

Vol 1	Current Policy	Proposed Amendment	Rationale
Chapter C, Section 3.4 Utility Designation	C.3.4.2a) major facilities, corridors, easements and rights-of-way for utilities and services, such as electric power, natural gas and oil pipelines, telecommunication, storm water management, solid waste management outside Employment Areas, water and wastewater service;	Delete the phrase “solid waste management outside Employment Areas” from clause a): C.3.4.2 a) ... and rights-of-way for utilities and services, such as electric power, natural gas and oil pipelines, telecommunication, storm water management, solid waste management outside Employment Areas , water and wastewater service;	Waste Management facilities are permitted in the utility designation subject to policies E.5.3.6, E.5.3.7 and E.3.5.8. Therefore, OPA required to remove duplicate reference as the utility designation is inherently located outside of employment areas (i.e. the utility designation is not an employment designation).
Chapter E, Section 6.0 Institutional Designation	E.6.2.6: Notwithstanding Policy E.6.2.2, where institutional uses cease on lands designated Institutional, low density residential uses, parks and open space uses, or community facilities/services uses may be permitted without an amendment to this Plan, provided the residential uses are compatible with the surrounding area and are in keeping with the policies of this Plan.	Delete the word “residential” from the policy: E.6.2.6: Notwithstanding Policy E.6.2.2, where institutional uses cease on lands designated Institutional, low density residential uses, parks and open space uses, or community facilities/services uses may be permitted without an amendment to this Plan, provided the residential uses are compatible with the surrounding area and are in keeping with the policies of this Plan.	An amendment is required to ensure the correct intent: that non-residential uses (i.e. parks, museums, police stations, etc.) are permitted without amendment to the plan.

Vol 2	Current Policy	Proposed Amendment	Rationale
Meadowlands Neighbourhood IV	B.2.6.3 Institutional Designation Sections B.3.5 – Community Facilities/Services Policies, E.3.10 – Community Facilities and Services and E.6.0 – Institutional Designation of Volume 1, the following policies shall apply to the lands designated Institutional on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan.	Delete the phrase “the following policies”: B.2.6.3 Institutional Designation Sections B.3.5 – Community Facilities/Services Policies, E.3.10 – Community Facilities and Services and E.6.0 – Institutional Designation of Volume 1, the following policies shall apply to the lands designated Institutional on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan.	An amendment is required to correct what appears to be an incomplete policy. The former Ancaster Official Plan Secondary Plan policy 6.8.10 outlines specifics regarding schools and sizes, which are included in the UHOP in the sections that are listed in the policy (i.e. B.3.5, etc.).

Vol 2	Current Policy	Proposed Amendment	Rationale
Meadowlands Neighbourhood IV	B.2.6.8.1 a) To preserve and maintain the historic/architectural significance of this dwelling, any future development for these lands shall incorporate the existing single detached dwelling which is listed on the City’s inventory as potentially being of historical/architectural significance. Any future development scenario for these lands shall incorporate this dwelling.	Remove the last sentence in bullet a): B.2.6.8.1 a) To preserve and maintain the historic/architectural significance of this dwelling, any future development for these lands shall incorporate the existing single detached dwelling which is listed on the City’s inventory as potentially being of historical/architectural significance. Any future development scenario for these lands shall incorporate this dwelling.	An OPA is required to remove the repetitive sentence. Original policy (i.e. 6.8.12 SPA ‘A’) in former Ancaster OP was transferred correctly into the UHOP, except for the last sentence which was done in error.
West Waterdown Secondary Plan	B.4.1.3 b) iv) Development shall be located in close proximity to parks and recreational facilities, institutional uses and near major intersections, on Local or Regional arterial roads and/or on Highway No. 5.	Remove the phrase “local or regional” from bullet iv): B.4.1.3 b) iv) Development shall be located in close proximity to parks and recreational facilities, institutional uses and near major intersections, on Local or Regional arterial roads and/or on Highway No. 5.	An amendment is required to update terminology. As per Schedule C (Volume 1), the terminology is major or minor arterial. Reference to local or regional arterial roads was within the former official plan.
Binbrook Village Secondary Plan	B.5.1.5.2 a) The District Commercial designation north of the Mixed Use – Medium Density designation and at the western entrance to Binbrook Village ensures that new District Commercial development does not compromise the viability of commercial development within the Mixed Use – Medium Density designation.	Delete the phrase “and at the western entrance to Binbrook Village ensures” and replace it with “should ensure” in clause a): B.5.1.5.2 a) The District Commercial designation north of the Mixed Use – Medium Density designation and at the western entrance to Binbrook Village ensures that new District Commercial development does not compromise the viability of commercial development within the Mixed Use – Medium Density designation.	Lands adjacent to the western boundary/entrance to Binbrook Village Secondary Plan are not designated District Commercial, but Local Commercial. Therefore, an amendment is required to correct the designation reference.

Vol 3	CurrentPolicy	Proposed Amendment	Rationale
Volume 3 Table of Contents	Map F-2 Flamborough Area Specific Policies	Delete the phrase “Map F-2 Flamborough Area Specific Policies”	Policies pertaining to UF-2 are no longer required as the policies have been satisfied by studies done through the Waterdown South Secondary Plan process (settled at the OMB) as well as other Transportation Master Plan and Water/Wastewater capacities satisfied through subdivision plans/applications.
Chapter B, Area Specific Policies	UF-2 Area north of Mountain Brow Road, west of Kerns Road, south of Parkside Drive and east of the developed areas of Waterdown	Delete Policy UF-2 in its entirety	Policies pertaining to UF-2 are no longer required as the policies have been satisfied by studies done through the Waterdown South Secondary Plan process (settled at the OMB) as well as other Transportation Master Plan and Water/Wastewater capacities satisfied through subdivision plans/applications.