

Proposed Text Amendments - UHOP Volume 1

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
Volume 1, Chapter B - Communities			
B.3.2.2 Housing Targets	<p>B.3.2.2 Housing Targets</p> <p>The housing targets in Tables B.3.2.1 – Housing Targets – Ownership and B.3.2.2 – Housing Targets - Rental are based on future population growth forecasts to the year 2031 and future housing need. Targets for <i>affordable</i> rental housing are divided into housing <i>affordable for low and moderate income households</i>. Meeting the housing targets for housing <i>affordable for low and moderate income households</i> will require sustainable and predictable funding from senior levels of government.</p>	<p>B.3.2.2 Housing Targets</p> <p>The housing targets in Tables B.3.2.1 – Housing Targets – Ownership and B.3.2.2 – Housing Targets - Rental are based on future population growth forecasts to the year 2031 and future housing need. Targets for <i>affordable</i> rental housing are divided into housing <i>affordable for low and moderate income households</i>. Meeting the housing targets for housing <i>affordable for low and moderate income households</i> will require sustainable and predictable funding from senior levels of government.</p>	To correctly refer to the Housing Targets tables in the section.
B.3.2.2.1	<p>B.3.2.2.1 In addition to projected housing needs based on population forecasts in Table B.3.2.1 – Housing Targets – Ownership, the City has a substantial existing shortage of <i>affordable</i> rental housing. In particular, 12,650 renter households (1 in 5) are currently paying more than 50% of their income on rent (2006 Census) and are at risk of homelessness. This need shall be addressed through a target of 1,265 new annual rent supplements/housing allowances, over a period of ten years (2006 to 2016), in addition to the targets for future new rental housing shown in Table B.3.2.12 – Housing Targets – Rental. This need will require sustainable and predictable funding from senior levels of government to be met.</p>	<p>B.3.2.2.1 In addition to projected housing needs based on population forecasts in Table B.3.2.1 – Housing Targets – Ownership, the City has a substantial existing shortage of <i>affordable</i> rental housing. In particular, 12,650 renter households (1 in 5) are currently paying more than 50% of their income on rent (2006 Census) and are at risk of homelessness. This need shall be addressed through a target of 1,265 new annual rent supplements/housing allowances, over a period of ten years (2006 to 2016), in addition to the targets for future new rental housing shown in Table B.3.2.2 – Housing Targets – Rental. This need will require sustainable and predictable funding from senior levels of government to be met.</p>	To clarify table reference.

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Volume 1, Chapter C – City Wide Systems and Designations			
C.2.5.1	<p>C.2.5.1 Permitted uses within <i>Core Areas</i> as identified on Schedule B – Natural Heritage System are established through the designations and policies of Chapter E – Urban Systems and Designations and Volume 3 of this Plan. Boundaries of <i>Core Areas</i> and associated vegetation protection zones may be further refined by the completion of an Environmental Impact Statement. Generally, permitted uses in <i>Core Areas</i> shall include:</p> <p>a) to f) in Rural Hamilton Official Plan; g) forest, fish and wildlife management; h) conservation, and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered; i) <i>existing</i> uses, in accordance with Section F.1.12 - Existing, Non- Complying and Non- Conforming Uses, and according to the requirements in Section C.2.6 – Environmental Impact Statements; j) <i>passive recreation uses</i> and <i>small scale</i> structures for recreation uses (such as boardwalks, footbridges, fences, docks, and picnic facilities) where permitted by Conservation Authority policies; however, the <i>negative impacts</i> on these features should be minimized; k) in Rural Hamilton Official Plan; and l) k) infrastructure projects, in accordance with Section C.5.0 - Infrastructure.</p>	<p>C.2.5.1 Permitted uses within <i>Core Areas</i> as identified on Schedule B – Natural Heritage System are established through the designations and policies of Chapter E – Urban Systems and Designations and Volume 3 of this Plan. Boundaries of <i>Core Areas</i> and associated vegetation protection zones may be further refined by the completion of an Environmental Impact Statement. Generally, permitted uses in <i>Core Areas</i> shall include:</p> <p>a) to f) in Rural Hamilton Official Plan; g) forest, fish and wildlife management; h) conservation, and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered; i) <i>existing</i> uses, in accordance with Section F.1.12 - Existing, Non- Complying and Non- Conforming Uses, and according to the requirements in Section C.2.6 – Environmental Impact Statements; j) passive recreation uses and <i>small scale</i> structures for recreation uses (such as boardwalks, footbridges, fences, docks, and picnic facilities) where permitted by Conservation Authority policies; however, the <i>negative impacts</i> on these features should be minimized; k) infrastructure projects, in accordance with Section C.5.0 - Infrastructure.</p>	<p>To clarify that clauses a) to f) are found in the RHOP, not just clause f). To delete reference to clause k), which is not in the RHOP. To subsequently renumber.</p> <p>Small scale structure is not defined in the Glossary, therefore it should not be italicized.</p>

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Volume 1, Chapter E – Urban Systems and Designations			
E.3.6.6	E.3.6.6.c) Notwithstanding the maximum density requirement in Policy E.3.6.6 b), for smaller sites fronting on arterial roads, an increase in density may be considered, without an amendment to this Plan, provided the policies of this Plan are met.	E.3.6.6.c) Notwithstanding the maximum density requirement in Policy E.3.6.6 b), for smaller sites fronting on arterial roads, an increase in density may be considered, without an amendment to this Plan, provided the policies of this Plan are met.	To clarify policy intent.
E.3.6.7a)	E.3.6.7a) Development should have direct access to a collector or major or minor arterial road. If direct access to such a road is not possible, the development may be permitted direct access to a collector or major or minor arterial roads via from a local road upon which but only a small number of low density residential category dwellings are fronting on the local road.	E.3.6.7a) Development should have direct access to a collector or major or minor arterial road. If direct access to such a road is not possible, the development may be permitted indirect access to a collector or major or minor arterial roads via a local road upon which only a small number of low density residential dwellings are fronting on the local road.	To clarify policy intent.
Section 5.5. – Employment Area – Airport Employment Growth District Designation Policy E.5.4.4 (second policy)	E.5.4.4 5.4 <i>Ancillary</i> uses shall only be permitted at strategic locations and may contain a gross floor area restriction, as identified in the Airport Employment Growth District Secondary Plan.	E.5.4 <i>Ancillary</i> uses shall only be permitted at strategic locations and may contain a gross floor area restriction, as identified in the Airport Employment Growth District Secondary Plan.	Numbering error.
E.5.6.1	E.5.6.1 The following uses shall be permitted on lands owned by the Hamilton Port Authority, specifically Piers 10 to 15 inclusive, Piers 22 to 27 inclusive, and the canal reserve lands south of the Burlington Ship Canal, excluding Windermere Basin Special Policy Area, identified on Volume 3, Map 2a as “UHOS-1”, and designated “Employment Area – Shipping and Navigation” on Schedule E-1 – Urban Land Use Designations:	E.5.6.1 The following uses shall be permitted on lands owned by the Hamilton Port Authority, specifically Piers 10 to 15 inclusive, Piers 22 to 27 inclusive, and the canal reserve lands south of the Burlington Ship Canal, excluding Windermere Basin Special Policy Area, identified on Volume 3, Map 2a as “UHOS-1”, and designated “Employment Area – Shipping and Navigation” on Schedule E-1 – Urban Land Use Designations:	To cross reference the site specific policy that this policy addresses.

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Volume 1, Chapter F - Implementation			
New policies to be added – F.1.5.5 to F.1.5.7.	Add new policies to Section F.1.5 – Zoning By-law.	<p>F.1.5.5 There are instances where intended zoning for certain lands in the urban area has not yet been determined, and lands remain zoned for agricultural purposes or have been zoned as a future development zone. These lands may be rezoned to a Future Development zone to allow for the following matters to be addressed:</p> <ul style="list-style-type: none"> a) to implement the provisions of the Urban Hamilton Official Plan, including, but not limited to policies relating to natural heritage and environmental considerations, cultural heritage, built form, urban design, and principle of use; b) to ensure adequate transportation and municipal servicing to support the land use; and, c) to establish phasing to ensure orderly <i>development</i> and/or <i>redevelopment</i> of the lands. <p>F.1.5.6 Until such time as the lands within the Future Development zone are rezoned, the Zoning By-law may permit interim land uses which may include an existing use or other use(s) that is permitted by the Zoning By-law and does not jeopardize the land for future development.</p> <p>F.1.5.7 Council may pass a By-law to rezone all or parts of the lands within the Future Development zone only when the City is satisfied that conditions of Policy F.1.5.5 are met.</p>	To enable to creation of a new zone that ensures orderly development of lands currently zoned for agriculture.
Volume 1, Chapter G - Glossary			
N/A	Add definition of Small Scale to Chapter G - Glossary.	Small Scale: used to describe a permitted or accessory use, shall mean those uses that are characterized by a size and intensity of activity that is clearly secondary to and does not negatively impact the predominant use of the lands or surrounding lands, and which meet the maximum floor area, site coverage and other provisions of the Zoning By-law specific to that use.	Not currently defined in UHOP but defined in RHOP.