

Proposed Text Amendments for OPAs and OMB Decision Held in Abeyance while UHOP Under Appeal – UHOP All Volumes

Grey highlighted strikethrough text = text to be deleted
Bolded text = text to be added

Policy Number	Proposed Changes	Proposed New Policy	Former Official Plan OPA / Implementing By-law
Volume 1, Chapter E – Urban Systems and Designations			
E.5.2.4	E.5.2.4 Uses permitted in the Employment Area designations shall may include clusters of business and economic activities such as, manufacturing, research and development, transport terminal, <i>building or contracting supply establishment</i> , tradesperson's shop, warehousing, <i>waste management facilities</i> , private power generation, office, and accessory uses. <i>Ancillary uses</i> which primarily support businesses and employees within the Employment Area shall may also be permitted. Permitted uses specific to the four Employment Area designations are contained in Policies E.5.3.2, E.5.4.3, E.5.5.1, E.5.5.2 and E.5.6.1.	E.5.2.4 Uses permitted in the Employment Area designations may include clusters of business and economic activities such as, manufacturing, research and development, transport terminal, <i>building or contracting supply establishment</i> , tradesperson's shop, warehousing, <i>waste management facilities</i> , private power generation, office, and accessory uses. <i>Ancillary uses</i> which primarily support businesses and employees within the Employment Area may also be permitted. Permitted uses specific to the four Employment Area designations are contained in Policies E.5.3.2, E.5.4.3, E.5.5.1, E.5.5.2 and E.5.6.1.	In 2011, the City adopted OPA's to all the former municipal OP's to update the policy language for Employment areas. A similar amendment was included for the UHOP; it could not be implemented since the UHOP was under appeal. The purpose of this change is to reflect the recommendations (e) of PED11199 which identified the changes for the UHOP.

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E.5.3.2	E.5.3.2 The following uses shall may be permitted on lands designated Employment Area -Industrial Land on Schedule E-1 - Urban Land Use Designations, in accordance with the Zoning By-law:	E.5.3.2 The following uses may be permitted on lands designated Employment Area -Industrial Land on Schedule E-1 - Urban Land Use Designations, in accordance with the Zoning By-law:	In 2011, the City adopted OPA's to all the former municipal OP's to update the policy language for Employment areas. A similar amendment was included for the UHOP; it could not be implemented since the UHOP was under appeal. The purpose of this change is to reflect the recommendations (e) of PED11199 which identified the changes for the UHOP.

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E.5.3.2.1	Add new policy as Policy E.5.3.2.1.	<p>E.5.3.2.1 In addition to Policy E.5.3.2 c), <i>ancillary</i> uses may be permitted within the Employment Area provided the following conditions are met:</p> <ul style="list-style-type: none"> a) the uses shall be determined through the Zoning By-law in accordance with the policies of this Plan; b) Notwithstanding Policy E.5.3.2.1a), the Zoning By-law may: <ul style="list-style-type: none"> i) permit a limited number of restaurants where a need for the use can be justified; and ii) restrict or limit the number of <i>ancillary</i> uses from occupying Employment Areas. c) the need for the uses to support the businesses and employees within the Employment Area has been determined; d) the uses shall only be located along the exterior of the Employment Area and should generally be located at intersections of arterial or collector roads; and, e) where possible, the uses should be clustered on single sites to limit the impact on the supply of developable lands for use permitted in Policy E.5.3.2 a). 	<p>In 2011, the City adopted OPA's to all the former municipal OP's to update the policy language for Employment areas. A similar amendment was included for the UHOP; it could not be implemented since the UHOP was under appeal. The purpose of this change is to reflect the recommendations (e) of PED11199 which identified the changes for the UHOP.</p>

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E.5.4.3	E.5.4.3 The following uses shall may be permitted on lands designated Employment Area -Industrial Land on Schedule E-1 - Urban Land Use Designations, in accordance with the Zoning By-law:	E.5.4.3 The following uses may be permitted on lands designated Employment Area -Industrial Land on Schedule E-1 - Urban Land Use Designations, in accordance with the Zoning By-law:	In 2011, the City adopted OPA's to all the former municipal OP's to update the policy language for Employment areas. A similar amendment was included for the UHOP; it could not be implemented since the UHOP was under appeal. The purpose of this change is to reflect the recommendations (e) of PED11199 which identified the changes for the UHOP.

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E.5.4.4	<p>Delete Policy E.5.4.4 and replace it with a new Policy.</p> <p>E.5.4.4 Ancillary uses which serve the businesses and employees of the business park as described in Policy E.5.4.3 c), shall only be permitted at locations fronting arterial roads or collector roads into the business parks.</p>	<p>E.5.4.4 In addition to Policy E.5.4.3 c), <i>ancillary</i> uses may be permitted within the Employment Area provided the following conditions are met:</p> <p>a) the uses shall be determined through the Zoning By-law in accordance with the policies of this Plan;</p> <p>b) Notwithstanding Policy E.5.4.4 a), the Zoning By-law may:</p> <p>i) permit a limited number of restaurants where a need for the use can be justified;</p> <p>ii) restrict or limit the number of <i>ancillary</i> uses from occupying Employment Areas.</p> <p>c) the need for the uses to support the businesses and employees within the Employment Area has been determined;</p> <p>d) the uses shall only be located along the exterior of the Employment Area and should generally be located at intersections of arterial or collector roads; and,</p> <p>e) where possible, the uses should be clustered on single sites to limit the impact on the supply of developable lands for use permitted in Policy E.5.4.3 a).</p>	<p>In 2011, the City adopted OPA's to all the former municipal OP's to update the policy language for Employment areas. A similar amendment was included for the UHOP; it could not be implemented since the UHOP was under appeal. The purpose of this change is to reflect the recommendations (e) of PED11199 which identified the changes for the UHOP.</p>

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Volume 2, Chapter B, Section B.2 – Ancaster Secondary Plans			
B.2.5.1.1 Meadowlands III Secondary Plan	B.2.5.1.1 The residential areas are designated Low Density Residential (Infill), Low Density Residential 1, Low Density Residential 2a, Low Density Residential 2c , and Low Density Residential 3b as identified on B.2.5-1 - Meadowlands Neighbourhood III – Land Use Plan.	B.2.5.1.1 The residential areas are designated Low Density Residential (Infill), Low Density Residential 1, Low Density Residential 2a, Low Density Residential 2c, and Low Density Residential 3b as identified on B.2.5-1 - Meadowlands Neighbourhood III – Land Use Plan.	Required due to addition of new Low Density residential 2c designation to secondary plan (see blow – as per OPA 131 to the Former Town of Ancaster Official Plan).
B.2.5.1.2 d) Meadowlands III Secondary Plan	Add new policy to Section B.2.5 - Meadowlands Neighbourhood III Secondary Plan and renumber subsequent policies accordingly.	B.2.5.1.2 d) In the Low Density Residential 2c designation: i) The permitted use shall be street, block, and courtyard townhouses, as well as other innovative ground oriented attached housing forms; ii) The density shall not exceed 27 units per gross/net residential hectare.	As per OPA 131 to the former Town of Ancaster Official Plan (By-law 10-211) for lands located at 713 & Part of 777 Garner Road East, Ancaster
Volume 2, Chapter B, Section B.5 – Glanbrook Secondary Plans			
B.5.1.4.2 Binbrook Village Secondary Plan	B.5.1.4.2 The residential areas are designated Low Density Residential 2d, 2e, 2h, 3c , and 3e, as indicated on Map B.5.1-1 – Binbrook Village – Land use Plan. The policies which follow are applicable to each of these land use designations.	B.5.1.4.2 The residential areas are designated Low Density Residential 2d, 2e, 2h, 3c, and 3e, as indicated on Map B.5.1-1 – Binbrook Village – Land use Plan. The policies which follow are applicable to each of these land use designations.	As per OPA 83 to former Township of Glanbrook Official Plan (By-law 11-170) for lands located at northeast corner of Binbrook Road and Fall Fair Way (310 Fall Fair Way, Glanbrook)

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B.5.1.4.4 Binbrook Village Secondary Plan	B.5.1.4.4 The residential areas are designated Low Density Residential 2d, Low Density Residential 2e, Low Density Residential 2h, Low Density Residential 3c , and Low Density Residential 3e as identified on Map B.5.1-1 – Binbrook Village – Land Use Plan. The following policies shall apply to each respective residential land use designation.	B.5.1.4.4 The residential areas are designated Low Density Residential 2d, Low Density Residential 2e, Low Density Residential 2h, Low Density Residential 3c, and Low Density Residential 3e as identified on Map B.5.1-1 – Binbrook Village – Land Use Plan. The following policies shall apply to each respective residential land use designation.	As per OPA 83 to former Township of Glanbrook Official Plan (By-law 11-170) for lands located at northeast corner of Binbrook Road and Fall Fair Way (310 Fall Fair Way, Glanbrook)

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<p>Policy B.5.1.4.5 d) and subsequent policies</p> <p>Binbrook Village Secondary Plan</p>	<p>Add a new policy as B.5.1.4.5 d) and renumber subsequent policies.</p>	<p>B.5.1.4.5 d) Notwithstanding Policies E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to the lands designated Low Density Residential 3c on Map B.5.1-1 – Binbrook Village – Land Use Plan:</p> <ul style="list-style-type: none"> i) The permitted uses shall be low rise apartments, row houses, stacked and block townhouses, and innovative forms of attached housing; ii) The density range shall be from 41 to 60 units per net hectare. iii) In locating new Low Density Residential 3c development, consideration shall be given to the following criteria: <ol style="list-style-type: none"> 1. Low Density Residential 3c uses shall generally be located on the periphery of the neighbourhood, in areas abutting commercial development, or fronting major or minor arterial or major collector Roads. 2. Some Low Density Residential 3c development in proximity to the Mixed-Use - Medium Density area is desirable. 3. Low Density Residential 3c dwelling forms shall be sensitively integrated with and adequately buffered from adjacent land uses. 4. Where Low Density Residential 3c areas are proposed adjacent to Low Density Residential 2e and 2h uses, consideration shall be given to appropriate integration and compatibility of the dwelling forms. Compatibility may be accomplished through attention to architectural massing, height, scale, buffering, and landscaping. 	<p>As per OPA 83 to former Township of Glanbrook Official Plan (By-law 11-170) for lands located at northeast corner of Binbrook Road and Fall Fair Way (310 Fall Fair Way, Glanbrook)</p>

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<p>B.5.2.14.2</p> <p>Area Specific Policy – Area B</p> <p>Rymal Road Secondary Plan</p>	<p>Delete Policy in its entirety.</p> <p>Area Specific Policy – Area B</p> <p>B.5.2.14.2 In addition to the uses permitted on the lands identified on Map B.5.2-1 – Rymal Road – Land Use Plan as Area Specific Policy – Area B, live-work units containing grade-related commercial uses shall be permitted on lands abutting Trinity Church Road and Dakota Boulevard subject to provision of an acceptable site plan and building elevations which illustrate the nature and function of the development and demonstrate compatibility with adjacent development and adequate provisions for on-street parking. Permitted commercial uses within the live-work units shall include retail, personal services, and offices.</p>		<p>As per OPA 79 to the former Town of Glanbrook Official Plan (By-law 10-087) for lands located located within Part of lot 5, Block 5, Concession 1, Geographic Township of Binbrook, and Block 136, Registered Plan 62M-1033</p>
Volume 2, Chapter B, Section B.6 – Hamilton Secondary Plans			
<p>B.6.3.2.1</p> <p>Chedmac Secondary Plan</p>	<p>B.6.3.2.1 The residential areas are designated Low Density Residential 1, Low Density Residential 1a, and Low Density Residential 2c, and Medium Density Residential 3 on Map B.6.3-1 – Chedmac - Land Use Plan. The following policies shall apply to each of these land use designations.</p>	<p>B.6.3.2.1 The residential areas are designated Low Density Residential 1, Low Density Residential 1a, Low Density Residential 2c, and Medium Density Residential 3 on Map B.6.3-1 – Chedmac - Land Use Plan. The following policies shall apply to each of these land use designations.</p>	<p>As per OPA 228 to the former City of Hamilton Official Plan (By-law 12-041) for lands located at 444 Sanatorium Road, Hamilton and as per OMB Decision Date June 22, 2012 (OMB Case No. PL100691).</p>

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<p>B.6.3.2.3</p> <p>Chedmac Secondary Plan</p>	<p>Add new policy as B.6.3.2.3 a) and renumber subsequent policies accordingly.</p>	<p>B.6.3.2.3 a) Notwithstanding Policies E.3.4.3 and E.3.4.4 of Volume 1, land designated Low Density Residential 1 shall consist of only single detached units at a maximum density of 20 units per hectare.</p>	<p>As per OPA 228 to the former City of Hamilton Official Plan (By-law 12-041) for lands located at 444 Sanatorium Road, Hamilton. Note that OPA 228 also included a redesignation of a portion of the lands from “Institutional” to “Low Density Residential 3f” as well as the addition of a site specific policy, however these amendments are no longer required as a more recent OPA has amended the lands (UHOPA 56 for lands located at 1 Redfern Avenue, Hamilton)</p>
<p>B.6.3.2.3 b) (existing policy prior to renumbering)</p> <p>Chedmac Secondary Plan</p>	<p>B.6.3.2.3 Low Density Residential Designations b) Notwithstanding Policy B.6.3.2.3 a) b), for the lands designated Low Density Residential 1a abutting existing residential development at the northern limit of Chedmac Planning Area the following policies apply:</p>	<p>B.6.3.2.3 Low Density Residential Designations b) Notwithstanding Policy B.6.3.2.3 b), for the lands designated Low Density Residential 1a abutting existing residential development at the northern limit of Chedmac Planning Area the following policies apply:</p>	<p>Required due to addition of new policy B.6.3.2.3 a) and subsequent renumbering of policies in section (as per OPA 228 to the former City of Hamilton Official Plan (By-law 12-041) for lands located at 444 Sanatorium Road, Hamilton) .</p>

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Section B.6.3.2 Chedmac Secondary Plan	Add new policy to Section B.6.3.2 – Residential Designations	B.6.3.2.4 Medium Density Residential 3 Designations The following policies shall apply to the lands designated Medium Density Residential 3 on Map B.6.3-1 – Chedmac - Land Use Plan: a) In addition to Policies E.3.5.2 of Volume 1, lands designated Medium Density Residential 3 shall consist of block townhouses, stacked townhouses and multiple dwellings. b) Notwithstanding Policy E.3.5.7 of Volume 1, the <i>net residential density</i> shall be greater than 75 units per hectare and shall not exceed 100 units per hectare.	As per OMB Decision Date June 22, 2012.(OMB Case No. PL100691) This OMB decision identified a new Medium Density Residential 3 designation for the City of Hamilton Official Plan. The Medium Density Residential 3 designation needs to be added to the UHOP in a form that reflects the Chedmac Secondary Plan requirements for use and density.
B.6.3.3.1 Chedmac Secondary Plan	B.6.3.3.1 In addition to Sections B.3.5.3 – Parkland Policies and C.3.3 – Open Space Designations, the following policies shall apply to the lands designated Neighbourhood Park, Community Park, and General Open Space, and Natural Open Space on Map B.6.3 - 1 - Chedmac - Land Use Plan: a) Three Four components make up the parks and open space system of the Chedmac community: i) Neighbourhood Park; ii) Community Park; and , iii) General Open Space; ; and, iv) Natural Open Space.	B.6.3.3.1 In addition to Sections B.3.5.3 – Parkland Policies and C.3.3 – Open Space Designations, the following policies shall apply to the lands designated Neighbourhood Park, Community Park, General Open Space, and Natural Open Space on Map B.6.3 - 1 - Chedmac - Land Use Plan: a) Four components make up the parks and open space system of the Chedmac community: i) Neighbourhood Park; ii) Community Park; iii) General Open Space; and, iv) Natural Open Space.	As a result of OMB Decision Date June 22, 2012.(OMB Case No. PL100691), amendment to this policy is required to identify Natural Open Space as a new designation in the secondary plan.

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Chedmac Secondary Plan	Add new Area Specific Policy for Chedoke Browlands (Part of Lot 57, Concession 2 in the City of Hamilton)	Refer to Appendix "E1" of Report PED18148.	As per OMB Decision Date June 22, 2012.(OMB Case No. PL100691)
Volume 2, Chapter B, Section B.7 – Stoney Creek Secondary Plans			
B.7.1.1.1 Western Development Area Secondary Plan	B.7.1.1.1 The residential areas are designated Low Density Residential 2b, Low Density Residential 3c, and Medium Density 3, and High Density Residential 1 on Map B.7.1-1 – Western Development Area - Land Use Plan.	B.7.1.1.1 The residential areas are designated Low Density Residential 2b, Low Density Residential 3c, Medium Density 3, and High Density Residential 1 on Map B.7.1-1 – Western Development Area - Land Use Plan.	As per OPA 162 to the Stoney Creek Official Plan (By-law 10-277) for lands located at 315 & 319 Highway No. 8, Stoney Creek
Section B.7.1.1 – Residential Designations Western Development Area Secondary Plan	Add new policy as B.7.1.1.5	B.7.1.1.5 High Density Designation Section E.3.6 - High Density Residential of Volume 1 shall apply to the lands designated High Density on Map B.7.1-1 – Western Development Area Secondary Plan - Land Use Plan.	As per OPA 162 to the Stoney Creek Official Plan (By-law 10-277) for lands located at 315 & 319 Highway No. 8, Stoney Creek

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B.7.2.8 - Site Specific Policies Old Town Secondary Plan	Add Site Specific Policy to 120 and 124 King Street West	Site Specific Policy – Area X B.7.2.8.X Lands Located at 120 and 124 King Street West, with an area of 0.791 hectares, designated “Medium Density Residential 3” and identified as Site Specific Policy – Area “D” on Map B.7.2-1 – Old Town Secondary Plan – Land Use Plan, shall be developed according to the following: a) Notwithstanding Policy 7.2.2.3 a), the development of a 6-storey, multiple dwelling containing a maximum of 80 units, and 10 commercial and residential live-work townhouse units, shall be permitted to a maximum net residential density of 114 units per net residential hectare for the entirety of the subject lands. “	As per OPA 171 to the Stoney Creek Official Plan (By-law 12-175) for lands located at 120 and 124 King Street West

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<p>B.7.2.8 – Area and Site Specific Policies</p> <p>Old Town Secondary Plan</p>	<p>Add a new site specific policy.</p>	<p>Site Specific Policy – Area Y</p> <p>B.7.2.8.Y Lands located at 135 and 137 King Street East, and 42 Passmore Street, designated Institutional and identified as Site Specific Policy – Area Y on Map B.7.2-1 – Old Town Secondary Plan – Land Use Plan shall be developed according to the following:</p> <p>a) Notwithstanding Policy E.6.2.2 of Volume 1 and Policy B.7.2.6 of Volume 2, a retirement home shall be permitted. A commercial component consisting of a restaurant and office space only in conjunction with a use permitted under this designation shall also be permitted.</p>	<p>As per OPA 171 to the Stoney Creek Official Plan (By-law 12-168) for lands located on the north side of King Street East, east side of Dawson Avenue, and south side of Passmore Street, known municipally as 135 and 137 Kind Street East and 42 Passmore Street, Stoney Creek</p>

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Volume 3, Chapter C, Section B.2 – Urban Site Specific Policies			
Glanbrook Site Specific Policies - Commercial	Add Site Specific Policy UGC-X	<p>UGC-X Lands located at 5365 Twenty Road East, located on the south side of Twenty Road E, east of the Dartnall Road Extension, in the former Township of Glanbrook</p> <p>1.0 In addition to the uses permitted in Section E.4.2 - Commercial and Mixed Use Designations – General Policies and Policy E.4.8.2 of Volume 1, lands designated Arterial Commercial, located at 5365 Twenty Road East, the following policies shall apply:</p> <p>a) Limited manufacturing may be permitted in accordance with the Zoning By-law;</p> <p>b) Noxious uses, such as but not limited to slaughtering, eviscerating, rendering or cleaning of meat, poultry or fish, primary production of chemicals, vulcanizing of rubber, shall be prohibited, in accordance with the Zoning By-law; and,</p> <p>c) Salvage yards and other uses which are unsightly or otherwise incompatible with the design policies and image for business parks shall be prohibited, in accordance with the Zoning By-law.</p>	As per OPA 84 to the former Township of Glanbrook Official Plan (By-law 11-279) for lands located at 5365 Twenty Road East, Glanbrook

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Hamilton Site Specific Policies - Neighbourhoods	Add Site Specific Policy UHN-X to Volume 3	<p>UHN-X Lands located at 360 Beach Road, former City of Hamilton</p> <p>1.0 In addition to the local commercial uses permitted in Policy E.3.8.2 – Local Commercial – Neighbourhoods Designation of Volume 1, a medical clinic shall also be permitted only within the existing building located at 360 Beach Road.</p> <p>2.0 The uses permitted in Policy UHN-X shall only be permitted within the former school building located at 360 Beach Road.</p> <p>3.0 Policies E.3.8.2b), E.3.8.8a), and E.3.8.9a) of Volume 1 shall not apply to the local commercial uses located at 360 Beach Road.</p>	As per OPA 231 to the former City of Hamilton Official Plan (By-law 12-080) for lands located at 360 Beach Road, Hamilton