

Proposed Text Amendments - UHOP Volume 3

Grey highlighted strikethrough text = text to be deleted

Bolded text = text to be added

Chapter C – Urban Site Specific Policies

Policy Number	Proposed Change	Proposed New Policy	Why Change is Required
Preamble to chapter.	Site specific policies (SSP) are policies that apply to individual properties. They are adopted to address unique local circumstances that cannot be addressed in Volume 1 or secondary plans. The site specific policies in this section apply to lands within the urban area and outside of a secondary plan area. Site specific policies for lands contained within a secondary plan area are found in the appropriate secondary plan. Site specific policies are identified Map 2 – Urban Site Specific Key Map and Map 2a – Upper Site Specific Key Map (Lower City) of Volume 3.	Site specific policies (SSP) are policies that apply to individual properties. They are adopted to address unique local circumstances that cannot be addressed in Volume 1 or secondary plans. The site specific policies in this section apply to lands within the urban area and outside of a secondary plan area. Site specific policies for lands contained within a secondary plan area are found in the appropriate secondary plan. Site specific policies are identified Map 2 – Urban Site Specific Key Map and Map 2a – Upper Site Specific Key Map (Lower City) of Volume 3.	Map 2 has been divided into two maps for legibility purposes. Text needs to refer to maps.
UAN-4	UAN-4 A portion of the lands located at 558 Golf Links Road, former Town of Ancaster (OPA 88) b) In addition to Policy C.2.3.3 of Volume 1 , limited vegetation removal and encroachment into the Core Area shall be permitted to provide for private services and a private service road connection.	UAN-4 A portion of the lands located at 558 Golf Links Road, former Town of Ancaster (OPA 88) b)In addition to Policy C.2.3.3 of Volume 1, limited vegetation removal and encroachment into the Core Area shall be permitted to provide for private services and a private service road connection.	To clarify policy reference.
Stoney Creek Site Specific Policies	Add site specific policy USCN-XX	USCN-XX Lands located at 98 Shoreview Place, former City of Stoney Creek 1.0 Notwithstanding Policy E.3.5.7 of Volume 1, for medium density residential uses, the <i>net residential density</i> shall be between 35 and 100 units per hectare.	To bring development into compliance with UHOP policies respecting minimum density for medium density residential uses. Zoning By-law Amendment (By-law 13-247).