

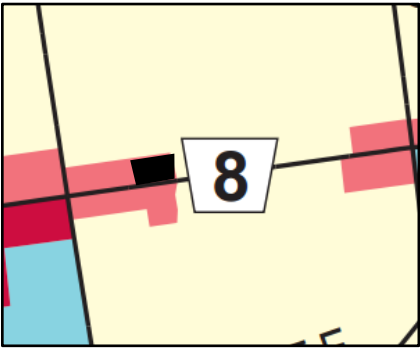
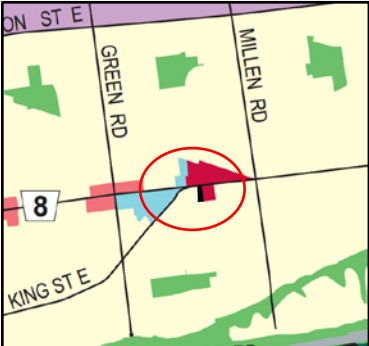
Volume 1 – Changes to Text, Schedules, and Appendices			
OPA Section	Current Policies	Proposed Amendment	Rationale
4.1a	E.4.3	That the term “Pedestrian Predominant” be amended and replaced with “Pedestrian Focus” on all text, Schedules, and Appendices.	The proposed term is more in keeping with the intent of the policies, which is to assist in the creation of a pedestrian friendly environment through permitted and/or prohibited certain uses, building typology, site planning, and design of the development. Policies remain unchanged.

Volume 1 – Text Change Only									
OPA Section	Current Policies	Proposed Amendment	Rationale						
4.1.1a	Table E.4.3.1	<p>Table E.4.3.1 be amended to change the Pedestrian Predominant Street for Kenilworth Avenue North.</p> <p>So that the table reads as follows:</p> <table border="1"> <thead> <tr> <th colspan="3">Hamilton</th> </tr> </thead> <tbody> <tr> <td>Kenilworth Avenue North</td> <td>Barton Street</td> <td>Roxborough Avenue</td> </tr> </tbody> </table>	Hamilton			Kenilworth Avenue North	Barton Street	Roxborough Avenue	Lands south of Roxborough Avenue on Kenilworth Avenue include larger underutilized lots appropriate for redevelopment into residential and commercial development.
Hamilton									
Kenilworth Avenue North	Barton Street	Roxborough Avenue							
4.1.1b	E.4.3.1	<p>Add a new policy where in addition Table E.4.3.1 – Pedestrian Predominant Street, adjoining properties may be included as a Pedestrian Predominant Street.</p> <p>So that the policy reads as follows:</p> <p>4.3.5 In addition to Table E.4.3.1, lands adjoining a Pedestrian Focus Street may also be identified as belonging to a Pedestrian Predominant Street, and policies under this section shall also apply.</p>	A separate policy is required to address adjoining lands that are designated Mixed Use Medium Density but are not identified on a Pedestrian Predominant Street as per Table E.4.3.1. These orphaned properties would have a different commercial zone (i.e. Mixed Use Medium Density (C5) Zone) leaving them unable to redevelopment to its fullest potential, especially if they are smaller lots.						
4.1.1c	E.4.3.4d)	E.4.3.4d) be amended by removing the reference where residential uses are not permitted on the ground floor, and replacing it with a policy where it references commercial uses are only permitted on the ground floor and certain commercial uses are only permitted above the ground floor.	Existing policy would still permit residential uses on the ground floor to the rear or sides of the building. Revised wording will clarify permitted uses on the ground floor is						

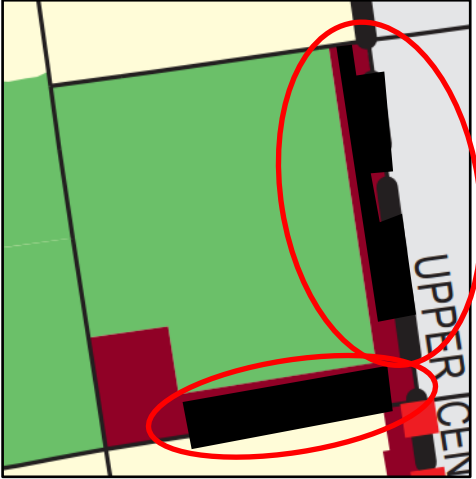
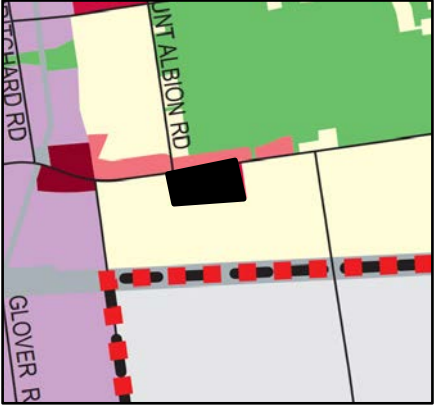
		<p>So that the policy reads as follows:</p> <p>Notwithstanding Policy E.4.6.9 Mixed Use – Medium Density Designation, commercial uses shall only be permitted on the ground floor, and place of worship and day nursery shall only be permitted above the ground floor of a building facing on to a <i>Pedestrian Focus street</i>.</p>	<p>restricted to the commercial uses only, and a place of worship and day nursery is only permitted above the ground floor.</p>
4.1.1di)	E.4.8.2a)	<p>E.4.8.2a) be amended by adding Funeral Home as a permitted use.</p> <p>So that the policy reads as follows:</p> <p>a) commercial uses including banquet halls, funeral homes, restaurants, garden centres, furniture stores, building and lumber supply establishment, home improvement supply store, and retail primarily for the sale of building supplies;</p>	<p>Existing policy identifying all of the permitted commercial uses will not change. The intent of the change is to add a funeral home as an additional permitted use. Funeral homes generally require additional lands for parking and loading.</p>

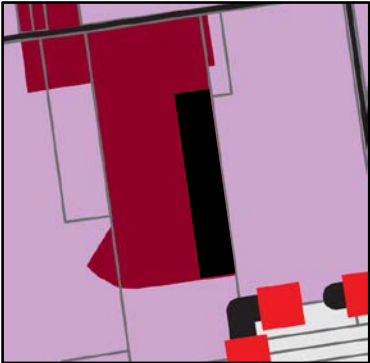
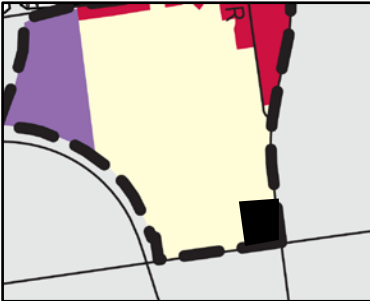
4.1.1d ii)	E.4.8.2c)	<p>E.4.8.2c) be amended by revising the word “Theatre” to “Performing Arts Theatre”</p> <p>So that the policy reads as follows:</p> <p>c) commercial recreational uses, commercial entertainment uses, excluding performing arts theatres;</p>	<p>Provide more clarity to the type of theatre that would be prohibited in the Arterial Commercial designation. Movie theatre would be permitted and preferred to be in the Arterial Commercial designation due to size of built form of the use, and parking requirements to accommodate customers. Performing arts theatres are envisioned to be located in the downtown area and former downtowns.</p>
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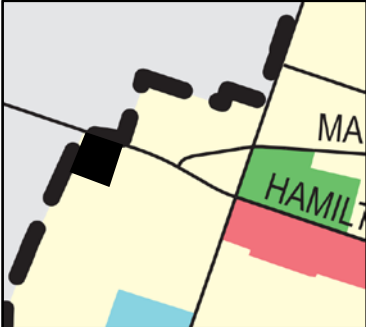
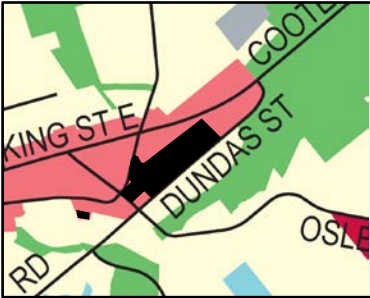
Volume 1 – Schedules and Appendices – Mapping Changes Only

OPA Section	Current Policies	Proposed Amendment	Rationale
4.1.2a	<p>Schedule "E-1" designates subject lands as Mixed Use Medium.</p> 	<p>Revise Schedule "E-1" to redesignate lands from Mixed Use – Medium Density to Neighbourhoods Designation.</p>	<p>Change in designation to identify existing residential uses and an existing medical clinic on the along Highway 8 west of Durham Road and east of Blenheim Drive.</p>
4.1.2d	<p>Schedule "E-1" designates subject lands as Neighbourhood.</p> 	<p>Revise Schedule "E-1" to redesignate lands from Neighbourhoods to District Commercial Designation.</p>	<p>Property located at 350 Highway 8 contains an existing residential dwelling. Proposed commercial use on subject lands.</p>

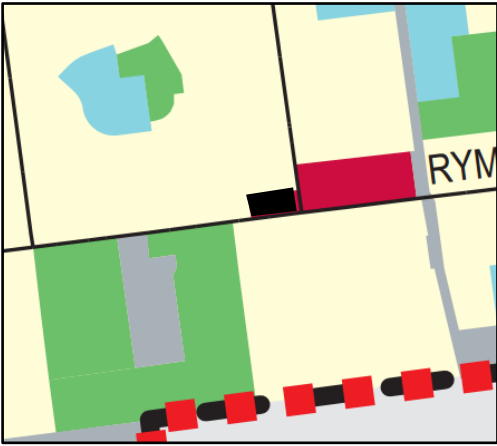
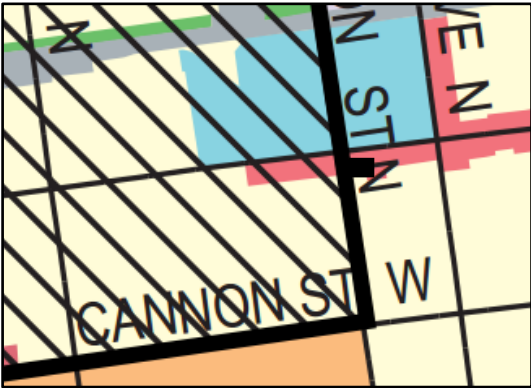
4.1.2e	Schedule "E-1" designates subject lands as	Revise Schedule "E-1" to redesignate lands from	Lands designated Arterial
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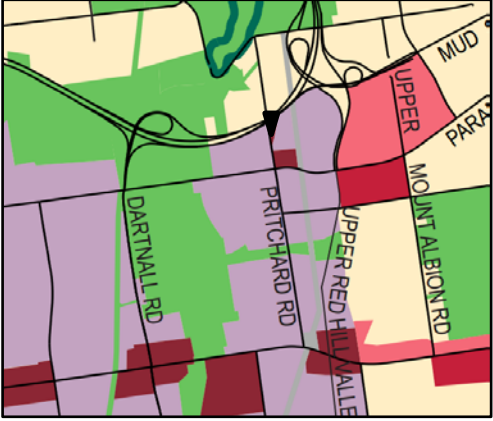
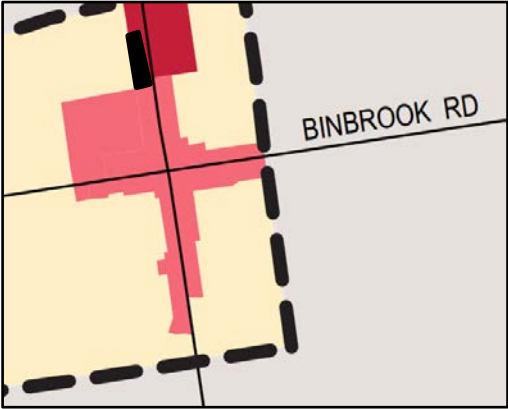
	<p>Arterial Commercial.</p> 	<p>Arterial Commercial to Open Space.</p>	<p>Commercial. Proposal to redesignate to General Open Space due to landscaped berms currently existing with the adjacent landfill site to provide landscaping, safety, security, and general buffering from surrounding land uses. It is anticipated the landscaped berms will remain during the entire duration of the landfill, and no opportunities will exist in redevelopment of the landscaped berms.</p>
<p>4.1.2f</p>	<p>Schedule "E-1" designates the subject lands as District Commercial.</p> 	<p>Revise Schedule "E-1" to redesignate lands from District Commercial to Neighbourhoods.</p>	<p>Subject lands located at 1890 Rymal Road East subject to development consisting of condominium townhouse development and local commercial uses.</p>
<p>4.1.2b</p>	<p>Schedule "E-1" designates subject lands as Arterial Commercial.</p>	<p>Revise Schedule "E-1" to redesignate lands from Arterial Commercial to Business Park Designation.</p>	<p>Landlocked sliver of land is part of the Maple Leaf Foods</p>

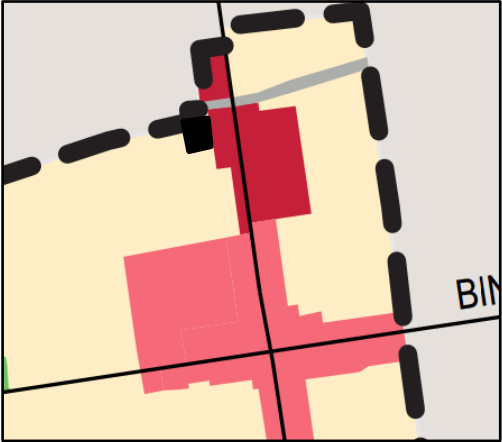
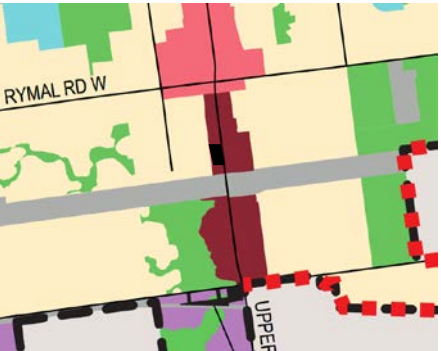
			<p>factory. Existing factory building located on the land parcel, located at Dartnall Road and Twenty Road East.</p>
<p>4.1.2d</p>	<p>Schedule "E-1" designates subject lands as Neighbourhoods.</p> 	<p>Revise Schedule "E-1" to redesignate lands from Neighbourhoods to District Commercial Designation.</p>	<p>Property located at 3530 Upper James Street is designated District Commercial in the Mount Hope Secondary Plan. Former gas station on the subject property.</p>
<p>4.1.2d</p>	<p>Schedule "E-1" designates subject lands as Neighbourhood.</p>	<p>Revise Schedule "E-1" to redesignate lands from Neighbourhoods to District Commercial Designation.</p>	<p>Portion of property currently vacant. Southern boundary line of designation determined by OMB</p>

			<p>decision and zoning (By-law 13-051).</p>
<p>4.1.2a</p>	<p>Schedule "E-1" designates subject lands as Mixed Use Medium Density.</p> 	<p>Revise Schedule "E-1" to redesignate lands from Mixed Use Medium to Neighbourhood Designation.</p>	<p>Cleanup of the policies.</p>



<p>4.1.2f</p>	<p>Schedule "E-1" designates the subject lands District Commercial.</p>	<p>Revise Schedule "E-1" to redesignate lands from District Commercial to Neighbourhoods.</p>	<p>Lands currently used as part of the Schlegal Villages Retirement</p>
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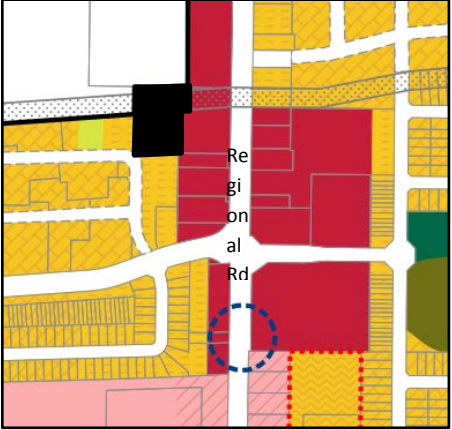

			Home and Long Term Care development.
4.1.2c	<p>Schedule "E-1" designates the subject lands Neighbourhoods.</p> 	Revise Schedule "E-1" to redesignate lands from Neighbourhoods to Mixed Use Medium.	Apply uniform designation and draft zone to multiple properties located at 276, 272, 270, 268 Wellington St North and 240 Barton St East. Currently in single ownership and existing Site Plan application for a comprehensive development. Draft OPA affects lands located at 268 and 270 Wellington Street North.
4.1.2b	Schedule "E-1" designates the subject lands Arterial Commercial.	Revise Schedule "E-1" to redesignate lands from Arterial Commercial to Business Park.	Subject lands form part of the right-of-way of the Pritchard Road bridge over the Red Hill Expressway Ramp. Change in


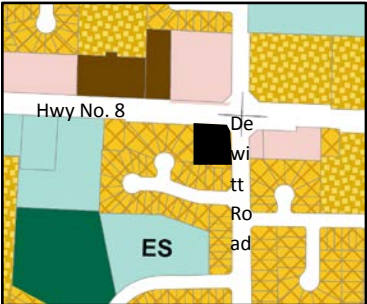
			<p>designation to Business Park to be consistent with the surrounding area.</p>
<p>4.1.2d</p>	<p>Schedule "E-1" designates the subject lands Neighbourhoods.</p> 	<p>Revised Schedule "E-1" to redesignate lands from Neighbourhoods to District Commercial.</p>	<p>Change in designation from Neighbourhoods to District Commercial would bring subject lands in keeping with the existing and zoning under the Glanbrook Zoning By-law, and consistent with the "General Commercial" designation of the Binbrook Village Secondary Plan of the former Glanbrook Secondary Plan.</p>

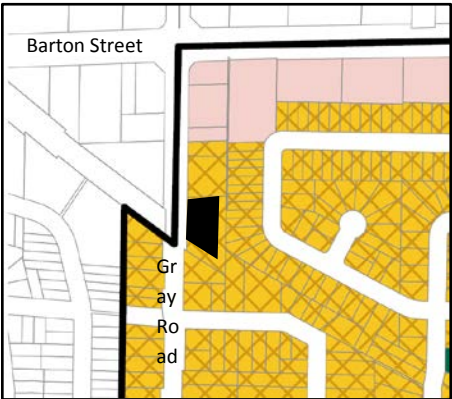
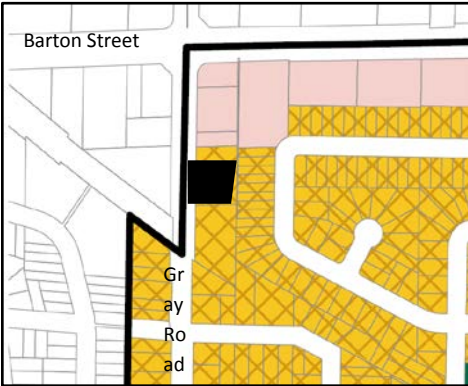
<p>4.1.2d</p>	<p>Schedule "E-1" designates the subject lands Neighbourhoods.</p> 	<p>Revised Schedule "E-1" to redesignate lands from Neighbourhoods to District Commercial.</p>	<p>Lands located at 2400 Regional Road 56 designated District Commercial in the front portion of the subject lands, and designated Neighbourhoods to the rear of the lands.</p> <p>The vision was to include the rear portion of lands with residential development, which now exists. This in effect created a land-locked portion of lands that cannot be redeveloped for residential purposes.</p>
<p>4.1.2g</p>	<p>Schedule "E-1" designates the subject lands Arterial Commercial.</p> 	<p>Revised Schedule "E-1" to redesignate lands from Arterial Commercial to Neighbourhoods.</p>	<p>Change in designation from Arterial Commercial to Neighbourhoods for lands located at 1694 Upper James Street and 25 Alderson Drive. This is to be consistent with the designations in the former City of Hamilton Official Plan where the subject lands were designated Institutional.</p>

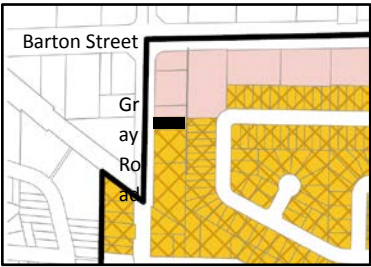
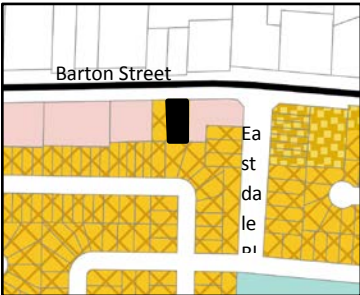
Volume 2 – Changes to Text, Maps, and Appendices			
OPA Section	Current Policies	Proposed Amendment	Rationale
4.2a	The term “Pedestrian Predominant” is used throughout all Secondary Plan text, maps, and appendices.	That the term “Pedestrian Predominant” be amended and replaced with “Pedestrian Focus” on all text, Maps, Schedules, and Appendices.	The proposed term is more in keeping with the intent of the policies, which is to assist in the creation of a pedestrian friendly environment through permitted and/or prohibited certain uses, building typology, site planning, and design of the development. There are no policy changes with this amendment.


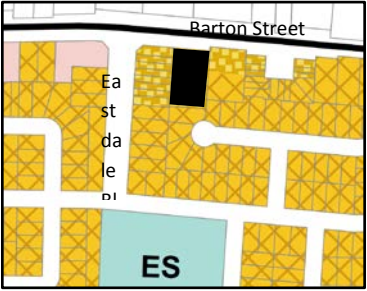
Volume 2 – Schedules and Appendices			
OPA Section	Current Policies	Proposed Amendment	Rationale
4.2.2a	<p>Flamborough – Waterdown North Secondary Plan designates the subject lands as District Commercial.</p> 	<p>Revise Map B.4.2-1 Land Use Plan of the Waterdown North Secondary Plan from District Commercial to Mixed Use – Medium Density.</p>	<p>Portion of property currently vacant. Southern boundary line of designation determined by OMB decision and zoning (By-law 13-051).</p>
4.2.2b i)	<p>Glanbrook – Binbrook Village Secondary Plan designates the subject lands as Low Density Residential 2h.</p> 	<p>Revise Map B.5.1-1 Land Use Plan of the Binbrook Village Secondary Plan from Low Density Residential 2h to District Commercial.</p>	<p>To provide consistency in implementing the UHOP from the former Glanbrook Official Plan, which was originally designated General Commercial under the Binbrook Village Secondary Plan and not residential.</p>


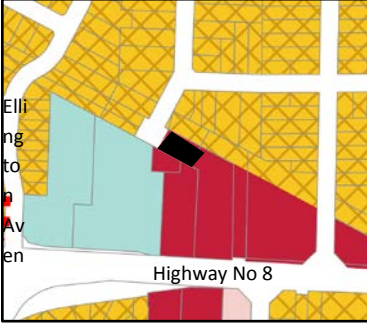
<p>4.2.2.b ii)</p>	<p>Glanbrook – Binbrook Village Secondary Plan designates the subject lands as District Commercial and Low Density Residential 2h.</p> 	<p>Revise Map B.5.1-1 Land Use Plan of the Binbrook Village Secondary Plan to redesignate the portion of lands from Low Density Residential 2h to District Commercial.</p> <p>This it to change the designation to be consistent with the rest of the subject lands.</p>	<p>Lands located at 2400 Regional Road 56 designated District Commercial in the front portion of the subject lands, and designated Low Density Residential 2h to the rear of the lands. This designation existing in the former Glanbrook Official Plan.</p> <p>The vision was to include the rear portion of lands with residential development, which now exists. This in effect created a land-locked portion of lands that cannot be redeveloped for residential purposes.</p>
<p>4.2.2b ii)</p>	<p>Glanbrook – Rymal Road Secondary Plan designates the subject lands as District Commercial.</p> 	<p>Revise Map B.5.2.1 Land Use Plan of the Rymal Road Secondary Plan from District Commercial to Low Density Residential 2h.</p>	<p>Subject lands located at 1890 Rymal Road East subject to development consisting of condominium townhouse development and local commercial uses.</p>
<p>4.2.2b i)</p>	<p>Glanbrook – Rymal Road Secondary Plan</p>	<p>Revise Map B.5.2.1 Land Use Plan of the Rymal</p>	<p>Subject lands located at 1890</p>

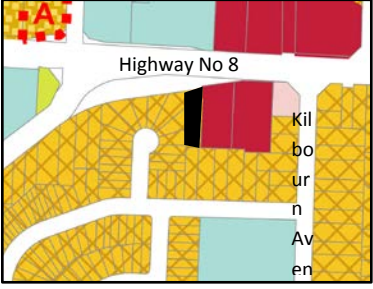

	<p>designates the subject lands as District Commercial.</p> 	<p>Road Secondary Plan from District Commercial to Local Commercial.</p>	<p>Rymal Road East subject to development consisting of condominium townhouse development and local commercial uses.</p>
4.2.2d i)	<p>Stoney Creek - Western Development Secondary Plan designates subject lands as Low Density Residential 2b.</p> 	<p>Revise Map B.7.1-1 Land Use Plan of the Western Development Secondary Plan from Low Density Residential 2b to Local Commercial.</p>	<p>Property located at 520 Highway 8 is designated for residential but existing use includes a one-storey commercial building containing a commercial school.</p> <p>Existing built form and commercial use appropriately located at the intersection of Highway No. 8 and Dewitt Road, and permitting residential uses within the Low Density Residential 2b would not be appropriately located at such an intersection due to oncoming traffic, noise, and frequent driveway access.</p>
4.2.2d ii)	<p>Stoney Creek - Western Development Secondary Plan designates subject lands as</p>	<p>Revise Map B.7.1-1 Land Use Plan of the Western Development Secondary Plan from Low Density</p>	<p>Property located at 288 Gray Road is designated for residential but</p>

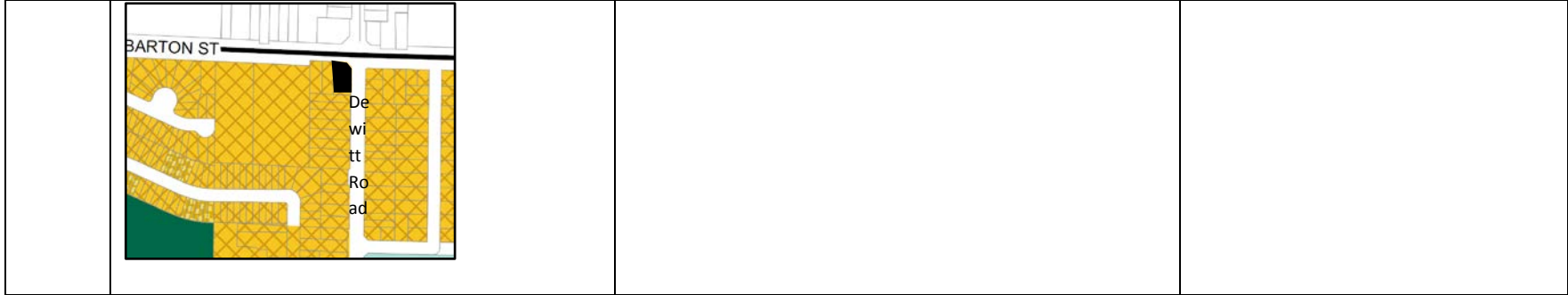
	<p>Low Density Residential 2b.</p> 	<p>Residential 2b to Local Commercial.</p>	<p>existing use includes a three-storey strip commercial building. First floor includes commercial uses. Floors 2-3 contain two-storey dwelling unit.</p>
<p>4.2.2d iii)</p>	<p>Stoney Creek - Western Development Secondary Plan designates subject lands as Low Density Residential 2b.</p> 	<p>Revise Map B.7.1-1 Land Use Plan of the Western Development Secondary Plan from Low Density Residential 2b to Local Commercial.</p>	<p>Properties located at 294 - 298 Gray Road are designated for residential but existing use includes a two-storey commercial building.</p>
<p>4.2.2d iv)</p>	<p>Stoney Creek - Western Development Secondary Plan designates subject lands as Low Density Residential 2b.</p>	<p>Revise Map B.7.1-1 Land Use Plan of the Western Development Secondary Plan from Low Density Residential 2b to Local Commercial.</p>	<p>Property located at 302 Gray Road is designated for residential but existing use includes a two-storey</p>


			commercial building.
4.2.2d v)	<p>Stoney Creek - Western Development Secondary Plan designates subject lands as Low Density Residential 2b.</p> 	Revise Map B.7.1-1 Land Use Plan of the Western Development Secondary Plan from Low Density Residential 2b to Local Commercial.	Property located at 210 Barton Street is designated for residential, the only one left on the block. Existing dwelling on subject lands. Change in designation to provide for more uniform and consistent use on south side of Barton Street. A Place of worship is currently located to the west of the subject lands.
4.2.2d vi)	<p>Stoney Creek – Western Development Secondary Plan designates the subject lands as Local Commercial.</p>	Revise Map B.7.1-1 Land Use Plan of the Western Development Secondary Plan from Local Commercial to Institutional.	Properties located at 202 and 208 Barton Street has been developed as a Place of Worship.

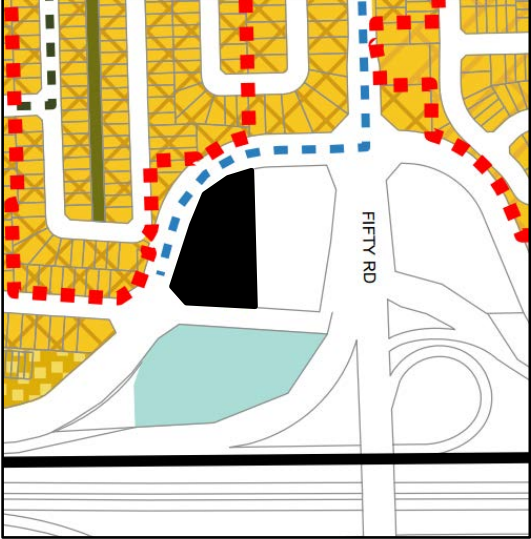
			
<p>4.2.2d vii)</p>	<p>Stoney Creek - Western Development Secondary Plan designates subject lands as Low Density Residential 2b.</p> 	<p>Revise Map B.7.1-1 Land Use Plan of the Western Development Secondary Plan from Low Density Residential 2b to Local Commercial.</p>	<p>Property located at 232 Barton Street is designated for residential. There is an existing commercial school (martial arts studio) on the subject lands. Built form is former commercial or industrial building.</p>
<p>4.2.2d viii)</p>	<p>Stoney Creek - Western Development Secondary Plan designates subject lands as Low Density Residential 2b.</p> <p>Gr ay R o ad</p>	<p>Revise Map B.7.1-1 Land Use Plan of the Western Development Secondary Plan from Low Density Residential 2b to Local Commercial.</p>	<p>Properties located at 181-183 Highway 8 is designated for residential. There are existing single detached dwellings that have been converted to a medical clinic. Change designation to Local</p>

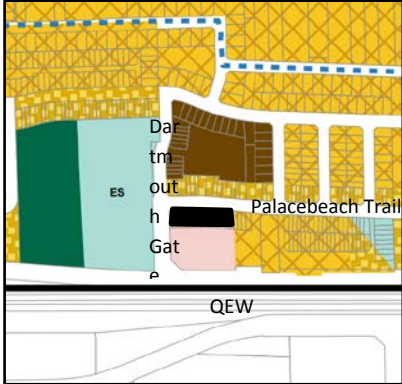
			<p>Commercial to reflect existing use and surrounding local commercial uses.</p>
<p>4.2.2d ix)</p>	<p>Stoney Creek - Western Development Secondary Plan designates subject lands as District Commercial.</p> 	<p>Revise Map B.7.1-1 Land Use Plan of the Western Development Secondary Plan from District Commercial to Low Density Residential 2b.</p>	<p>Properties located at 20-26 Deerhurst Road is designated District Commercial. The existing zoning on the property at 26 Deerhurst Road is Residential (R6) Zone and the properties at 20-22 Deerhurst Road are zoned Residential (R4) Zone. There are existing single detached dwellings where under the designation such use is not permitted. The properties are predominantly residential in nature and are an extension to the existing residential neighbourhood.</p>
<p>4.2.2d x)</p>	<p>Stoney Creek - Western Development Secondary Plan designates subject lands as Low Density Residential 2b.</p>	<p>Revise Map B.7.1-1 Land Use Plan of the Western Development Secondary Plan from Low Density Residential 2b to District Commercial.</p>	<p>Property located at 350 Highway 8 contains an existing residential dwelling. Proposed commercial use on subject lands.</p>

			
<p>4.2.2d xi)</p>	<p>Stoney Creek - Western Development Secondary Plan designates subject lands as Low Density Residential 3c.</p> 	<p>Revise Map B.7.1-1 Land Use Plan of the Western Development Secondary Plan from Low Density Residential 3c to Mixed Use Medium.</p>	<p>Property located at 303 Highway 8 formerly contains a residential use. Existing office and personal service use in a two-storey commercial building.</p>
<p>4.2.2d xii)</p>	<p>Stoney Creek - Western Development Secondary Plan designates subject lands as Low Density Residential 2b.</p>	<p>Revise Map B.7.1-1 Land Use Plan of the Western Development Secondary Plan from Low Density Residential 2b to Local Commercial.</p>	<p>Property located at 520 Barton Street contains an existing motor vehicle service station.</p>



4.2.2ei)	<p>Stoney Creek – Old Town Secondary Plan designates subject lands as Low Density Residential 2a.</p> 	<p>Revise Map B.7.2-1 Land Use Plan of the Old Town Secondary Plan from Low Density Residential 2a to Local Commercial</p>	<p>Property located at 30 Lake Avenue Drive is currently designated for residential uses, however, land is used for parking for the abutting funeral home use, which is located at 36 Lake Avenue Drive.</p>
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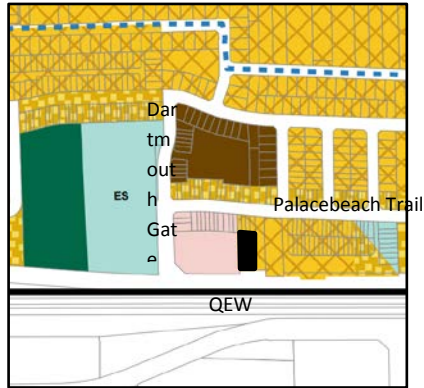
<p>4.2.2f i)</p>	<p>Stoney Creek – Urban Lakeshore Secondary Plan designates the subject land as Low Density Residential 2b.</p> 	<p>Revise Map B.7.3-1 Land Use Plan of the Urban Lakeshore Area Secondary Plan from Low Density Residential 2b to Local Commercial.</p>	<p>An approval was granted in 2013 for an Official Plan Amendment to the Former Stoney Creek Official Plan, and a Zoning By-law Amendment located at 1365 Baseline Road</p> <p>The purpose of the Official Plan Amendment was to change the designation from Low Density Residential to Local Commercial on Schedule "A4" – Secondary Plan – Urban Lakeshore Area of the Former Stoney Creek Official Plan to permit a two-storey, mixed use development.</p> <p>However, an approval to the Urban Hamilton Official Plan (UHOP) to change the designation of the Urban Lakeshore Area Secondary Plan to Local Commercial was held in abeyance pending the UHOP to be in force and effect.</p>
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<p>4.2.2f ii)</p>	<p>Stoney Creek – Urban Lakeshore Secondary Plan designates the subject land as Local Commercial.</p> 	<p>Revise Map B.7.3-1 Land Use Plan of the Urban Lakeshore Area Secondary Plan from Local Commercial to Low Density Residential 2b.</p>	<p>An approval was granted in 2009 for an Official Plan Amendment to the Former Stoney Creek Official Plan, and a Zoning By-law Amendment located at the southeast corner of Dartmouth Gate and Palacebeach Trail.</p> <p>The purpose of the Official Plan Amendment was to change the designation from General Commercial to Medium Density Residential on Schedule “A4” – Secondary Plan – Urban Lakeshore Area and Schedule “A” – General Land Use Plan of the Former Stoney Creek Official Plan.</p> <p>However, this amendment was not carried through in the Urban Hamilton Official Plan (UHOP). This amendment will ensure the amendment is now carried through to the UHOP.</p> <p>Existing townhouse dwellings fronting onto Palacebeach Trail and Dartmouth Gate. Zoned Residential (RM2-18) Zone, modified.</p>
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4.2.2f	Stoney Creek – Urban Lakeshore Secondary	Revise Map B.7.3-1 Land Use Plan of the Urban	An approval was granted in 2009
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iii)

Plan designates the subject land as Low Density Residential 2b.



Lakeshore Area Secondary Plan from Low Density Residential 2b to Local Commercial.


for an Official Plan Amendment to the Former Stoney Creek Official Plan, and a Zoning By-law Amendment located on the adjacent property at the southeast corner of Dartmouth Gate and Palacebeach Trail.

However, the designation boundaries were not refined to match the proposed commercial development on the subject lands. The affected lands remained designated Medium Density Residential under the Stoney Creek Official Plan, and designated Low Density Residential 2b under the Urban Hamilton Official Plan.

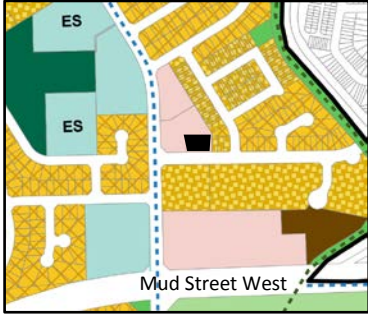
The purpose of this amendment is to change the designation to Local Commercial to match the existing commercial development.

<p>4.2.2g i)</p>	<p>Stoney Creek – Nash Neighbourhood Secondary Plan designates subject lands as Arterial Commercial.</p> 	<p>Revise Map B.7.5-1 Land Use Plan of the Nash Neighbourhood Secondary Plan from Arterial Commercial to General Open Space.</p>	<p>Lands currently designated Arterial Commercial located on the north and west side of Upper Centennial Parkway and Mud Street. Proposal to redesignate to General Open Space due to landscaped berms currently existing with the adjacent landfill site to provide landscaping, safety, security, and general buffering from surrounding land uses. It is anticipated the landscaped berms will remain during the entire duration of the landfill, and no opportunities will exist in redevelopment of the landscaped berms.</p>
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4.2.2h	Stoney Creek – West Mountain Area	Revise Map B.7.6-1 Land Use Plan of the West	Property located at 1050
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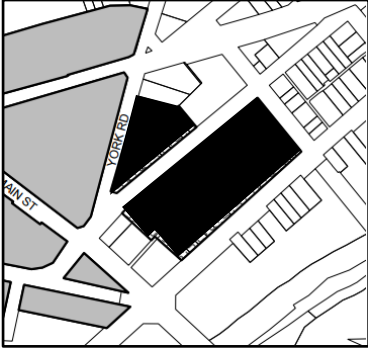
<p>i)</p>	<p>(Heritage Green) Secondary Plan designates subject lands as Local Commercial.</p> 	<p>Mountain Area (Heritage Green) Secondary Plan to add Site Specific Area "X" to the existing Local Commercial Designation.</p> <p>Add new Site Specific Policy – Area "X" to read as follows:</p> <p>7.6.8.x. The following policies shall apply to lands known as 1050 Paramount Drive and identified as Area Specific Policy "X" on Map B.7.6-1 – West Mountain (Heritage Green) Land Use Plan:</p> <p>a) Notwithstanding Sections E.3.8.6 and B.7.6.3.2b), the maximum gross floor area of any individual commercial establishment shall be 500 square metres and the maximum gross floor areas of any grouping of local commercial uses shall be 2,000 square metres.</p>	<p>Paramount Drive contains an existing commercial plaza. The total GFA of the plaza is just less than 2,000 square metres. Under Policy 7.6.3.2b), the maximum gross floor area of any grouping of local commercial uses shall be 1,500 square metres. The Site Specific Area policy shall be to increase this maximum gross floor area to 2,000 square metres to recognize the square footage of the existing retail plaza.</p>
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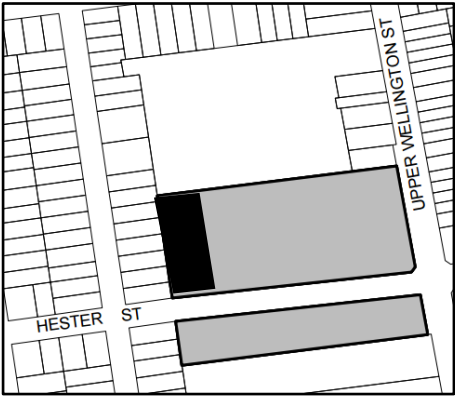
4.2.2h	Stoney Creek – West Mountain Area	Revise Map B.7.6-1 Land Use Plan of the West	Property located at 15
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ii)	<p>(Heritage Green) Secondary Plan designates subject lands as Local Commercial.</p> 	<p>Mountain Area (Heritage Green) Secondary Plan from Local Commercial to Low Density Residential 3c.</p>	<p>Mistywood Drive currently vacant. By-law 06-190 changes the zoning on the subject lands from Local Commercial "LC-5" Zone, modified to the Multiple Dwelling "RM2-14" Zone, modified under the Stoney Creek Zoning By-law.</p>
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Volume 3 – Changes to Text and Maps			
OPA	Current Policies	Proposed Amendment	Rationale

Section			
4.3a	The term "Pedestrian Predominant" is used throughout all Secondary Plan text, maps, and appendices.	That the term "Pedestrian Predominant" be amended and replaced with "Pedestrian Focus" on all text and Maps.	The proposed term is more in keeping with the intent of the policies, which is to assist in the creation of a pedestrian friendly environment through permitted and/or prohibited certain uses, building typology, site planning, and design of the development. There are no policy changes with this amendment.

Volume 3 – Schedules and Appendices – Text And Mapping Changes			
OPA Sections	Current Policies	Proposed Amendment	Rationale
4.3.1 a); 4.3.2 a)	<p>Dundas – Multiple Properties are currently identified as Area Specific Policy UD-5.</p> 	<p>Revise Volume 3: Map D-2 to remove the identified lands from the Area Specific Policy area.</p> <p>Revise Area Specific Policy – UD-5 to read as follows:</p> <p>UD-5 Land Located to the West of the Mixed Use – Medium Density Designation in Downtown Dundas</p> <p>1.0 In addition to Section E.3.0 – Neighbourhoods of Volume 1, the following policy applies to the lands located west of the Mixed Use Medium designation in Downtown Dundas, shown as to Area Specific UD-5 on Map D-2;</p>	<p>The lands identified in Area Specific Policy UD-5 to the west of Downtown Dundas has been redesignated from Mixed Use Medium designation to Neighbourhood to better reflect the existing uses, and also the policies of the former Dundas Official Plan.</p>
4.3.2 b)	<p>Hamilton – Portion of 135 Hester Street, identified as Area Specific Policy UH-1g.</p>	<p>Revise Volume 3: Map H-5 to remove the identified lands from the Area Specific Policy area.</p>	<p>The western portion of lands identified in Area Specific Policy</p>

			<p>UH-1g is currently part of an existing elementary school and is zoned Neighbourhood Institution (1) Zone. Remove this portion of lands to better reflect the existing use and zone.</p>
<p>4.3.1 b)</p>	<p>Hamilton – 0 Rymal Road and 212 Glover Road, identified as Area Specific Policy UH-4</p>	<p>Revise the numbering convention of the Area Specific Policy UH-4 to read as follows:</p> <p>UH-5 Lands Located on Part of 0 Rymal Road East and 212 Glover Road, former City of Hamilton and Former Town of Glanbrook.</p> <p>1.0 Area Specific UH-5, shown on Map H-8 includes the lands located at 0 Rymal Road East identified as Parcels A and A1 and lands located on part of 212 Glover Road and identified as Parcel B. The following policies shall apply to UH-5:</p>	

4.3.1 c)	Hamilton – 30 Rymal Road East, identified as Area Specific Policy UHC-2.	<p>Revise Area Site Specific Policy – UHC-2 to read as follows:</p> <p>Notwithstanding the uses permitted in Section E.4.6 – Mixed Use Medium Designation of Volume 1, on the lands designated Mixed Use Medium, located at 30 Rymal Road East, high traffic generating uses shall be prohibited. Further, vehicular access onto Ryckman Street from the subject lands shall be prohibited.</p>	The subject lands are improperly designated as Arterial Commercial, as under Schedule E-1, the subject lands should have been identified as being designated as Mixed Use Medium.
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