Employment Area” intent of the UHOP policy verses the ZBL regulation, it deals with fractional numbers. If the Urban Hamilton Official Plan restricts office to 9,999m² that means that 9,999.5m² would require an Official Plan Amendment, but no Zoning By-law Amendment as technically it conforms to the ZBL being less than 10,000m². Under the <u>Planning Act</u>, Zoning By-laws are permitted to be more restrictive than UHOP policies, but ZBL’s cannot be more permissive. Therefore, an amendment is necessary to the reference in the UHOP to revise the 9,999m² to read “less than 10,000m²” which is in keeping with the “major office” definition of the growth plan.</p>

	Current Policy	Proposed Amendment	Rationale
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Vol 1, Chapter E Section 5.5 AEGD Designation</p>	<p>E.5.5.1: The following uses shall be permitted on lands designated Employment Area – Airport Employment Growth District on Schedule E-1 –...</p>	<p>Delete the word “shall” and replace it with the word “may”:</p>	<p>E.5.5.1: The following uses shall be permitted on lands designated Employment Area – Airport Employment Growth District on Schedule E-1 –...</p>
	<p>E.5.5.3 The size of the offices within the Employment Area – Business Park designation shall be determined by the Zoning By-law but shall not exceed 9,999 square metres per free standing building.</p>	<p>Delete the phrase “not exceed 9,999” and replace it with the phrase “less than 10,000”.</p> <p>E.5.5.3 The size of the offices within the Employment Area – Business Park designation shall be determined by the Zoning By-law but shall not exceed 9,999 be less than 10,000 square metres per free standing building.</p>	<p>Zoning By-law 05-200 states “An Industrial Administrative Office or a Surveying, Engineering, Planning or Design Business shall be limited to a gross floor area of less than 10,000 square metres on a lot.” Therefore, both the UHOP policies and the ZBL regulations have the same intent (which is to ensure that major office uses that are 10,000m² or greater are not located within the Employment Areas), but the text for the ZBL and UHOP is worded differently.</p> <p>There is a minor inconsistency between the “Major Office in Employment Area” intent of the UHOP policy verses the ZBL regulation, it deals with fractional numbers. If the UHOP restricts office to 9,999m² that means that 9,999.5m² would require an Official Plan Amendment, but no Zoning By-law Amendment as technically it conforms to the ZBL being less than 10,000m². Under the <u>Planning Act</u>, ZBL’s are permitted to be more restrictive than Official Plan policies, but ZBA’s cannot be more permissive. Therefore, an amendment is necessary to the reference in the UHOP to revise “9,999m²” to “less than 10,000m²” which is in keeping with the “major office” definition of the growth plan.</p>

	Current Policy	Proposed Amendment	Rationale
Vol 1, Chapter E Section 5.6 Shipping and Navigation Designation	E.5.6.1: The following uses shall be permitted on lands owned by the Hamilton Port Authority, and for so long as they are owned by the Hamilton Port Authority, on Piers 10 to 15 inclusive and Piers 22 to 27 inclusive, plus the canal reserve lands south of the Burlington Ship Canal, excluding Windermere Basin Special Policy Area, designated Employment Area – Shipping and Navigation on Schedule E-1 – Urban Land Use Designations:	Delete the word “shall” and replace it with the word “may”; Delete the phrase “and for”; Delete the words “and” and “plus”; Delete the phrase “Special Policy Area” and replace it with “Site Specific Area UHOS-1 as outlined in Volume 3, Chapter C”: E.5.6.1: The following uses shall may be permitted on lands owned by the Hamilton Port Authority, and for so long as they are owned by the Hamilton Port Authority, on Piers 10 to 15 inclusive and , Piers 22 to 27 inclusive and plus the canal reserve lands south of the Burlington Ship Canal, designated Employment Area – Shipping and Navigation on Schedule E-1 – Urban Land Use Designations, excluding Windermere Basin Special Policy Area Site Specific Area UHOS-1 as outlined in Volume 3, Chapter C :	The word “may” will ensure that implementation of the permitted uses prior to development/establishment is compatible with the area as per policies outlined within the designation. Because Windermere Basin Site Specific Area is excepted from this list of uses, staff need to include a reference to UHOS-1 to direct readers to permitted uses listed in UHOS-1, as the Land Use designation is Open Space and NOT Employment Area – Shipping and Navigation
Vol 1, Chapter E Section 6.2 Institutional Designation	E.6.2.1: The Institutional designation applies to lands greater than 4 hectares in size designated Institutional on Schedule E-1 - Urban Land Use Designations. Lands used for institutional purposes less than 4 hectares shall be permitted within the Neighbourhoods designation subject to the provisions of this Plan.	Add the phrase “and Commercial and Mixed Use” and add an “s” to the word “designation”: E.6.2.1: The Institutional designation applies to lands greater than 4 hectares in size designated Institutional on Schedule E-1 - Urban Land Use Designations. Lands used for institutional purposes less than 4 hectares shall be permitted within the Neighbourhoods and Commercial and Mixed-Use designations subject ...	Commercial and Mixed Use designations to be added to text as there are only two commercial designations (out of 5) that do not list “places of worship” as permitted (i.e. district and arterial commercial)
	E.6.2.2: The following uses shall be permitted on lands designated Institutional on Schedule E-1 – Urban Land Use Designations:	Delete the word “shall” and replace it with the word “may”: E.6.2.2: The following uses shall may be permitted on lands designated Institutional ...	The word “may” will ensure that implementation of the permitted uses prior to development/establishment is compatible with the area as per policies outlined within the designation.
	E.6.2.2 h) ancillary uses, in accordance with Policy E.6.2.3.	Add the phrase “, E.6.2.4 and E.6.2.5.”: E.6.2.2 h) ancillary uses, in accordance with Policies E.6.2.3, E.6.2.4 and E.6.2.5.	An amendment is required to provide clarification that ancillary uses policies include Policies E.6.2.4 & E.6.2.5 in addition to Policy E.6.2.3.

	Current Policy	Proposed Amendment	Rationale
Vol 2, Chapter B Section B.1 General Policies	B.1.5 The residential density ranges and permitted built forms of Sections E.3.4, E.3.5 and E.3.6 – Residential Uses of Volume 1 shall apply to new secondary plans. The residential density ranges and permitted built forms shown in Volume 2, Appendix B shall apply to new and existing secondary plans.	Delete the last sentence and replace with the bolded sentence: B.1.5 The residential density ranges and permitted built forms of Sections E.3.4, E.3.5 and E.3.6 – Residential Uses of Volume 1 shall apply to new secondary plans. The residential density ranges and permitted built forms shown in Volume 2, Appendix B shall apply to new and existing secondary plans. The Secondary Plan policies and designations of Volume 2 may be more restrictive than the policies and designations contained in Volume 1.	Implementation Issue. Confusion regarding applicable densities to existing and proposed Secondary Plans and as the policies apply to lands within a secondary plan as it relates to modifying uses on an area or site specific basis.
Vol 2 Shaver Neighbourhood Secondary Plan	B.2.2.2.1 Notwithstanding Section E.3.8 – Local Commercial of Volume 1, the following policies shall apply to the lands designated Local Commercial on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan: a) The Local Commercial uses shall be contained within a single free-standing building.	Delete the word “Notwithstanding” and replace it with the phrase “In addition to”: B.2.2.2.1 In addition to Notwithstanding Section E.3.8 – Local Commercial of Volume 1, the following policies shall apply to the lands designated Local Commercial on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan: a) The Local Commercial uses shall be contained within a single free-standing building.	The current policy notwithstanding the entire Vol 1 Local Commercial Section, resulting in no policy direction in terms of what local commercial uses are permitted. The former Ancaster OP listed the uses permitted within the convenience commercial section (which is now the local commercial designation in the UHOP). As such, “in addition to” maintains the intent of the original secondary plan.
	B.2.2.5.3 Notwithstanding Policy B.2.2.1.5, for the lands located at 591 and 611 Garner Road West and identified on Map B.2.2.1 – Shaver Neighbourhood Secondary Plan as Site Specific Policy Area C, the following policies shall apply:	Add phrase “B.2.2.1.2 a) and” between the word “Policy” and numerical reference “B.2.2.1.5”: B.2.2.5.3 Notwithstanding Policy B.2.2.1.2 a) and B.2.2.1.5, for the lands located at 591 and 611 Garner Road West and identified on Map B.2.2.1 – Shaver Neighbourhood Secondary Plan as Site Specific Policy Area C, the following policies shall apply:	There are conflicting policies between Policy B.2.2.1.2 a) and SPA ‘C’. Policy B.2.2.1.2 a) restricts residential buildings to a maximum of 3 storeys, however SPA ‘C’ permits 3.5-4.5 storeys for the lands within the special policy area. As such, the policy reference is required to ensure consistent application of the 3.5-4.5 storeys permitted by policy contained in SPA ‘C’.

	Current Policy	Proposed Amendment	Rationale
Vol 2, Meadowslands Mixed Use Secondary Plan	B.2.4.10.1 Notwithstanding Section C.4 – Integrated Transportation Network of Volume 1, the following policies shall apply: a) Direct access onto Stone Church Road shall not be permitted south of Harrogate Drive/Old Golf Links Road.	Delete the word “Notwithstanding” and replace it with the phrase “In addition to”: B.2.4.10.1 Notwithstanding In addition to Section C.4 – Integrated Transportation Network of Volume 1, the following policies shall apply: a) Direct access onto Stone Church Road shall not be permitted south of Harrogate Drive/Old Golf Links Road.	An OPA is required to correct wording. Because the current policy notwithstanding the entire Volume 1 Transportation section, there would be no policy direction for transportation in the UHOP secondary plan, which is not the intent. The former Ancaster SP listed additional transportation policies that are covered off in Vol 1 Transportation Policies.
Volume 2 Waterdown North Secondary Plan	B.4.2.4.5 d) The City shall consider the provision of additional live-work housing units elsewhere in the Low Density Residential 3 designation, subject to provision of an acceptable site plan and building elevations illustrating the nature and function of the development and demonstrating compatibility with adjacent development and adequate provision for on-street parking. An amendment to the Low Density Residential 3 designation shall be required.	Delete the phrase “Low Density Residential 3” and replace it with the phrase “Medium Density Residential 3”: B.4.2.4.5 d) The City shall consider the provision of additional live-work housing units elsewhere in the Low Medium Density Residential 3 designation, subject to provision of an acceptable site plan and building elevations illustrating the nature and function of the development and demonstrating compatibility with adjacent development and adequate provision for on-street parking. An amendment to the Low Medium Density Residential 3 designation shall be required.	This policy was identified in the former secondary plan and the correct designation reference was not included in the UHOP secondary plan. Therefore, a revision to the density reference is required.
	B.4.2.5.1 f) In addition to Policy B.4.2.5.1 b), residential uses in the form of stand-alone apartment buildings and other forms of multiple dwellings (including Stacked Townhouses), shall be permitted within the Urban Commercial designation; provided a minimum of 1,858m ² of Commercial uses are developed, in accordance with Section E.4.7.2-Permitted Uses.	Delete the word “urban” and replace it with the word “District”. Add the phrase “of Volume 1” after the phrase “Permitted Uses”: B.4.2.5.1 f) In addition to Policy B.4.2.5.1 b), residential uses in the form of stand-alone apartment buildings and other forms of multiple dwellings (including Stacked Townhouses), shall be permitted within the Urban District Commercial designation; provided a minimum of 1,858m ² of Commercial uses are developed, in accordance with Section E.4.7.2-Permitted Uses of Volume 1 .	Required to correct an outdated term from the former Waterdown North Secondary Plan. “Urban Commercial” was the former secondary plan designation for the lands (see Town of Flamborough Official Plan policy A.8.6). While transitioning the policies into the UHOP, “Urban Commercial” was meant to be converted to the “District Commercial” designation. As such, the “Urban Commercial” reference is outdated and should be replaced with “District Commercial”. Another amendment is required to clarify which Volume the policy can be found in (i.e. Volume 1, 2 etc). Therefore add “Volume 1” at end of clause f) to provide clarification.

	Current Policy	Proposed Amendment	Rationale
Vol 2, Binbrook Village Secondary Plan	B.5.1.7.1 In addition to Sections B.3.5 – Community Facilities/Services Policies and E.3.10 – Community Facilities/Services of Volume 1, the following policies shall apply to the lands designated Institutional on Map B.5.1-1 – Binbrook Village – Land Use Plan, which are intended to be developed as elementary schools:	Delete the word “and” and phrase “of Volume 1” and add the phrase “and E.6.0 – Institutional Designation of Volume 1” to the policy: B.5.1.7.1 In addition to Sections B.3.5 – Community Facilities/Services Policies, and E.3.10 – Community Facilities/Services of and E.6.0 – Institutional Designation of Volume 1, the following policies shall apply to the lands ...	There is a missing designation cross reference in the policy as it exists currently. Therefore, an amendment is required to provide correct policy implementation.
Volume 2 Mount Hope Secondary Plan	B.5.4.6.1 c) Gord Oakes Park located behind the Glanford Community Hall, approximately 2.9 hectares, shall be retained.	Add the phrase “Mount Hope Park (formerly” at the beginning of the clause and add a closed bracket “)” at the end of the word “Park” in the phrase “Gord Oakes Park”; and, Delete the number “2.9” and replace it with the number “3.1”: B.5.4.6.1 c) Mount Hope Park (formerly Gord Oak Park) located behind the Glanford Community Hall, approximately 3.1 hectares, shall be retained.	An amendment is required to correct the name of a park. The name “Gord Oakes Park” was identified within the former Glanbrook Official Plan Mount Hope Secondary Plan (the park is known currently as Mount Hope Park). Therefore, a name change in the secondary plan text is required to read Mount Hope Park (formerly Gord Oakes Park) which is located at 3027 Homestead Drive, not 3302 Homestead Drive (Fire Station No. 19 is located at 3302 Homestead and there is no park in the rear of the lot as identified by SPA “B” in the land use plan for Mount Hope).
	Site Special Policy – Area B 5.4.11.2 Notwithstanding Section E.6.0 – Institutional Designation of Volume 1, for the lands known municipally as 33020 Homestead Drive designated Institutional on Map B.5.4-1 – Mount Hope – Land Use Plan, the existing parkland function of Gord Oaks Park shall be permitted to assist in satisfying the recreational needs of the residents of the Mount Hope Secondary Plan area and surrounding community.	Delete the word “Special” and replace it with the word “Specific”; Delete the number “33020” and replace it with the number “3027”; Add the phrases “and Community Park” and “Mount Hope Park (formerly Gord Oakes Park)”: Site Special Specific Policy – Area B 5.4.11.2 Notwithstanding Section E.6.0 – Institutional Designation of Volume 1, for the lands known municipally as 33020 3027 Homestead Drive designated Institutional and Community Park on Map B.5.4-1 – Mount Hope – Land Use Plan, the existing parkland function of Mount Hope Park (formerly Gord Oakes Park) shall be permitted to assist in satisfying the recreational needs of the residents of the ...	The title of the policy is an incorrect reference. Therefore an amendment is required to maintain consistency among the site specific policies. Another amendment is required to add a designation reference, as the land use map designates the lands “Community Park”. An additional amendment is required for the community park name. “Gord Oakes Park” was identified as the name of the community park within the former Glanbrook OP Mount Hope Secondary Plan (the park is known today as Mount Hope Park). Therefore, a name change in the secondary plan text is required to ensure correct policy implementation. Lastly, another amendment is required to correct the municipal address issue. Mount Hope Park is located at 3027 Homestead Drive, not 3302 Homestead Drive.

	Current Policy	Proposed Amendment	Rationale
Vol 2, Western Development Secondary	B.7.1.1.2 c) lands designated Low Density Residential 2b, located on the south side of Barton Street and fronting Barton Street, permitted uses may include fourplexes, fiveplexes, and sixplexes.	Add the word “triplexes,” to the policy: B.7.1.1.2 c) lands designated Low Density Residential 2b, located on the south side of Barton Street and fronting Barton Street, permitted uses may include triplexes , fourplexes, fiveplexes, and sixplexes.	When transferring policies from former Stoney Creek OP Western Development secondary plan to the UHOP secondary plan, the word “triplexes” was not included in the policy, when it should have been. An amendment is required to recognize a policy from a former Stoney Creek Official Plan (i.e. Official Plan Amendment No. 73, which permitted duplexes, triplexes, fourplexes, fiveplexes and sixplexes on the lands designated low density residential on the south side of Barton Street).
Volume 2 Trinity West Secondary Plan	B.7.7.4.1 b)i) Within the Mixed-Use - Medium Density 1 and 2 designations adjacent to the Natural Open Space, which is the Eramosa Karst Conservation Area, on Map B.7.7-1 - Trinity West - Land Use, the maximum building height shall be three storeys.	Remove the phrase “1 and 2” from clause i): Policy B.7.7.4.1 b)i) Within the Mixed-Use - Medium Density 1 and 2 designations adjacent to the Natural Open Space, which is the Eramosa Karst Conservation Area, on Map B.7.7-1 - Trinity West - Land Use, the maximum building height shall be three storeys.	The inclusion of the numbers “1 and 2” do not apply / are irrelevant to the Medium Density – Mixed Use designation. The former Stoney Creek Official Plan OPA No. 159 (which established the Trinity West Secondary Plan) contained the same policy text, but did not include the 1 or 2, nor do the numbers relate to a Mixed Use – Medium Density Designation in Volume 1 or 2. As such, the numerical references in the policy clause in the Trinity West Secondary Plan of the UHOP are errors and are recommended to be removed.
Vol 2, West Mountain Area (Heritage Green) Secondary Plan	B.7.6.3.2 a) Sections E.3.8 – Local Commercial of Volume 1 shall apply to lands designated, Mixed Use Medium Density on Map 7.6-1 – West Mountain Area (Heritage Green) – Land Use Plan.	Delete the phrase “Mixed Use Medium Density” and replace it with the phrase “Local Commercial”: B.7.6.3.2 a) Sections E.3.8 – Local Commercial of Volume 1 shall apply to lands designated, Mixed Use Medium Density Local Commercial on Map 7.6-1 – West Mountain Area (Heritage Green) ...	Policy E.3.8 is the local commercial policies of Volume 1), but Policy B.7.6.3.2 a) names the designation as “mixed use medium” which is an error. Therefore, an amendment is required to remove “mixed use medium” and replace it with “local commercial” - the correct designation name.