

# Proposed Text Amendments - UHOP Volume 2

Grey highlighted strikethrough text = text to be deleted

**Bolded text** = text to be added

Policy Number	Proposed Change	Proposed New Policy	Why Change is Required
<b>Chapter B, Section B.2 – Ancaster Secondary Plans</b>			
B.2.2.1.5 a) Shaver Neighbourhood Secondary Plan	B.2.2.1.5 High Density Residential 1 Designation Notwithstanding <del>Section E.3.6 – High Density Residential</del> <b>Policy E.3.6.6</b> of Volume 1, and Policy B.2.2.1.2 a) of Volume 2, the following policies shall apply to the High Density Residential 1 designation identified on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan:	B.2.2.1.5 High Density Residential 1 Designation Notwithstanding Policy E.3.6.6 of Volume 1, and Policy B.2.2.1.2 a) of Volume 2, the following policies shall apply to the High Density Residential 1 designation identified on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan:	To clarify the intent of the policy, which is only to notwithstanding one Volume 1 policy, not the entirety of the section.
B.2.3.2.1 Garner Neighbourhood Secondary Plan	2.3.2.1 <b>In addition to Section E.3.8 – Local Commercial Designation and</b> <del>Notwithstanding Section E.3.8 – Local Commercial</del> <b>Policy E.3.8.8</b> of Volume 1, the following policies shall apply to the lands designated Local Commercial on Map B.2.3-1 – Garner Neighbourhood – Land Use Plan: ...	2.3.2.1 In addition to Section E.3.8 – Local Commercial Designation and notwithstanding Policy E.3.8.8 of Volume 1, the following policies shall apply to the lands designated Local Commercial on Map B.2.3-1 – Garner Neighbourhood – Land Use Plan: ...	To clarify the intent of the policy, which is only to notwithstanding one Volume 1 policy, not the entirety of the section.
B.2.4.4.2 Meadowlands Mixed Use Secondary Plan	2.4.4.2 Low Density Residential 2c Designation Notwithstanding <del>Policies</del> <b>Policy</b> E.3.4.4 of Volume 1, the following <del>policies</del> <b>policy</b> shall apply to the lands designated Low Density Residential 2c on Map B.2.4-1 – Meadowlands Mixed Use – Land Use Plan: a) the density shall not exceed of 25 units per net hectare (including local roads).	2.4.4.2 Low Density Residential 2c Designation Notwithstanding Policy E.3.4.4 of Volume 1, the following policy shall apply to the lands designated Low Density Residential 2c on Map B.2.4-1 – Meadowlands Mixed Use – Land Use Plan: a) the density shall not exceed of 25 units per net hectare (including local roads).	To clarify that only one policy is being notwithstood and that only one new policy applies.
B.2.7.6.4 (Site Specific Policy – Area D)	Site Specific Policy – Area D B.2.7.6.4 A 24 unit, 3 storey apartment building shall be permitted at <del>8686</del> Golf Links Road on lands designated Medium Density Residential 3 and identified as Site Specific Policy – Area D on Map B.2.7-1 – Meadowlands Neighbourhood V - Land Use Plan.	Site Specific Policy – Area D B.2.7.6.4 A 24 unit, 3 storey apartment building shall be permitted at 886 Golf Links Road on lands designated Medium Density Residential 3 and identified as Site Specific Policy – Area D on Map B.2.7-1 – Meadowlands Neighbourhood V - Land Use Plan.	To correct inaccurate address.

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<p>B.2.8.8.4 h)</p> <p>Ancaster Wilson Street Secondary Plan</p>	<p>Village Core Area</p> <p>...</p> <p>h) Commercial facilities to be encouraged <del>with</del> <b>within</b> the Village Core area may include retail stores, service commercial uses, banks, restaurants with sit-down service, and offices. The lands to be used for commercial purposes shall be those lands that front onto Wilson Street.</p>	<p>Village Core Area</p> <p>...</p> <p>h) Commercial facilities to be encouraged within the Village Core area may include retail stores, service commercial uses, banks, restaurants with sit-down service, and offices. The lands to be used for commercial purposes shall be those lands that front onto Wilson Street.</p>	<p>To correct typographic error.</p>
<p>B.2.8.16</p> <p>Ancaster Wilson Street Secondary Plan</p>	<p><b>2.8.16 Area and Site-Specific Policies</b></p> <p><del>The sites within the Ancaster Wilson Street Secondary Plan, which are identified as Site Specific Policy Areas and identified on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan: Land Use Plan, include:</del></p> <ul style="list-style-type: none"> <li><del>a) Site Specific Policy Area A</del></li> <li><del>437 Wilson Street East;</del></li> <li><del>b) Site Specific Policy Area B</del></li> <li><del>Part of 449 Wilson Street East and part of 548 Old Dundas Road;</del></li> <li><del>c) Site Specific Policy Area C</del></li> <li><del>143 and 153 Wilson Street West;</del></li> <li><del>d) Site Specific Policy Area D</del></li> <li><del>129-139 Wilson Street West</del></li> <li><del>e) Site Specific Policy Area E</del></li> <li><del>357 Wilson Street East;</del></li> <li><del>f) Site Specific Policy Area F</del></li> <li><del>385 Wilson Street East;</del></li> <li><del>g) Site Specific Policy Area G</del></li> <li><del>370 Wilson Street East; and,</del></li> <li><del>h) Site Specific Policy Area H</del></li> <li><del>54 Wilson Street West.</del></li> </ul>	<p>2.8.16 Area and Site Specific Policies</p>	<p>To correct section title.</p> <p>To reduce unnecessary list and reduce requirement for future amendments to this policy. To create consistency in formatting between secondary plans.</p>

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<b>Chapter B, Section B.4 – Flamborough Secondary Plans</b>			
B.4.1.1 West Waterdown Secondary Plan	4.1.1 Residential Designations The residential policies define the location and scale of each type of residential use and shall ensure that a variety of housing types are provided to meet the <del>requirements</del> <b>needs</b> of residents of the City and provincial policy <b>requirements</b> <del>by providing a range of dwelling types.</del>	4.1.1 Residential Designations The residential policies define the location and scale of each type of residential use and shall ensure that a variety of housing types are provided to meet the needs of residents of the City and provincial policy requirements.	To clarify intent and correct grammatical errors.
B.4.2.14.4 Waterdown North Secondary Plan	Area Specific Policy – Area D (OPA 37) 4.2.14.4 <b>In addition to Sections E.3.4 – Low Density Residential and E.3.5 – Medium Density Residential of Volume 1,</b> the following policies shall apply to the lands identified as Area Specific Policy – Area D on Map B.4.2-1 – Waterdown North – Land Use Plan: a) Notwithstanding <b>Policies E.3.5.2 and E.3.5.8 of Volume 1, and</b> Policy B.4.2.4.5 a), <b>for the lands designated Medium Density Residential 3,</b> permitted uses shall be restricted to block townhouses with a maximum height of 3 stories. b) Notwithstanding <del>Policy</del> <b>Policies B.4.2.4.4 c) and B.4.2.4.5 b),</b> a maximum density of 48 units per net residential hectare shall be permitted.	Area Specific Policy – Area D (OPA 37) 4.2.14.4 In addition to Sections E.3.4 – Low Density Residential and E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the lands identified as Area Specific Policy – Area D on Map B.4.2-1 – Waterdown North – Land Use Plan: a) Notwithstanding Policies E.3.5.2 and E.3.5.8 of Volume 1, and Policy B.4.2.4.5 a), for the lands designated Medium Density Residential 3, permitted uses shall be restricted to block townhouses with a maximum height of 3 stories. b) Notwithstanding Policies B.4.2.4.4 c) and B.4.2.4.5 b), a maximum density of 48 units per net residential hectare shall be permitted.	The boundaries of the Area Specific Policy were expanded to add lands designated Medium Density Residential 3. Therefore, the policy needs to cross-reference appropriate policies and refer to the correct land use designation.
B.4.3.3.7 Waterdown South Secondary Plan	4.3.3.7 Medium Density Residential 2 Designation In addition to the policies of Section E.3.5 - Medium Density Residential of Volume 1, the following policies shall apply to the lands designated Medium Density Residential <b>2</b> on Map B.4.3-1 - Waterdown South - Land Use Plan: ... b) The overall density of lands designated Medium Density Residential <b>2</b> shall be in the range of 60 to 75 units per net residential hectare (upnrh).	4.3.3.7 Medium Density Residential 2 Designation In addition to the policies of Section E.3.5 - Medium Density Residential of Volume 1, the following policies shall apply to the lands designated Medium Density Residential 2 on Map B.4.3-1 - Waterdown South - Land Use Plan: ... b) The overall density of lands designated Medium Density Residential 2 shall be in the range of 60 to 75 units per net residential hectare (upnrh).	To clarify that policies apply to lands designated Medium Density Residential 2.

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<b>Chapter B, Section B.5 – Glanbrook Secondary Plans</b>			
B.5.1.13.7 Binbrook Village Secondary Plan	Site Specific Policy – Area G (OPA 51) <del>5.1.13.7 That notwithstanding Section E.4.3.4 (d) of Volume 1 – Pedestrian Predominant Streets, the</del> The following policy shall apply to the lands located at 2605 Binbrook Road East (lands located at the southwest corner of Binbrook Road East and Southbrook Drive), and identified as Site Specific Policy – Area G on Map B.5.1.1-1 – Binbrook Village Secondary Plan Land Use Plan: a) Notwithstanding Policy E.4.3.4 (d) of Volume 1 – Pedestrian Predominant Streets, residential units shall be permitted on the ground floor of a mixed use building facing onto Binbrook Road East or Southbrook Drive, provided that the residential units are not located within any portion of the building immediately adjacent to Binbrook Road East or Southbrook Drive.	Site Specific Policy – Area G (OPA 51) 5.1.13.7 The following policy shall apply to the lands located at 2605 Binbrook Road East (lands located at the southwest corner of Binbrook Road East and Southbrook Drive), and identified as Site Specific Policy – Area G on Map B.5.1.1-1 – Binbrook Village Secondary Plan Land Use Plan: a) Notwithstanding Policy E.4.3.4 (d) of Volume 1 – Pedestrian Predominant Streets, residential units shall be permitted on the ground floor of a mixed use building facing onto Binbrook Road East or Southbrook Drive, provided that the residential units are not located within any portion of the building immediately adjacent to Binbrook Road East or Southbrook Drive.	Redundancy of notwithstanding clause to be deleted.
B.5.1.13.12 Binbrook Village Secondary Plan	Area Specific Policy – Area L (OPA 80) 5.1.13.12 In addition to Policy B.1.8 (Volume 2), for the lands known municipally as 3105 Fletcher Road, designated Low Density Residential 2e and identified as Area Specific Policy – Area L on Map B.5.1-1 – Binbrook Village Secondary Plan, the deletion of a local road from the road pattern shown on Maps B.5.1-1 and B.5.1-2 shall be permitted <b>without a further amendment to the Binbrook Village Secondary Plan - Land Use Plan</b> , if it is determined that such a road is not needed to connect to lands immediately to the east <del>without a further amendment to the Binbrook Village Land Use Plan.</del>	Area Specific Policy – Area L (OPA 80) 5.1.13.12 In addition to Policy B.1.8 (Volume 2), for the lands known municipally as 3105 Fletcher Road, designated Low Density Residential 2e and identified as Area Specific Policy – Area L on Map B.5.1-1 – Binbrook Village Secondary Plan, the deletion of a local road from the road pattern shown on Maps B.5.1-1 and B.5.1-2 shall be permitted without a further amendment to the Binbrook Village Secondary Plan - Land Use Plan, if it is determined that such a road is not needed to connect to lands immediately to the east.	Incorrect numbering and text changes for clarity.

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<b>Chapter B, Section B.6 – Hamilton Secondary Plans</b>			
B.6.2.17 Ainslie Wood Westdale Secondary Plan	6.2.17 <b>Area and Site Specific Policies</b> <b>Area and Site Specific Policies</b> are designated to address specific <b>areas or sites</b> for which the identification of future land designations and policies involves a greater degree of complexity. The policies in this section provide more detailed guidance than contained in the other sections of this Secondary Plan. These <b>areas and sites</b> include large parcels with options for future use, and for which performance standards are especially important.	6.2.17 Area and Site Specific Policies Area and Site Specific Policies are designated to address specific areas or sites for which the identification of future land designations and policies involves a greater degree of complexity. The policies in this section provide more detailed guidance than contained in the other sections of this Secondary Plan. These areas and sites include large parcels with options for future use, and for which performance standards are especially important.	To clarify the section title.
B.6.2.17.1 Ainslie Wood Westdale Secondary Plan	Delete policy in its entirety and renumber subsequent policies accordingly.  <del>6.2.17.1 The sites within the Ainslie Wood Westdale community which are defined as Site Specific Policies and identified on Map B.6.2-1 – Ainslie Wood Westdale – Land Use Plan are:</del> <del>a) Site Specific Policy – Area A – McMaster University;</del> <del>b) Site Specific Policy – Area B – Lands at the West End of Ward and Royal Avenues (Henkel site); and,</del> <del>c) Site Specific Policy – Area C – Lands located 20, 22, 28, 45, 58 and 60 Ewen Road, and 5 Ofield Road.</del>		To reduce unnecessary list and reduce requirement for future amendments to this policy. To create consistency in formatting between secondary plans.
B.6.2.17.5 Ainslie Wood Westdale Secondary Plan	6.2.17.5 Notwithstanding Policies <del>B.6.2.5.5 a) and b),</del> <b>E.4.6.7 and E.4.6.8 of Volume 1</b> , and Policies B.6.2.7.2 b) of Volume 2, for the lands designated Mixed Use – Medium Density, located at 17 Ewen Road, and identified as Site Specific Policy – Area D on Map B.6.2-1 – Ainslie Wood Westdale – Land Use Plan, the following policies shall apply:	6.2.17.5 Notwithstanding E.4.6.7 and E.4.6.8 of Volume 1, for the lands designated Mixed Use – Medium Density, located at 17 Ewen Road, and identified as Site Specific Policy – Area D on Map B.6.2-1 – Ainslie Wood Westdale – Land Use Plan, the following policies shall apply:	This policy notwithstanding the secondary plan High Density Residential policies, and instead the policy should notwithstanding the Mixed Use –Medium Density policies of Volume 1. Error from OMB decision.

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B.6.2.17.7 Ainslie Wood Westdale Secondary Plan	6.2.17.7 <b>In addition to Policy B.6.2.17.6</b> , the following policies shall apply to the lands located on Main Street between Hollywood Avenue and Highway 403, designated Mixed Use – Medium Density, and identified as Area Specific Policy – Area E on Map B.6.2-1 – Ainslie Wood Westdale – Land Use Plan:	6.2.17.7 In addition to Policy B.6.2.17.6, the following policies shall apply to the lands located on Main Street between Hollywood Avenue and Highway 403, designated Mixed Use – Medium Density, and identified as Area Specific Policy – Area E on Map B.6.2-1 – Ainslie Wood Westdale – Land Use Plan:	To clarify that both policies B.6.2.17.6 and B.6.2.17.7 apply.
B.6.3.7.1 Chedmac Secondary Plan	Site Specific Policy - Area A (OPA 56) 6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of <b>Volume 1, and Policy B.6.3.2.4 of Volume 2</b> , the following policies shall apply: ...	Site Specific Policy - Area A (OPA 56) 6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: ...	Required due to addition of Medium Density Residential 3 policy to secondary plan as per OMB Decision issued on June 22, 2012 and Case Number PL100691 (refer to Appendix “E” of Report PED18148).
B.6.4.4.4 West Hamilton Innovation District	6.4.4.4 In addition to Sections B.3.3 - Urban Design and <del>E.4.8 – Arterial Commercial Areas</del> <b>E.4.7 – District Commercial Designation</b> of Volume 1, the following policies shall apply to development of lands within the <del>Arterial</del> <b>District</b> Commercial designation on Map B.6.4-1 - West Hamilton Innovation District Land Use Plan:	6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.7 – District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the District Commercial designation on Map B.6.4-1 - West Hamilton Innovation District Land Use Plan:	Incorrect designation reference – lands are designated District Commercial.

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<b>Chapter B, Section B.7– Stoney Creek Secondary Plans</b>			
B.7.2.2.4 Old Town Secondary Plan	7.2.2.4 High Density Residential 1 Designation In addition to Section E.3.6 – High Density Residential of Volume 1, the following policies <b>policy</b> shall apply to the lands designated High Density Residential 1 on Map B.7.2-1 – Old Town – Land Use Plan: a) <del>Notwithstanding Policy E.3.6.6 of Volume 1, the density range for development shall be from 100 to 200 units per net residential hectare.</del> b) <del>Notwithstanding Policies E.3.6.2 and E.3.6.3 of Volume 1, permitted uses shall include apartment buildings above six storeys in height.</del> e) <b>a)</b> High density residential uses should be located within the Stoney Creek Community Node and along Queenston Road.	7.2.2.4 High Density Residential 1 Designation In addition to Section E.3.6 – High Density Residential of Volume 1, the following policy shall apply to the lands designated High Density Residential 1 on Map B.7.2-1 – Old Town – Land Use Plan: a) High density residential uses should be located within the Stoney Creek Community Node and along Queenston Road.	Policies duplicate Volume 1 policies.
B.7.2.8.4 Old Town Secondary Plan	B.7.2.8.4 For the lands identified as Site Specific Policy – Area D on Map B.7.2.1 - Old Town - Land Use Plan - designated as "Local Commercial" and known as 60, 8 and 72 Centennial Parkway South, the following policy shall apply: a) That notwithstanding Policy B.7.2.4.1 b) <b>of Volume 2</b> upon <b>the</b> redevelopment of the subject lands, the maximum gross floor area for medical clinic uses shall be 1,203 square metres, the maximum gross floor area for retail uses combined shall be 402 square metres and the total maximum gross floor area shall be 1,605 square metres."	B.7.2.8.4 For the lands identified as Site Specific Policy – Area D on Map B.7.2.1 - Old Town - Land Use Plan - designated as "Local Commercial" and known as 60, 8 and 72 Centennial Parkway South, the following policy shall apply: a) That notwithstanding Policy B.7.2.4.1 b) of Volume 2 upon the redevelopment of the subject lands, the maximum gross floor area for medical clinic uses shall be 1,203 square metres, the maximum gross floor area for retail uses combined shall be 402 square metres and the total maximum gross floor area shall be 1,605 square metres."	To clarify which Volume.
7.5.4.2 b) i) Nash Neighbourhood Secondary Plan	7.5.4.2 b) Medium Density Residential 3 Designation: i) Notwithstanding <del>Policy</del> <b>Policies E.3.5.3 and E.3.5.8</b> of Volume 1, apartment buildings and street and block townhouses shall be permitted providing that heights do not exceed eight storeys.	7.5.4.2 b) Medium Density Residential 3 Designation: i) Notwithstanding Policies E.3.5.3 and E.3.5.8 of Volume 1, apartment buildings and street and block townhouses shall be permitted providing that heights do not exceed eight storeys.	To clarify the intent to permit certain forms of development in this designation, notwithstanding the Volume 1 policy framework.

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7.5.6.1 Nash Neighbourhood Secondary Plan	7.5.6.1 The policies of Section B.3.5.3 – Parkland Policies, Section C.2.0 – Natural Heritage System, and Section C.3.3 – Open Space Designations of Volume 1, shall apply to lands designated General Open Space, Neighbourhood Parks, <del>Community</del> <b>City-Wide</b> Parks and Natural Open Space on Map B.7.5-1 – Nash Neighbourhood – Land Use Plan.	7.5.6.1 The policies of Section B.3.5.3 – Parkland Policies, Section C.2.0 – Natural Heritage System, and Section C.3.3 – Open Space Designations of Volume 1, shall apply to lands designated General Open Space, Neighbourhood Parks, City-Wide Parks and Natural Open Space on Map B.7.5-1 – Nash Neighbourhood – Land Use Plan.	Heritage Green Park is considered City-wide park due to function and amenities.
7.5.6.2 c) Nash Neighbourhood Secondary Plan	The open space system for the Nash Neighbourhood includes the following designations and components designated on Map B.7.5-1 – Nash Neighbourhood – Land Use Plan: ... c) <del>Community</del> <b>City-Wide</b> Parks;	7.5.6.2 The open space system for the Nash Neighbourhood includes the following designations and components designated on Map B.7.5-1 – Nash Neighbourhood – Land Use Plan: ... c) City-Wide Parks;	Heritage Green Park is considered City-wide park due to function and amenities.
7.5.6.4 Nash Neighbourhood Secondary Plan	7.5.6.4 The former Taro Quarry West lands designated Open Space located west of First Road West, between Mud Street West and the Heritage Green <del>Community</del> <b>City-Wide</b> Park and east of the unopened road allowance are ultimately intended for open space and/or recreational use and may include a golf course.	7.5.6.4 The former Taro Quarry West lands designated Open Space located west of First Road West, between Mud Street West and the Heritage Green City-Wide Park and east of the unopened road allowance are ultimately intended for open space and/or recreational use and may include a golf course.	Heritage Green Park is considered City-wide park due to function and amenities.
7.5.5.2 West Mountain (Heritage Green) Secondary Plan	7.5.5.2 The open space system for the West Mountain (Heritage Green) Secondary Plan area includes the following designations and components designated on Map B.7.5-1 – Nash Neighbourhood – Land Use Plan:	7.6.5.2 The open space system for the West Mountain (Heritage Green) Secondary Plan area includes the following designations and components designated on Map B.7.5-1 – Nash Neighbourhood – Land Use Plan:	Numbering error.
7.7.13 Trinity West Secondary Plan	Insert new Section Heading for Area and Site Specific Policies, similar to other Secondary Plans.	7.7.13 Area and Site Specific Policies	Site and Area Specific Policies should be under one section. This change creates new section (7.7.13) and renumbers Area and Site Specific Polices



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7.7.13 Trinity West Secondary Plan Area Specific Policy - USC - 1 (Eramosa Karst)	7.7.13.1 Area Specific Policy - USC - 1 (Eramosa Karst)	7.7.13.1 Area Specific Policy - USC - 1 (Eramosa Karst)	Follows the renumbering of Area and Site Specific Policies, as per other Secondary Plans.
7.7.14 Trinity West Secondary Plan Site Specific Policy – Area A (OPA 53)	<del>7.7.14</del> <b>7.7.13.2</b> Site Specific Policy – Area A (OPA 53) Notwithstanding Policy B.7.7.3.4 b), for the lands designated Low Density Residential 1, located at 1831 Rymal Road <del>East</del> <b>east of the Upper Red Hill Valley Parkway between Highland Road East and Rymal Road East, and identified as Site Specific Policy – Area A on Map B.7.7-1 – Trinity West Secondary Plan – Land Use Plan</b> , the maximum net residential density of development shall not exceed 23 units per net hectare.	7.7.13.2 Site Specific Policy – Area A (OPA 53) Notwithstanding Policy B.7.7.3.4 b), for the lands designated Low Density Residential 1, located east of the Upper Red Hill Valley Parkway between Highland Road East and Rymal Road East, and identified as Site Specific Policy – Area A on Map B.7.7-1 – Trinity West Secondary Plan – Land Use Plan, the maximum net residential density of development shall not exceed 23 units per net hectare.	Follows the renumbering of Area and Site Specific Policies, as per other Secondary Plans.
7.7.15 Trinity West Secondary Plan Site Specific Policy – Area B (OPA 53)	<del>7.7.15</del> <b>7.7.13.3</b> Site Specific Policy – Area B (OPA 53) Notwithstanding Policy B.7.7.3.5 a), for the lands designated Low Density Residential 2, at 1831 Rymal Road <del>East</del> <b>east of the Upper Red Hill Valley Parkway between Highland Road East and Rymal Road East, and identified as Site Specific Policy – Area B on Map B.7.7-1 – Trinity West Secondary Plan – Land Use Plan</b> , the maximum net residential density of development shall not exceed 42 units per net hectare.	7.7.13.3 Site Specific Policy – Area B (OPA 53) Notwithstanding Policy B.7.7.3.5 a), for the lands designated Low Density Residential 2, located east of the Upper Red Hill Valley Parkway between Highland Road East and Rymal Road East, and identified as Site Specific Policy – Area B on Map B.7.7-1 – Trinity West Secondary Plan – Land Use Plan, the maximum net residential density of development shall not exceed 42 units per net hectare.	To correct the policy number and to clarify the site specific policy number and map number within the policy.

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B.7.7.16 Trinity West Secondary Plan Site Specific Policy – Area C (OPA 53)	<p>7.7.16 <del>13.4</del> Site Specific Policy - Area C (OPA 53)</p> <p>Notwithstanding Policy B.7.7.3.6 b), for the lands designated Medium Density Residential 2, located at 1831 Rymal Road East, the minimum net residential density of development shall not <del>exceed</del> <b>be less than</b> 55 units per net hectare.</p>	<p><b>7.7.13.4 Site Specific Policy - Area C (OPA 53)</b></p> <p>Notwithstanding Policy B.7.7.3.6 b), for the lands designated Medium Density Residential 2, located at 1831 Rymal Road East, the minimum net residential density of development shall not be less than 55 units per net hectare.</p>	<p>The wording implies that this is a maximum density not to be exceeded, but the intent was to create a minimum density.</p>
B.7.7.13.1 Trinity West Secondary Plan	<p>7.7.13.1 <del>45</del> Site Specific Policy – Area D (OPA 78)</p> <p>For the lands identified as Site Specific Policy Area “D”, on Map B.7.7-1 – Trinity West Secondary Plan: Land Use Plan, designated “Low Density Residential 1”, “Low Density Residential 2”, and “Mixed Use – Medium Density”, and known as 26 Upper Mount Albion Road, the following policy shall apply:</p> <p>a) Notwithstanding Section E.3.4.3 of Volume 1, and Policy <del>Section</del> B.7.7.3.4 a), a two (2) storey multiple dwelling, for the purposes of a Residential Care Facility, shall also be permitted; and, <del>the minimum net residential density shall be 5 units per hectare, and the maximum shall be 20 units per hectare.</del></p> <p><b>b) Notwithstanding Policy B.7.7.3.5, the minimum net residential density shall be 5 units per hectare, and the maximum shall be 20 units per hectare.</b></p>	<p>7.7.13.5 Site Specific Policy – (OPA 78)</p> <p>For the lands identified as Site Specific Policy Area “D”, on Map B.7.7-1 – Trinity West Secondary Plan: Land Use Plan, designated “Low Density Residential 1”, “Low Density Residential 2”, and “Mixed Use – Medium Density”, and known as 26 Upper Mount Albion Road, the following policy shall apply:</p> <p>a) Notwithstanding Section E.3.4.3 of Volume 1 and Policy B.7.7.3.4 a), a two (2) storey multiple dwelling, for the purposes of a Residential Care Facility, shall also be permitted; and,</p> <p>b) Notwithstanding Policy B.7.7.3.5, the minimum net residential density shall be 5 units per hectare, and the maximum shall be 20 units per hectare.</p>	<p>To correct the policy number.</p> <p>To clarify the policy references in a) and restructure the policy into separate clauses.</p>