	Current Policy	Proposed Amendment	Rationale
	Current Policy		
	E.2.3.3.11Detailed secondary plans shall be	Add the phrase "to establish boundaries and":	Add text to clarify purpose of secondary plans for
Chapter E 3 Urban Nodes	undertaken for Community Nodes to		Community Nodes.
	provide greater direction on mix of uses,	E.2.3.3.11 Detailed secondary plans shall be	
n P	heights, densities, built form, and design.	undertaken for Community Nodes to establish	
Chapter E 3 Urban No	Pending the completion of secondary plans	boundaries and to provide greater direction on	
C Ľ	for Community Nodes, the land use	mix of uses, heights, densities, built form, and	
5 7	designations and policies set out in this	design. Pending the completion of secondary	
Vol	Chapter shall provide direction for	plans for Community Nodes, the land use	
Vol Section	development proposals.	designations and policies set out in this Chapter	
Se		shall provide direction for development	
		proposals.	
<u> </u>	E.3.2.3The following uses shall be permitted	Delete the word "shall" and replace it with the	The word "may" will ensure that implementation of
Vol 1, Ch.E, Section 3.2 Neighbourhoods Designation	on lands designated Neighbourboods	word "may":	the permitted uses prior to
i, Se ourh atio			development/establishment iscompatible with the
1, Ch.E, Sech Veighbourhc Designation		E.3.2.3 The following uses shall may be	area as per policies outlined within the designation.
l 1, Nei De		permitted on lands designated Neighbourhoods	
Vo 3.2			
	E.3.8.2The following uses shall be	Delete the words "shall" and replace it with the	The word "may" will ensure that implementation of
	permitted:	word "may".	the permitted uses prior to
_	a) retail and service uses such as a		development/establishment is compatible with the
cial	craftsperson shop, day nursery, commercial	Delete the words , "medical office", "business"	area as per policies outlined within the designation.
Jer	school, financial establishment, medical	and "professional office":	
гш	office, business office, professional office,		Remove references "business" and "professional" as
ol 1, Chapter E 3.8 Local Commercial	motor vehicle service station, personal	E.3.8.2 The following uses may shall be	they all reference a permitted office use (as defined
hal	service, place of worship, repair service,	permitted:	in Zoning By-law 05-200 and Urban Hamilton Official
1, C 8 Lo	restaurant, studio, art gallery, tradesperson	a) retail and service uses such as a craftsperson	Plan Chapter G).
Vol 1 1 3.8	shop, and veterinary service;	shop, day nursery, commercial school, financial	
	b) medical offices or clinic, provided it has	establishment, medical office, business	Medical office already covered in bullet b), so "medial
Section	direct access to an arterial road and is	office, professional office, motor vehicle service	office" should be removed from bullet a) to avoid
Se	adjacent to other local commercial uses;	station, personal service, place of worship,	duplication.
	-		
	and,	repair service, restaurant, studio, art gallery,	
		tradesperson shop, and veterinary service;	

r	Page 2 of 13			
	Current Policy	Proposed Amendment	Rationale	
10	E.3.10.1 Community facilities/services uses	Add the phrase "long term care facilities" to the	Add "long term care facility" to the list of "community	
Ce	include public and private uses serving	existing policy:	facilities/services" to clarify intent of "healthcare and	
2 N	thecultural, religious, health, welfare, and		social service facilities"	
s/Se	educational needs of a	E.3.10.1 Community facilities/services uses		
ties	neighbourhood.Community	include public and private uses serving		
cili;	facilities/services may include community	thecultural, religious, health, welfare, and		
Vol 1, Chapter E Community Facilities/Services	and recreation centres,	educational needs of a		
hag Jity	arenas, parks, healthcare and social service	neighbourhood.Community facilities/services		
, C	facilities, day care centres, seniors' centres,	may include community and recreation centres,		
ol 1	emergency medical services, fire services,	arenas, parks, healthcare and social service		
> 0	police services, <i>culturalfacilities</i> , places of	facilities, long term care facilities, day care		
3.10	worship, museums, schools, universities	centres, seniors'centres, emergency medical		
n 3	and colleges, andlibraries.	services, fire services, police services,		
Section		culturalfacilities, places of worship, museums,		
Sec		schools, universities and colleges, and		
		libraries.		
	Table E.4.3.1FlamboroughRows:	Delete the phrase "Cedar Street (just south)"	Church Street intersects both Main Street North and	
		from the Mill St and Main St rows in the	Mill Street. As such, it appears the original intent was	
	Mill Street from Griffin to Cedar Street (just	Pedestrian Predominant Chart and replace it	for Church Street to be identified for the pedestrian	
ц.	south)	with "south of Church Street" so that it reads:	predominant locational identifier and not Cedar	
lan			Street.	
mir	Main Street from Barton Street to Cedar	Table E.4.3.1FlamboroughRows:		
юр	Street (just south)		In addition, the Urban Farms section of Zoning By-law	
r E Pre		Mill Street from Griffin to south of Church Street	No. 05-200 [General Provisions Regulation 4.26(d)iii)],	
pte an	Issue: Cedar street does not intersect Mill		indicates Mill Street from Church Street (not Cedar	
cha	Street.	Main Street from Barton Street to south of	St) to Highway 5. This regulation reference provides	
1, 0 de		Church Street	further justification that the correct street reference	
Vol 1, Chapter E 3 Pedestrian Pre			should be Church Street rather than Cedar Street as	
4.3			noted in the UHOP text.	
Vol 1, Chapter E Section 4.3 Pedestrian Predominant			Loothy the "livet couth" tout is gluded within the	
ecti			Lastly, the "(just south)" text included within the	
Š			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.	
			south of church as the existing policy states.	

			Description	Page 3 01 13
_		Current Policy	Proposed Amendment	Rationale
		E.4.3.4 d) Residential uses shall not be	Add the phrase "Notwithstanding Policy E.4.6.9	The intent for pedestrian predominant areas is to
t	nt	permitted on the ground floor of a	Mixed Use – Medium Density Designation," to	promote a pedestrian friendly environment which
	nai	buildingfacing on to a pedestrian	the policy:	includes appropriate sized building scales and a mixof
	mi	predominant street.		uses: commercial on the ground floor with residential
	edo		E.4.3.4 d) Notwithstanding Policy E.4.6.9, Mixed	above. In order to remove any interpretation issues, a
	er E Pro	For information purposes, Policy E.4.6.9	Use – Medium Density Designation, residential	notwithstanding clause is proposed. The purpose for
	apti	states:	uses shall not be permitted on the ground floor	this amendment is to make the policy very clear: to
	Chapter E strian Pre	The predominant built form shall be mid	of a buildingfacing on to a <i>pedestrian</i>	exclude residential uses on the ground floor of a
	1, ede	rise and low rise buildings. The intent isto	predominant street.	building facing a pedestrian predominant street.
	Vol 1, Chapter E 4.3 Pedestrian Predominant	increase the proportion of multiple storey,		
	4.9	mixed use buildings that have retailand		
	Section	service commercial stores at grade;		
	ecti	however, single use commercialbuildings		
	Š	and medium density ground related		
		housing forms shall be permitted.		
		E.4.4.4The following uses shall be permitted	Delete the word "shall" and replace it with the	The word "may" will ensure that implementation of
	u	on lands designated Downtown Mixed Use	word "may" to Policy E.4.4.4.	the permitted uses prior to
	atic	on Schedule E-1 – Urban Land Use		development/establishment is compatible with the
	ign	Designations:	Delete the word "and" add the phrase ", and	area as per policies outlined within the designation.
	esi	a) commercial uses such as retail stores,	medical clinics" to clause a):	
	е	auto and home centres, home		Medical clinics are permitted in the DowntownMixed
	E I Us	improvement supply stores, offices	E.4.4.4 The following uses shallmaybe permitted	Use designation as well as the downtown zones
	er l ƙed	including major offices, personal services,	on lands designated Downtown Mixed Use on	within Zoning By-law 05-200 (except for the
	apt Mi>	live work units, artist studios, financial	Schedule E-1 – Urban Land Use Designations:	downtown residential zones D5 and D6) but the
	Vol, Chapter ntown Mixec	establishments, and restaurants;	a) commercial uses such as retail stores, auto	original policy doesn't explicitly state them, rather it
	ol, tov	b) institutional uses such as hospitals,	and home centres, home improvement supply	is implied by the "office" use. Therefore, in order to
	~ ~	universities, government offices, places of	stores, offices including <i>major offices</i> , personal	clarify that medical offices are permitted (as originally
	Do	worship, and schools;	services, live work units, artist studios, financial	intended) an amendment is required.
	t.4	c) arts, cultural, entertainment, and	establishments, and restaurants, and medical	
	z nc	recreational uses;	clinics;	
	Vol, Chapter E Section 4.4 Downtown Mixed Use Designation	d) accommodation, such as hotels, motels,		
	Se	conference and convention centres; and,		
		e) residential uses.		
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			raye 4 01 13
	Current Policy	Proposed Amendment	Rationale
, Section 4.4 NMixed Use nation	E.4.4.6 The following uses shall be	Add the phrase "Notwithstanding Policy	Amendment required to add a notwithstanding
	prohibited on lands designated Downtown	E.4.4.4,":	clause to the current policy as some of the uses
ixed ixed	Mixed Use on Schedule E-1 – Urban Land		within the prohibited list are associated with the form
Ch.E, Sectic Itown Mixeo Designation	Use Designations:	E.4.4.6 Notwithstanding Policy E.4.4.4, the	of a use or accessory to the uses in the permitted use
Ch.I Itow Desi	0	following uses shall be prohibited on lands	list in policy E.4.4.4.
Vol 1, Ch.E, S Downtown I Designi		designated Downtown Mixed Use	
≥ □		on Schedule E-1 – Urban Land Use Designations:	
	E.4.5.5: The following uses shall be	Delete the word "shall" and replace it with the	The word "may" will ensure that implementation of
Ž	permitted on lands designated Mixed Use -	word "may".	the permitted uses prior to
nsit	High Density on Schedule E-1 – Urban Land		development/establishment is compatible with the
Density	Use Designations:	Add the phrase "medical clinics" to clause a):	area as per policies outlined within the designation.
gh	a) commercial uses such as retail stores,		
er E	auto and home centres, home	E.4.5.5: The following uses shallmaybe	Medical clinics are permitted in the Mixed-Use High
Chapter E d Use – H	improvement supply stores, offices,	permitted on lands designated Mixed Use - High	density designation but the original policy doesn't
cha U U	personal services, financial establishments,	Density on Schedule E-1 – Urban Land Use	explicitly state them, rather it is implied by the
ol 1, C Mixed	live work units, artist studios, restaurants,	Designations:	"office" use. Therefore, in order to clarify that
Vol Mi	gas bars and drive-through facilities;	a) commercial uses such as retail stores, auto	medical offices are permitted (as intended) an
4.5	b) Notwithstanding Policy E.4.5.5 a), drive-	and home centres, home improvement supply	amendment is required.
-	through facilities on pedestrian	stores, offices, medical clinics, personal services,	
Section	predominant streets shall only be permitted	financial establishments, live work units, artist	
Se	in accordance with Section E.4.5.21 and all	studios, restaurants, gas bars and drive-through	
	other applicable policies of this Plan.	facilities;	

	Page 5 01			
	Current Policy	Proposed Amendment	Rationale	
	E.4.6.5: The following uses shall be	Delete the word "shall" and replace it with the	The word "may" will ensure that implementation of	
Vol 1, Chapter E Section 4.6 Mixed Use – Medium Density Designation	permitted on lands designated Mixed Use -	word "may".	the permitted uses prior to	
	Medium Density on Schedule E-1 – Urban		development/establishment is compatible with the	
	Land Use Designations:	Delete the phrase "oriented to serving	area as per policies outlined within the designation.	
Des	a)commercial uses such as retail stores,	residents," and add the phrase ", medical clinics"		
Isity	auto and home centres, home	to clause a):	Remove redundant text (i.e. oriented to serving	
Der	improvement supply stores, offices oriented		residents) and add "medical clinics" as they are	
pter lium	to serving residents, personal services,	E.4.6.5: The following uses shallmaybe	permitted in the Mixed-Use Medium density	
Cha Med	financial establishments, live-work units,	permitted on lands designated Mixed Use -	designation, but the current policy doesn't explicitly	
ol 1, ie –	artist studios, restaurants, gas bars, and	Medium Density on Schedule E-1 – Urban Land	state them, rather it's implied by the "office" use.	
> ∩ P	drive-through facilities;	Use Designations:	Therefore, to clarify that medical offices are	
Aixe		a) commercial uses such as retail stores, auto	permitted (as intended) an amendment is required.	
4.6 N		and home centres, home improvement supply		
ion 4		stores, offices oriented to serving		
Sect		residents, medical clinics, personal services,		
		financial establishments, live-work units, artist		
		studios		
	E.4.7.2: The following uses shall be	Delete the word "shall" and replace it with the	The word "may" will ensure that implementation of	
c	permitted on lands designated District	word "may".	the permitted uses prior to	
atio	Commercial on Schedule E-1 – Urban Land		development/establishment is compatible with the	
ign	Use Designations:	Add the phrase "medical clinics and" to clauseb):	area as per policies outlined within the designation.	
Des	a) commercial uses including retail stores,			
сial	personal services, financial establishments,	E.4.7.2: The following uses shallmaybe	Medical clinics are permitted in the District	
Vol 1, Chapter E strict Commercia	live work units, restaurants, including gas	permitted on lands designated District	commercial designation but the current policy	
Cha	bars, car washes, and service stations;	Commercial on Schedule E-1 – Urban Land Use	doesn't explicitly state them, rather it is implied by	
ct C	b) offices provided they are located above	Designations:	the "office" use. Therefore, in order to clarify that	
Vo	the first storey;	a) commercial uses including retail stores,	medical offices are permitted (as intended) an	
4 D	c) residential uses provided they are located	personal services, financial establishments, live	amendment is required.	
n 4.	above the first storey of a mixed use	work units, restaurants, including gas bars, car		
Vol 1, Chapter E Section 4.7 District Commercial Designation	, building; and,	washes, and service stations;		
Š	d) accessory uses.	b) medical clinics and offices provided they are		
	,			
		located above the first storey;		

	Current Policy	Proposed Amendment	Rationale
	-		
io	E.4.8.2: The following uses shall be	Delete the word "shall" and replace it with the	The word "may" will ensure that implementation of
	permitted on lands designated Arterial	word "may".	the permitted uses prior to
nat	Commercial on Schedule E-1 – Urban Land		development/establishment is compatible with the
esig	Use Designations:	Delete the word "including" to clausea):	area as per policies outlined within the designation.
D	a) commercial uses including banquet halls,		
Chapter E Commercia	restaurants including garden centres,	E.4.8.2: The following uses shallmaybe	An amendment to remove the word "including" from
apte	furniture stores, building and lumber supply	permitted on lands designated Arterial	the current policy as it was included in error. A
Con	establishment, home improvement supply	Commercial on Schedule E-1 – Urban Land Use	garden centre is a retail use which is an appropriate
Vol 1, terial	store, and retail primarily for the sale of	Designations:	use to be permitted within the arterial commercial
Vc	building supplies;	a) commercial uses including banquet halls,	designation as it meets the requirements for the
8 A		restaurants, including garden centres, furniture	arterial commercial designation.
n 4		stores, building and lumber supply	
Vol 1, Chapter E Section 4.8 Arterial Commercial Designation		establishment, home improvement supply store,	
Se		and retail primarily for the sale of building	
		supplies;	
c	E.5.3.2: The following uses shall be	Delete the word "shall" and replace it with the	The word "may" will ensure that implementation of
ctio nd	permitted on lands designated Employment	word "may":	the permitted uses prior to
E Se al La ion	Area – Industrial Land on Schedule E-1 –		development/establishment is compatible with the
oter Istria gnat	Urban Land Use Designations:	E.5.3.2: The following uses shallmay be	area as per policies outlined within the designation.
Cha _l Indu Desi	-	permitted on lands designated Employment	
Vol 1, Chapter E Section 5.3 Industrial Land Designation		Area – Industrial Land on Schedule E-1 – Urban	
٨c		Land Use Designations:	
	E.5.4.3: The following uses shall be	Delete the word "shall" and replace it with the	The word "may" will ensure that implementation of
5.4 Park	permitted on lands designated Employment	word "may":	the permitted uses prior to
	Area – Business Park on Schedule E-1 –		development/establishment is compatible with the
E Section usiness	Urban Land Use	E.5.4.3: The following uses shall may be	area as per policies outlined within the designation.
Sec usii		permitted on lands designated Employment	
Ē		Area – Business Park on Schedule E-1 – Urban	

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Current Policy	Proposed Amendment	Rationale
E.5.4.5 c) Industrial administrative offices	Delete the phrase "a maximum gross floor area	Zoning By-law 05-200 states "An Industrial
shall be limited to a maximum gross floor	of 9,999" and replace it with the phrase "less	Administrative Office or a Surveying, Engineering,
area of 9,999 square metres per free	than 10,000":	Planning or Design Business shall be limited to a gross
standing building and shall only be		floor area of less than 10,000 square metres on a lot."
permitted where prestige uses for a	E.5.4.5 c) Industrial administrative offices shall	
business park are permitted by Policy	be limited to a maximum gross floor area of	Therefore, both the Urban Hamilton Official Plan
E.5.4.7 c).	9,999less than 10,000square metres per free	(UHOP) policies and the Zoning By-law 05-200 (ZBL)
	standing building and shall only be permitted	regulations have the same intent (which is to ensure
E.5.4.5 d) Consulting offices related to land	where prestige uses for a business park are	that major office uses that are 10,000m ² or greater
development services, such as surveying,	permitted by Policy E.5.4.7 c).	are not located within the Employment Areas), but
engineering, planning or design, services		the text for the ZBL and UHOP is worded differently.
shall be limited to a maximum gross floor	E.5.4.5d) Consulting offices related to land	
area of 9,999 square metres per free	development services, such as surveying,	There is a minor inconsistency between the "Major
standing building.	engineering, planning or design, services shall be	Office in Employment Area" intent of the UHOP
	limited to a maximum gross floor area of	policy verses the ZBL regulation, it deals with
	9,999 less than 10,000 square metres per free	fractional numbers. If the Urban Hamilton Official
	standing building.	Plan restricts office to 9,999m ² that means that
		9,999.5m ² would require an Official Plan
		Amendment, but no Zoning By-law Amendment as
		technically it conforms to the ZBL being less than
		10,000m ² . 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 9,999m ² to read "less than
		10,000m ² " which is in keeping with the "major office"
		definition of the growth plan.

	E.5.5.1: The following uses shall be permitted on lands designated Employment Area – Airport Employment Growth District on Schedule E-1 –		E.5.5.1: The following uses shall be permitted on lands designated Employment Area – Airport Employment Growth District on Schedule E-1 –
Vol 2	E.5.5.3 The size of the offices within the	Delete the phrase "not exceed 9,999" and replace it with the phrase "less than 10,000".	Zoning By-law 05-200 states "An Industrial
Se	Employment Area – Business Park		Administrative Office or a Surveying, Engineering,

Current Policy	Proposed Amendment	Rationale
designation shall be determined by the		Planning or Design Business shall be limited to a gross
Zoning By-law but shall not exceed 9,999	E.5.5.3The size of the offices within the	floor area of less than 10,000 square metres on a lot."
square metres per free standing building.	Employment Area – Business Parkdesignation	Therefore, both the UHOP policies and the ZBL
	shall be determined by the Zoning By-law but	regulations have the same intent (which is to ensure
	shallnot exceed 9,999be less than 10,000square	that major office uses that are 10,000m ² or greater
	metres per free standing building.	are not located within the Employment Areas), but
		the text for the ZBL and UHOP is worded differently.
		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
		9,999m ² that means that 9,999.5m ² would require an
		Official Plan Amendment, but no Zoning By-law
		Amendment as technically it conforms to the ZBL
		being less than 10,000m ² . 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 "9,999m ² " to
		"less than10,000m ² " which is inkeeping with the
		"major office" definition of the growth plan.

			Page 9 01 13
	Current Policy	Proposed Amendment	Rationale
	E.5.6.1: The following uses shall be	Delete the word "shall" and replace it with the	The word "may" will ensure that implementation of
_	permitted on lands owned by the Hamilton	word "may";	the permitted uses prior to
Designation	Port Authority, and for so long as they are	Delete the phrase "and for";	development/establishment is compatible with the
nat	owned by the Hamilton Port Authority, on	Delete the words "and" and "plus";	area as per policies outlined within the designation.
sig	Piers 10 to 15 inclusive and Piers 22 to 27	Delete the phrase "Special Policy Area" and	
	inclusive, plus the canal reserve lands south	replace it with "Site Specific Area UHOS-1 as	Because Windermere Basin Site Specific Area is
ion	of the Burlington Ship Canal, excluding	outlined in Volume 3, Chapter C":	excepted from this list of uses, staff need to include a
с Е gat	Windermere Basin Special Policy Area,		reference to UHOS-1 to direct readers to permitted
Vol 1, Chapter E Shipping and Navigation	designated Employment Area – Shipping	E.5.6.1: The following uses shallmaybe	uses listed in UHOS-1, as the Land Use designation is
hap N N	and Navigation on Schedule E-1 – Urban	permitted on lands owned by the Hamilton Port	Open Space and NOT Employment Area – Shipping
, C	Land Use Designations:	Authority, and for so long as they are owned by	and Navigation
ol 1 ng		the Hamilton Port Authority, on Piers 10 to 15	
pp <		inclusive and, Piers 22 to 27 inclusive and plus	
Shi		the canal reserve lands south of the Burlington	
		Ship Canal, designated Employment Area –	
- 2 -		Shipping and Navigation on Schedule E-1 –	
Section 5.6		Urban Land Use Designations, excluding	
Sec		Windermere Basin Special Policy Area Site	
		Specific Area UHOS-1 as outlined in Volume 3,	
		Chapter C:	
	E.6.2.1: The Institutional designation applies	Add the phrase "and Commercial and Mixed	Commercial and Mixed Use designations to be added
	to lands greater than 4 hectares in size	Use" and add an "s" to the word "designation":	to text as there are only two commercial designations
	designated Institutional on Schedule E-1 -		(out of 5) that do not list "places of worship" as
uo	Urban Land Use Designations. Lands used	E.6.2.1: The Institutional designation applies to	permitted (i.e. district and arterial commercial)
lati	for institutional purposes less than 4	lands greater than 4 hectares in size designated	
sigr	hectares shall be permitted within the	Institutional on Schedule E-1 - Urban Land Use	
Бе De	Neighbourhoods designation subject to the	Designations. Lands used for institutional	
ter Jal	provisions of this Plan.	purposes less than 4 hectares shall be permitted	
hap tior		within the Neighbourhoodsand Commercial and	
, Cl		Mixed-Use designations subject	
Vol 1, Chapter E 2Institutional Designation	E.6.2.2: The following uses shall be	Delete the word "shall" and replace it with the	The word "may" will ensure that implementation of
	permitted on lands designated Institutional	word "may":	the permitted uses prior to
on 6	on Schedule E-1 – Urban Land Use		development/establishment is compatible with the
Section	Designations:	E.6.2.2: The following uses shallmaybe	area as per policies outlined within the designation.
Sei		permitted on lands designated Institutional	
	E.6.2.2 h) ancillary uses, in accordance with	Addthe phrase ", E.6.2.4 and E.6.2.5.":	An amendment is required to provide clarification
	Policy E.6.2.3.	E.6.2.2 h) ancillary uses, in accordance with	that ancillary uses policies include Policies E.6.2.4 &
		Policies E.6.2.3, E.6.2.4 and E.6.2.5.	E.6.2.5 in addition to Policy E.6.2.3.

	Comment Delian	Duon acad Amonducant	Page 10 01 15
	Current Policy	Proposed Amendment	Rationale
	B.1.5The residential density ranges and	Delete the last sentence and replace with the	Implementation Issue. Confusion regarding applicable
S	permitted built forms of Sections E.3.4,	bolded sentence:	densities to existing and proposed Secondary Plans
cie	E.3.5 and E.3.6 – Residential Uses of		andas the policies applyto lands withina secondary
olic	Volume 1 shall apply to new secondary	B.1.5 The residential density ranges and	plan as it relates to modifying uses on an area or site
er B al Pc	plans. The residential density ranges and	permitted built forms of Sections E.3.4, E.3.5	specific basis.
pte era	permitted built forms shown in Volume 2,	and E.3.6 – Residential Uses of Volume 1 shall	
Chapter B General Policies	Appendix B shall apply to new and existing	apply to new secondary plans. The residential	
	secondary plans.	density ranges and permitted built forms shown	
Vol 2, n B.1		in Volume 2, Appendix B shall apply to new and	
> ion		existing secondary plans. The Secondary Plan	
Vol 2, Section B.1		policiesand designations of Volume 2 may be	
Ň		more restrictive than the policies and	
		designations contained in Volume 1.	
	B.2.2.2.1 Notwithstanding Section E.3.8 –	Delete the word "Notwithstanding" and replace	The current policy notwithstands the entire Vol 1
	Local Commercial of Volume 1, the	it with the phrase "In addition to":	Local Commercial Section, resulting in no policy
		it with the phrase in addition to .	direction in terms of what local commercial uses are
	following policies shall apply to the lands	D 2 2 2 1 In addition to Naturithetending Costion	
an	designated Local Commercial on Map B.2.2-	B.2.2.2.1 In addition toNotwithstanding Section	permitted. The former Ancaster OP listed the uses
/ PI	1 – Shaver Neighbourhood – Land Use Plan:	E.3.8 – Local Commercial of Volume 1, the	permitted within the convenience commercial section
ary	a) The Local Commercial uses shall be	following policies shall apply to the lands	(which is now the local commercial designation in the
puq	contained within a single free-standing	designated Local Commercial on Map B.2.2-1 –	UHOP). As such, "in addition to" maintains the intent
ecc	building.	Shaver Neighbourhood – Land Use Plan:	of the original secondary plan.
d S		a) The Local Commercial uses shall be contained	
00(within a single free-standing building.	
Vol 2 Shaver Neighbourhood Secondary Plan			
pol	B.2.2.5.3 Notwithstanding Policy B.2.2.1.5,	Add phrase "B.2.2.1.2 a) and" between the word	There are conflicting policies between Policy B.2.2.1.2
gh	for the lands located at 591 and 611 Garner	"Policy" and numerical reference "B.2.2.1.5":	a) and SPA 'C'. Policy B.2.2.1.2 a) restricts residential
Nei	Road West and identified on Map B.2.2.1 –		buildings to a maximum of 3 storeys, however SPA 'C'
er	Shaver Neighbourhood Secondary Plan as	B.2.2.5.3 Notwithstanding Policy B.2.2.1.2 a)	permits 3.5-4.5 storeys for the lands within the
Jav	Site Specific Policy Area C, the following	and B.2.2.1.5, for the lands located at 591 and	special policy area. As such, the policy reference is
S.	policies shall apply:	611 Garner Road West and identified on Map	required to ensure consistent application of the 3.5-
		B.2.2.1 – Shaver Neighbourhood Secondary Plan	4.5 storeys permitted by policy contained in SPA 'C'.
		as Site Specific Policy Area C, the following	
		policies shall apply:	

	Current Policy	Proposed Amendment	Rationale
Vol 2, Meadowlands 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 NotwithstandingIn 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 notwithstands 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 LowMedium Density Residential 3designation, 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.
Vo Waterdown N	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 1,858m2 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 UrbanDistrict Commercial designation; provided a minimum of 1,858m2 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 –	Delete the word "and" and phrase "of Volume	There is a missing designation cross reference in the
	Community Facilities/Services Policies and	1" and add the phrase "and E.6.0 – Institutional	policy as it exists currently. Therefore, an amendment
	E.3.10 – Community Facilities/Services of	Designation of Volume 1" to the policy:	is required to provide correct policy implementation.
	Volume 1, the following policies shall apply		······································
	to the lands designated Institutional on	B.5.1.7.1In addition to Sections B.3.5 –	
	Map B.5.1-1 – Binbrook Village – Land Use	Community Facilities/Services Policies, and	
	Plan, which are intended to be developed	E.3.10 – Community Facilities/Services of and	
	as elementary schools:	E.6.0 – Institutional Designation of Volume 1,	
		the following policies shall apply to the lands	
	B.5.4.6.1 c) Gord Oakes Park located behind	Add the phrase "Mount Hope Park (formerly" at	An amendment is required to correct the name of a
	the Glanford Community Hall,	the beginning of the clause and add a closed	park. The name "Gord Oakes Park" was identified
	approximately 2.9 hectares, shall be	bracket ")" at the end of the word "Park" in the	within the former Glanbrook Official PlanMount Hope
	retained.	phrase "Gord Oaks Park"; and,	Secondary Plan (the park is known currently as Mount
			Hope Park). Therefore, a name change in the
		Delete the number "2.9" and replace it with the	secondary plan text is required to read Mount Hope
		number "3.1":	Park (formerly Gord Oakes Park) which is located at
			3027 Homestead Drive, not 3302 Homestead Drive
		B.5.4.6.1 c) Mount Hope Park (formerly Gord	(Fire Station No. 19 is located at 3302 Homestead and
an		Oak Park) located behind the Glanford	there is no park in the rear of the lot as identified by
		Community Hall, approximately 3.1 hectares,	SPA "B" in the land use plan for Mount Hope).
ΥP		shall be retained.	
dar	Site Special Policy – Area B	Delete the word "Special" and replace it with	The title of the policy is an incorrect reference.
e 2 con	5.4.11.2 Notwithstanding Section E.6.0 –	the word "Specific";	Therefore an amendment is required to maintain
Sec	Institutional Designation of Volume 1, for	Delete the number "33020" and replace it with	consistency among the site specific policies. Another
Volume 2 ope Secon	the lands known municipally as 33020	the number "3027";	amendment is required to add a designation
_ → H	Homestead Drive designated Institutional	Add the phrases "and Community Park" and	reference, as the land use map designates the lands
nt	on Map B.5.4-1 – Mount Hope – Land Use	"Mount Hope Park (formerly Gord Oakes Park)":	"Community Park". An additional amendment is
Volume 2 Mount Hope Secondary Plan	Plan, the existing parkland function of Gord		required for the community park name. "Gord Oakes
	Oaks Park shall be permitted to assist in	Site SpecialSpecificPolicy – Area B	Park" was identified as the name of the community
	satisfying the recreational needs of the	5.4.11.2 Notwithstanding Section E.6.0 –	park within the former Glanbrook OP Mount Hope
	residents of the Mount Hope Secondary	Institutional Designation of Volume 1, for the	Secondary Plan (the park is known today as Mount
	Plan area and surrounding community.	lands known municipally as	Hope Park). Therefore, a name change in the
		330203027Homestead Drive designated	secondary plan text is required to ensure correct
		Institutional and Community Park on Map B.5.4-	policy implementation.Lastly, another amendment is
		1 – Mount Hope – Land Use Plan, the existing	required to correct the municipal address issue.
		parkland function of Mount Hope Park	Mount Hope Park is located at 3027 Homestead
		(formerly Gord Oakes Park) shall be permitted	Drive, not 3302 Homestead Drive.
		(formerly Gord Oakes Park) shall be permitted to assist in satisfying the recreational needs of	Drive, not 3302 Homestead Drive.

	Current Policy	Proposed Amendment	Rationale
	•	the residents of the	
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 amendmentis 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 designation s 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
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) Section s E.3.8 – Local Commercial of Volume 1 shall apply to lands designated , Mixed Use Medium DensityLocal Commercial on Map 7.6-1 – West Mountain Area (Heritage Green)	errors and are recommended to be removed. 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.