Authority: Item 11, Planning Committee
Report: 18-011 (PED18148)
CM: July 13, 2018
Ward: City Wide

Bill No. 218

CITY OF HAMILTON

BY-LAW NO. 18-

To Adopt:

Official Plan Amendment No. 109 to the Urban Hamilton Official Plan

Respecting:

Updates and Modifications to the Urban Hamilton Official Plan (City Wide)

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 109 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 17th day of August, 2018.

F. Eisenberger Mayor	J. Pilon Acting City Clerk

Schedule "1"

Urban Hamilton Official Plan Amendment No. 109

The text, Schedule, Appendix, and Map amendments contained within the following appendices:

Volume 1

Appendix "A"	Chapter B – Communities
Appendix "B"	Chapter C – City Wide Systems and Designations
Appendix "C"	Schedule C-2 – Future Road Widenings
Appendix "D"	Chapter E – Urban Systems and Designations
Appendix "E"	Chapter F – Implementation
Appendix "F"	Chapter G – Glossary
Appendix "G"	Schedule B – Natural Heritage System
Appendix "H"	Schedule B-2 – Detailed Natural Heritage Features – Key Natural Heritage Features – Significant Woodlands
Appendix "I"	Schedule B-4 – Detailed Natural Heritage Features – Key Natural Heritage Feature and Key Hydrologic Feature Wetlands
Appendix "J"	Schedule B-8 – Detailed Natural Heritage Features Key Hydrologic Feature Streams
Appendix "K"	Schedule E-1 – Urban Land Use Designations

Volume 2

Appendix "L"	Chapter B – Secondary Plans (excluding Chedmac Secondary Plan Chedoke Browlands Addition – see Appendix "M")
Appendix "M"	Section B.6.3 – Chedmac Secondary Plan (Chedoke Browlands Addition only)
Appendix "N"	Map B.2.5-1 – Meadowlands Neighbourhood III Secondary Plan – Land Use Plan
Appendix "O"	Map B.2.7-1 – Meadowlands Neighbourhood IV Secondary Plan – Land Use Plan
Appendix "P"	Map B.4.2-1 – Waterdown North Secondary Plan – Land Use Plan
Appendix "Q"	Map B.4.2-2 – Waterdown North Secondary Plan – Road Classification Plan
Appendix "R"	Appendix A – Waterdown North Secondary Plan – Community Structure Plan
Appendix "S"	Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan
Appendix "T"	Map B.5.1-2 – Binbrook Village Secondary Plan – Open Space Linkages
Appendix "U"	Map B.5.2-1 – Rymal Road Secondary Plan – Land Use Plan

Appendix "V"	Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan
Appendix "W"	Map B.6.3-1 – Chedmac Secondary Plan – Land Use Plan
Appendix "X"	Map B.6.3-2 – Chedmac Secondary Plan – Cultural Heritage Plan
Appendix "Y"	Map B.7.1-1 – Western Development Area Secondary Plan
Appendix "Z"	Map B.7.2-1 – Old Town Secondary Plan
Appendix "AA"	Map B.7.3-1 – Urban Lakeshore Area Secondary Plan
Appendix "BB"	Map B.7.5-1 – Nash Neighbourhood Secondary Plan – Land Use Plan
Appendix "CC"	Map B.7.6-1 – West Mountain (Heritage Green) Secondary Plan – Land Use Plan
Appendix "DD"	Map B.7.7-1 – Trinity West Secondary Plan – Land Use Plan
Appendix "EE"	Map B.7.7.2 – Trinity West Secondary Plan – Natural Heritage System
Appendix "FF"	Appendix A – Secondary Plans Index Map

Volume 3

Appendix "GG"	Chapter C – Urban Site Specific Policies
Appendix "HH"	Map 2 – Urban Site Specific Key Map
Appendix "II"	Map 2a – Urban Site Specific Key Map (Lower City)

attached hereto, constitutes Official Plan Amendment No. 109 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to:

- Incorporate several City Council approved Urban Hamilton Official Plan Amendments that were held in abeyance during the period when the Urban Hamilton Official Plan was approved by the Ministry of Municipal Affairs and Housing but under appeal to the Ontario Municipal Board (March 11, 2011 to August 13, 2016);

- Incorporate one Ontario Municipal Board Decision respecting an Official Plan Amendment to the former City of Hamilton Official Plan that occurred during the period when the Urban Hamilton Official Plan was approved by the Ministry of Municipal Affairs and Housing but under appeal to the Ontario Municipal Board (Decision Date June 22, 2012; Case No. PL100691);

- Add new policies and one definition and remove duplicate and/or

redundant wording; and,

- Correct policy and mapping errors.

2.0 Location:

The lands affected by this Amendment are located within the Urban Area of the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed amendments reflect existing land uses and approvals and will more accurately guide future development;

- The proposed amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Text

4.1.1 Chapter B – Communities

a. That the following policies of Volume 1: Chapter B – Communities be amended, as outlined in Appendix "A":
   - B.3.2.2
   - B.3.2.2.1

4.1.2 Chapter C – City Wide Systems and Designations

a. That the following policies, as well as general terminology of Volume 1: Chapter C – City Wide Systems and Designations be amended, as outlined in Appendix "B":
   - C.2.5.1
   - C.4.5.2 f)
   - C.4.5.6
   - C.4.5.6.3
   - C.4.5.6.5

- C.4.5.6.7

4.1.3 Chapter C, Schedule C-2 – Future Road Widenings

a. That Volume 1: Schedule C-2 – Future Road Widenings be amended, as outlined in Appendix "C".

4.1.4 Chapter E – Urban Systems and Designations

a. That the following policies of Volume 1: Chapter E – Urban Systems and Designations be amended, as outlined in Appendix "D":

- E.3.6.6.c)
- E.3.6.7a)
- E.5.2.4
- E.5.3.2
- E.5.3.2.1
- E.5.4.3
- E.5.4.4
- E.5.4.4 (second occurrence)
- E.5.6.1

4.1.5 Chapter F – Implementation

a. That Volume 1: Chapter F – Implementation, Section F.1.5 be amended, as outlined in Appendix "E".

4.1.6 Chapter G – Glossary

a. That Volume 1: Chapter G – Glossary be amended by adding one definition, as outlined in Appendix "F".

Schedules and Appendices

4.1.6 Schedules

a. That Volume 1: Schedule B – Natural Heritage System be amended, as shown on Appendix "G".

b. That Volume 1: Schedule B-2 – Detailed Natural Heritage Features – Key Natural Heritage Feature – Significant Woodlands, as shown on Appendix "H".

c. That Volume 1: Schedule B-4 – Detailed Natural Heritage Features – Key Natural Heritage Feature and Key Hydrologic Feature – Wetlands, as shown on Appendix "I".

d. That Volume 1: Schedule B-8 – Detailed Natural Heritage Features – Key Hydrologic Feature – Streams, as shown on Appendix "J".

c. That Volume 1: Schedule E-1 – Urban Land Use Designations be amended, as shown on Appendix "K".

4.2 Volume 2 – Secondary Plans and Rural Settlement Areas

Text

4.2.1 Chapter B – Secondary Plans

a. That Volume 2: Chapter B – Secondary Plans be amended to revise, add or delete policies, as outlined in Appendix "L":

- B.2.2.1.5
- B.2.3.2.1
- B.2.4.4.2
- B.2.5.1.1
- B.2.5.1.2 d) (new policy)
- B.2.7.6.4
- B.2.8.8.4
- B.2.8.16
- B.4.1.1
- B.4.2.14.4
- B.4.3.3.7
- B.5.1.4.2
- B.5.1.4.4
- B.5.1.4.5 d) (new policy)
- B.5.1.13.7
- B.5.1.13.12
- B.5.2.14.2 (deleted)
- B.6.2.17
- B.6.2.17.1 (deleted)
- B.6.2.17.5
- B.6.2.17.7
- B.6.3.2.1
- B.6.3.2.3 a) (new policy)
- B.6.3.2.3 b)
- B.6.3.2.4 (new policy)
- B.6.3.7.1
- B.6.4.4.4
- B.7.1.1.1
- B.7.1.1.5 (new policy)
- B.7.2.2.4
- B.7.2.8.4
- B.7.2.8 (two new site specific policies)
- B.7.5.4.2 b)
- B.7.5.6.1
- B.7.5.6.2
- B.7.5.6.4
- B.7.5.5.2
- B.7.7.13 (add Section Heading and renumber subsequent policies)
- B.7.7.13.1
- B.7.7.14, B.7.7.15, B.7.7.16

b. That Volume 2: Chapter B – Secondary Plans, Section B.6.3 – Chedmac Secondary Plan be amended by adding policies to the Chedmac Secondary Plan respecting the Chedoke Browlands, as outlined in Appendix "M".

Maps and Appendices

4.2.2 Maps

a. That Volume 2: Map B.2.5-1 – Meadowlands Neighbourhood III Secondary Plan – Land Use Plan be amended, as shown in Appendix "N".

b. That Volume 2: Map B.2.7-1 – Meadowlands Neighbourhood IV Secondary Plan – Land Use Plan be amended, as shown on Appendix "O".

c. That Volume 2: Map B.4.2-1 – Waterdown North Secondary Plan – Land Use Plan be amended, as shown on Appendix "P".

d. That Volume 2: Map B.4.2-2 – Waterdown North Secondary Plan – Road Classification Plan be amended, as shown on Appendix "Q".

e. That Volume 2: Appendix A – Waterdown North Secondary Plan – Community Structure Plan be amended, as shown on Appendix "R".

f. That Volume 2: Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan be amended, as shown on Appendix "S".

g. That Volume 2: Map B.5.1-2 – Binbrook Village Secondary Plan – Open Space Linkages be amended, as shown on Appendix "T".

h. That Volume 2: Map B.5.2-1 – Rymal Road Secondary Plan – Land Use Plan be amended, as shown on Appendix "U".

i. That Volume 2: Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan be amended, as shown on Appendix "V".

j. That Volume 2: Map B.2.3-1 – Map B.6.3-1 – Chedmac Secondary Plan – Land Use Plan be amended, as shown on Appendix "W".

k. That Volume 2: Map B.6.3-1 – Chedmac Secondary Plan – Land Use Plan be amended, as shown on Appendix "X".

l. That Volume 2: Map B.7.1-1 – Western Development Area Secondary Plan – Land Use Plan be amended, as shown on Appendix "Y".

m. That Volume 2: Map B.7.2-1 – Old Town Secondary Plan – Land Use Plan be amended, as shown on Appendix "Z".

n. That Volume 2: Map B.7.3-1 – Urban Lakeshore Area Secondary Plan – Land Use Plan be amended, as shown on Appendix "AA".

o. That Volume 2: Map B.7.5-1 – Nash Neighbourhood Secondary Plan – Land Use Plan be amended, as shown on Appendix "BB".

p. That Volume 2: Map B.7.6-1 – West Mountain (Heritage Green) Secondary Plan – Land Use Plan be amended, as shown on Appendix "CC".

q. That Volume 2: Map B.7.7-1 – Trinity West Secondary Plan – Land Use Plan be amended, as shown on Appendix "DD".

q. That Volume 2: Map B.7.7-1 – Trinity West Secondary Plan – Natural Heritage System be amended, as shown on Appendix "EE".

4.2.3 Appendices

a. That Volume 2: Appendix A – Secondary Plans Index Map be amended, as shown on Appendix "FF".

4.3 Volume 3 – Special Policy Areas, Area Specific Policies, Site Specific Policies

Text

4.3.1 Chapter 3 – Urban Site Specific Policies

a. That the following policies of Volume 3: Chapter C – Urban Site Specific Policies be amended as outlined in in Appendix "GG":

- Preamble
- UAN-4
- UGC-3 (new policy area)
- UHN-26 (new policy area)
- USCN-7 (new policy area)

Schedules and Appendices

4.3.2 Maps

a. That Volume 3: Map 2 – Urban Site Specific Policy Key Map be amended, as shown on Appendix "HH".

b. That a new Map called "Map 2a – Urban Site Specific Policies Key Map – Lower City" be added to Volume 3, as shown in Appendix "II".

5.0 Implementation:

An implementing Zoning By-Law Amendment will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule "1" to By-law No. 18-218 passed on the 17th day of August, 2018.

The
City of Hamilton

F. Eisenberger MAYOR	J. Pilon ACTING CITY CLERK

Proposed Change	Proposed New / Revised Policy
~~Grey highlighted strikethrough text~~ = text to be deleted	**Bolded text** = text to be added
B.3.2.2 Housing Targets The housing targets in Table**s** 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 *affordable* rental housing are divided into housing *affordable* for *low and moderate income households*. Meeting the housing targets for housing *affordable* for *low and moderate income households* will require sustainable and predictable funding from senior levels of government.	B.3.2.2 Housing Targets 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 *affordable* rental housing are divided into housing *affordable* for *low and moderate income households*. Meeting the housing targets for housing *affordable* for *low and moderate income households* will require sustainable and predictable funding from senior levels of government.
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 *affordable* 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.~~1~~**2** – Housing Targets **– Rental**. This need will require sustainable and predictable funding from senior levels of government to be met.	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 *affordable* 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.

Appendix "B" – Volume 1, Chapter C – City Wide Systems and Designations

Proposed Change	**Proposed New / Revised Policy**
~~Grey highlighted strikethrough text~~ = text to be deleted	**Bolded text** = text to be added
C.2.5.1 Permitted uses within *Core Areas* 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 *Core Areas* and associated vegetation protection zones may be further refined by the completion of an Environmental Impact Statement. Generally, permitted uses in *Core Areas* shall include: **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) *existing* 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 *small scale* structures for recreation uses (such as boardwalks, footbridges, fences, docks, and picnic facilities) where permitted by Conservation Authority policies; however, the *negative impacts* 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.	C.2.5.1 Permitted uses within *Core Areas* 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 *Core Areas* and associated vegetation protection zones may be further refined by the completion of an Environmental Impact Statement. Generally, permitted uses in *Core Areas* shall include: 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) *existing* 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 *small scale* structures for recreation uses (such as boardwalks, footbridges, fences, docks, and picnic facilities) where permitted by Conservation Authority policies; however, the *negative impacts* on these features should be minimized; k) infrastructure projects, in accordance with Section C.5.0 - Infrastructure.
Replace the phrases "Road Widening" and "Road allowance" with the phrase "Right-of-Way Dedication" throughout the entire chapter.	Right-of-Way Dedication
Replace the phrase "Future Road Widenings" with the phrase "Future Right-of-Way Dedications" throughout the entire chapter.	Future Right-of-Way Dedications

Proposed Change	Proposed New / Revised Policy
~~Grey highlighted strikethrough text~~ = text to be deleted	**Bolded text** = text to be added
C.4.5.2 f) v) Sidewalks should be provided on ~~one or~~ both sides of the street~~, but cycling facilities shall not be required~~.	C.4.5.2 f) v) Sidewalks should be provided on both sides of the street.
Road Widening C.4.5.6 The City shall reserve or obtain ~~road widenings for rights-of-way~~ **right-of-way dedications** as described in Schedule C-2 – Future ~~Road Widenings~~ **Right-of-Way Dedications**. Where a ~~road~~ right-of-way is not described in Schedule C-2 – Future ~~Road Widenings~~ **Right-of-Way Dedications**, the City shall reserve or obtain ~~road widenings~~ **dedications** for right~~s~~-of-way**s** as described in Section C.4.5.2. The aforesaid ~~road widenings~~ **dedications** shall be reserved or obtained through subdivision approval, condominium approval, land severance consent, site plan approval or by gift, bequeathment, purchase or through expropriation where necessary and feasible.	Road Widening C.4.5.6 The City shall reserve or obtain right-of-way dedications as described in Schedule C-2 – Future Right-of-Way Dedications. Where a right-of-way is not described in Schedule C-2 – Future Right-of-Way Dedications, the City shall reserve or obtain dedications for right-of-ways as described in Section C.4.5.2. The aforesaid dedications shall be reserved or obtained through subdivision approval, condominium approval, land severance consent, site plan approval or by gift, bequeathment, purchase or through expropriation where necessary and feasible.
C.4.5.6.3 Where a proposed development is subject to site plan approval as detailed in Policy F.1.7 – Site Plan Control, the following provisions shall apply: b) Where feasible, the City shall acquire land through dedication, equally from both sides of the road unless otherwise specified. However, in the built up areas of the City, it may be necessary to acquire more than half of the total dedication from one side of the ~~road~~ **right-of-way**. Where the City requires more than one half of the widening from one side of the ~~road~~ **right-of-way**, the City shall require, from said side of the ~~road~~ **right-of-way**, dedication at no cost to the City of one half of the total proposed widening and shall acquire the remaining land required for the ~~road~~ **right-of-way** ~~widening~~ **dedication** through gift, bequeathment, purchase, expropriation or other methods.	C.4.5.6.3 Where a proposed development is subject to site plan approval as detailed in Policy F.1.7 – Site Plan Control, the following provisions shall apply: b) Where feasible, the City shall acquire land through dedication, equally from both sides of the road unless otherwise specified. However, in the built up areas of the City, it may be necessary to acquire more than half of the total dedication from one side of the right-of-way. Where the City requires more than one half of the widening from one side of the right-of-way, the City shall require, from said side of the right-of-way, dedication at no cost to the City of one half of the total proposed widening and shall acquire the remaining land required for the right-of-way dedication through gift, bequeathment, purchase, expropriation or other methods.

Proposed Change	Proposed New / Revised Policy
~~Grey highlighted strikethrough text~~ = text to be deleted	**Bolded text** = text to be added
C.4.5.6.5 …it is not feasible or desirable to widen an existing ~~road allowance~~ **right-of-way** to the maximum ~~road widening~~ **right-of-way width** or provide the full daylight triangle as set in Section C.4.5.2, Schedule C-2 – Future ~~Road Widenings~~ **Right-of-Way Dedications,** or Section C.4.5.7, and that the City's objectives for sustainable infrastructure, complete streets and mobility can be achieved; or, b) An **alternative** ~~road~~ **right-of-way** width or daylighting triangle size has been deemed appropriate through a City initiated environmental assessment, streetscape master plan, area master plan, secondary planning study, or other transportation or planning study approved by Council, and provided it does not affect the safe and planned operation of the roadway. (OPA 49)	C.4.5.6.5 …it is not feasible or desirable to widen an existing right-of-way to the maximum right-of-way width or provide the full daylight triangle as set in Section C.4.5.2, Schedule C-2 – Future Right-of-Way Dedications, or Section C.4.5.7, and that the City's objectives for sustainable infrastructure, complete streets and mobility can be achieved; or, b) An alternative right-of-way width or daylighting triangle size has been deemed appropriate through a City initiated environmental assessment, streetscape master plan, area master plan, secondary planning study, or other transportation or planning study approved by Council, and provided it does not affect the safe and planned operation of the roadway. (OPA 49)
C.4.5.6.7 Notwithstanding Section C.4.5.6, the City shall interpret the required right-of-way widths detailed in Section C.4.5.2 and Schedule C-2 – Future ~~Road Widenings~~ **Right-of-Way Dedications**, where applicable to denote only the basic requirement for the section of the ~~road~~ **right-of-way.**	C.4.5.6.7 Notwithstanding Section C.4.5.6, the City shall interpret the required right-of-way widths detailed in Section C.4.5.2 and Schedule C-2 – Future Right-of-Way Dedications, where applicable to denote only the basic requirement for the section of the right-of-way.

Appendix "C" – Volume 1, Schedule C-2 – Future Road Widenings

Proposed Change	Proposed New / Revised Policy
~~Grey highlighted strikethrough text~~ = text to be deleted	**Bolded text** = text to be added
Amend title of Schedule in header and in main body.	Future Right-of-Way Dedications
Add one entry: **Barton Street East from Wellington Street to Ottawa Street – 26.213**	Barton Street from Wellington Street to Ottawa Street – 26.213
Add one entry: **Charlton Street from Queen Street to Dundurn Street – 20.117**	Charlton Street from Queen Street to Dundurn Street – 20.117
Modify one entry: Dartnall Road from Lincoln Alexander Parkway to ~~Hydro Corridor~~ **Rymal Road East**– 36.576	Dartnall Road from Lincoln Alexander Parkway to Rymal Road – 36.576
Modify one entry: Highway 8 from ~~King Street E~~ **Donn Ave** to East City Limits – 36.576.	Highway 8 from Donn Ave to East City Limits – 36.576.
Add new entry as follows: **John Street from St. Joseph's Drive to Augusta Street – 30.480**	John Street from St. Joseph's Drive to Augusta Street – 30.480
Add a new entry as follows: **Lawrence Road from Gage Avenue South to King Street East – 26.213**	Lawrence Road from Gage Avenue to King Street – 26.213
Modify one entry, as follows: Nash Road from End **(Kenora Ave)** to ~~Barton Street~~ **King Street East** – 26.213	Nash Road from End (Kenora Ave) to King Street East – 26.213
Modify one entry: Nebo Road from ~~Rymal Road~~ **Stone Church Road East** to Dartnall Road Extension - 30.480	Nebo Road from Stone Church Road to Dartnall Road Extension - 30.480
Add one entry: **Scenic Drive from Upper Paradise Road to Garth Street – 30.480**	Scenic Drive from Upper Paradise Road to Garth Street – 30.480
Modify one entry: Springbrook ~~Road~~ **Avenue** from Meadowlands Boulevard to Garner Road **East** - **20.117**	Springbrook Avenue from Meadowlands Boulevard to Garner Road - 20.117
Modify one entry: Twenty Road West **(south side only)** from Smith Road to Upper James Street – 37	Twenty Road West (south side only) from Smith Road to Upper James Street – 37

Proposed Change	Proposed New / Revised Policy
~~Grey highlighted strikethrough text~~ = text to be deleted	**Bolded text** = text to be added
Modify one entry: Winterberry Drive from Highland Road W. to ~~Old Mud Street~~ **Paramount Drive** – 26.213	Winterberry Drive from Highland Road W. to Paramount Drive – 26.213
Add one entry: **Winterberry Drive from Paramount Drive to Old Mud Street – 30.480**	Winterberry Drive from Paramount Drive to Old Mud Street – 30.480

Appendix "D" – Volume 1, Chapter E – Urban Systems and Designations

Proposed Change	Proposed New / Revised Policy
~~Grey highlighted strikethrough text~~ = text to be deleted	**Bolded text** = text to be added
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.
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 ~~abut~~ 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.
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, *building or contracting supply establishment*, tradesperson's shop, warehousing, *waste management facilities*, private power generation, office, and accessory uses. *Ancillary uses* 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, *building or contracting supply establishment*, tradesperson's shop, warehousing, *waste management facilities*, private power generation, office, and accessory uses. *Ancillary uses* 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.
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:

Proposed Change	Proposed New / Revised Policy
~~Grey highlighted strikethrough text~~ = text to be deleted	**Bolded text** = text to be added
Add new policy as Policy E.5.3.2.1.	E.5.3.2.1 In addition to Policy E.5.3.2 c), *ancillary* uses may be permitted within the Employment Area provided the following conditions are met: 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: i) permit a limited number of restaurants where a need for the use can be justified; and ii) restrict or limit the number of *ancillary* 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).
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:

Proposed Change	Proposed New / Revised Policy
~~Grey highlighted strikethrough text~~ = text to be deleted	**Bolded text** = text to be added
Delete Policy E.5.4.4 and replace it with a new Policy. ~~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.~~	E.5.4.4 In addition to Policy E.5.4.3 c), *ancillary* uses may be permitted within the Employment Area provided the following conditions are met: a) the uses shall be determined through the Zoning By-law in accordance with the policies of this Plan; b) Notwithstanding Policy E.5.4.4 a), the Zoning By-law may: i) permit a limited number of restaurants where a need for the use can be justified; ii) restrict or limit the number of *ancillary* 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.5.4.3 a).
E.5.~~4~~**5**.4 *Ancillary* 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.**5**.4 *Ancillary* 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.5.6.1 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:

Appendix "E" – Volume 1, Chapter F – Implementation

Proposed Change	Proposed New Policy
~~Grey highlighted strikethrough text~~ = text to be deleted	**Bolded text** = text to be added
Add new policies to Section F.1.5 – Zoning By-law.	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: 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 *development* and/or *redevelopment* of the lands. 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. F.1.5.7 Council may pass a By-law to rezone all or parts of the lands within the Future Development zone to permit development or redevelopment at such time as the City is satisfied that conditions of Policy F.1.5.5 are met.

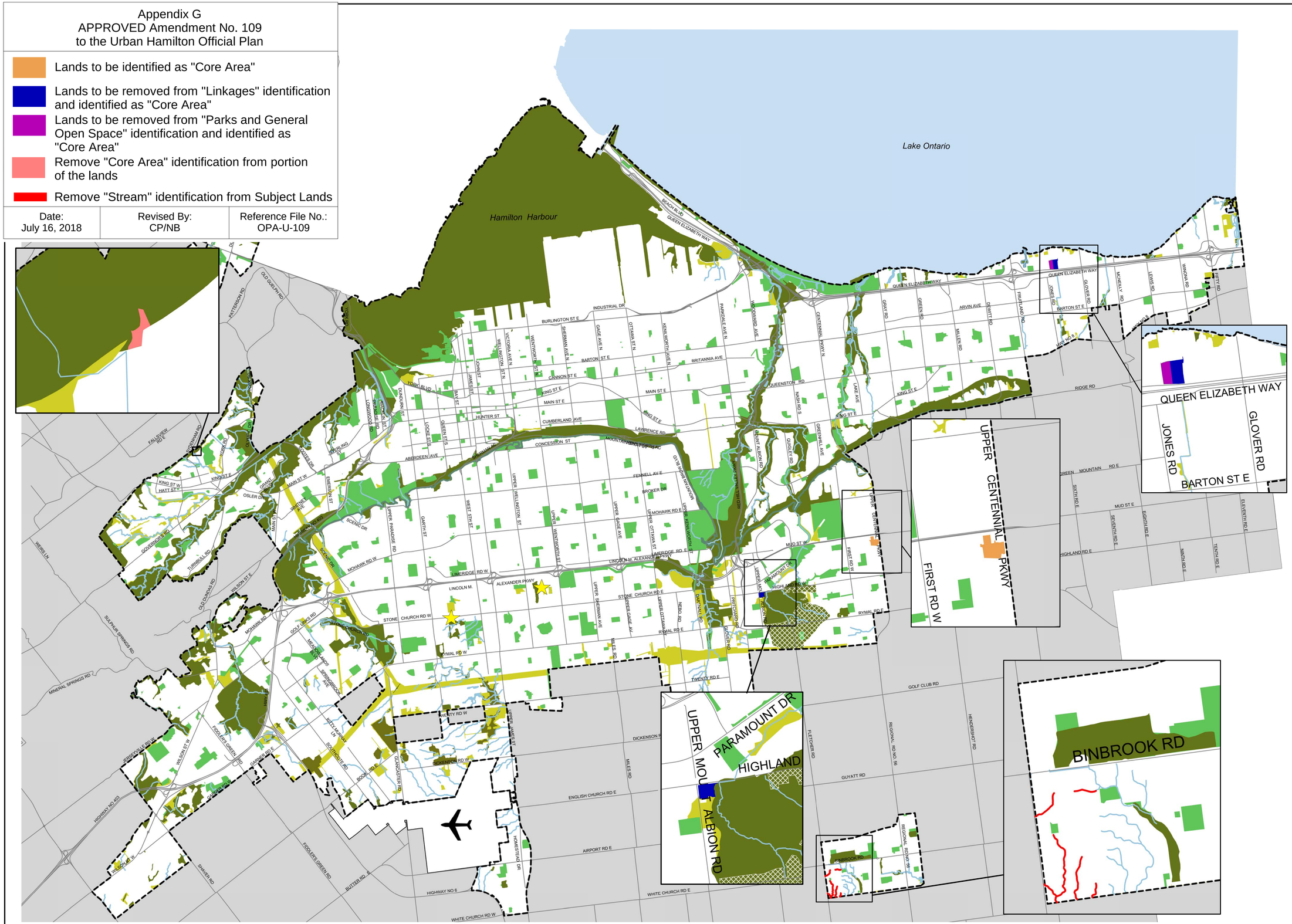
Appendix "F" – Volume 1, Chapter G – Glossary

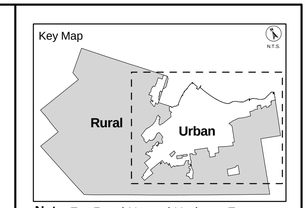
Proposed Change	Proposed New Policy
~~Grey highlighted strikethrough text~~ = text to be deleted	**Bolded text** = text to be added
Add definition of Small Scale to Chapter G - Glossary.	Small Scale: used to describe a permitted or accessory use, shall mean those uses that are characterized by a size 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.

Appendix G
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

- Lands to be identified as "Core Area"
- Lands to be removed from "Linkages" identification and identified as "Core Area"
- Lands to be removed from "Parks and General Open Space" identification and identified as "Core Area"
- Remove "Core Area" identification from portion of the lands
- Remove "Stream" identification from Subject Lands

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109





Note: For Rural Natural Heritage Features refer to Schedule B of the Rural Hamilton Official Plan.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.

★ Lands Under Appeal

- 305 Stone Church Road West
- 313 Stone Church Road East & lands bounded by Stone Church Road East, Upper Wellington Street, Lincoln M Alexander Parkway and Upper Wentworth Street

Legend

- Core Areas
- Area Specific Policy - USC-1 and USC-2 in Volume 3
- Linkages
- Parks & General Open Space (Excluding Parkettes)
- Streams

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Council Adoption: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan Schedule B
Natural Heritage System

Not To Scale

Hamilton

Date: April 13, 2018

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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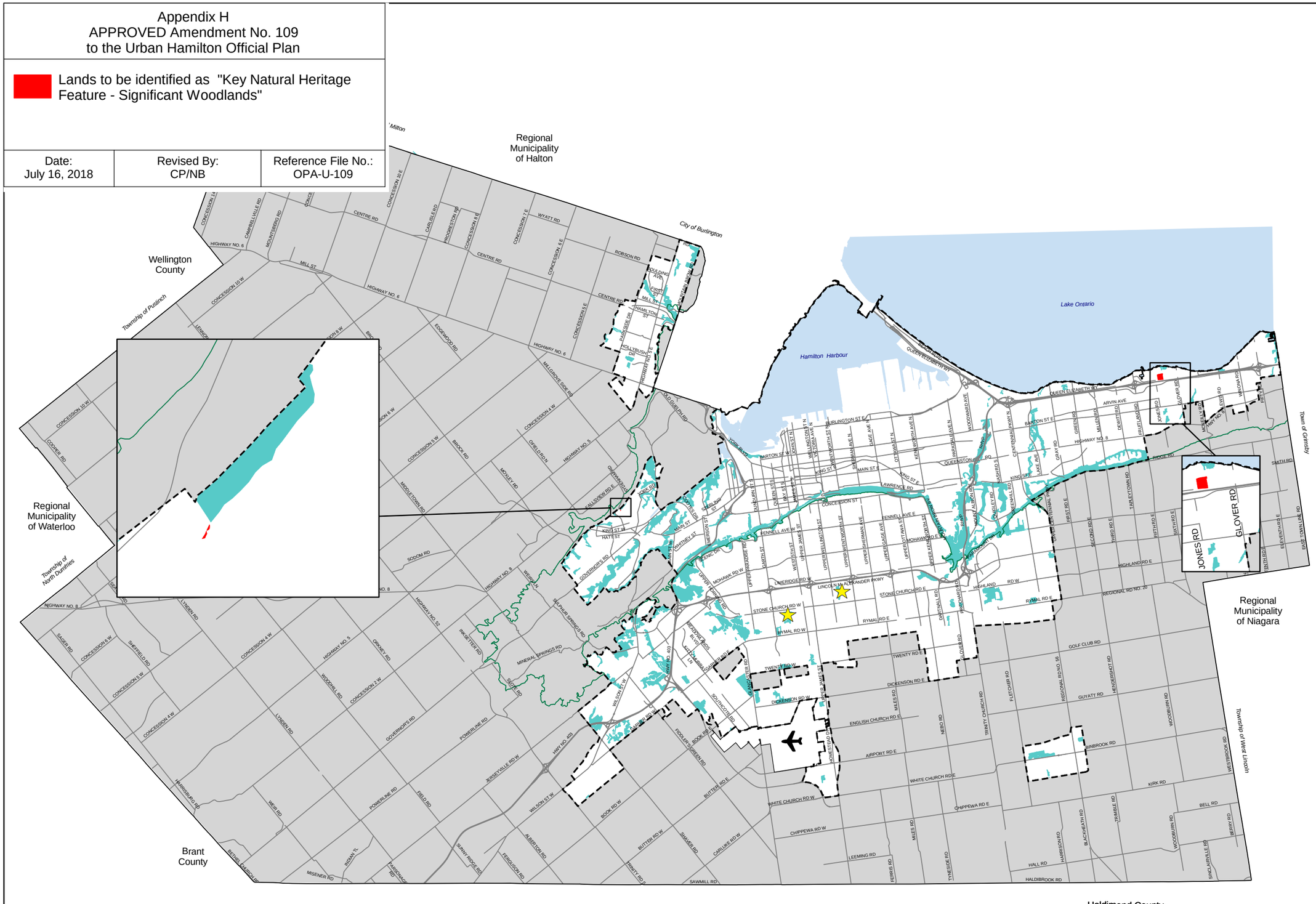
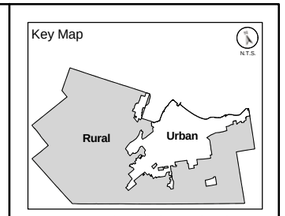
Appendix H
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

Lands to be identified as "Key Natural Heritage Feature - Significant Woodlands"

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109



Key Map



Note: For Rural Detailed Natural Heritage Features refer to Schedule B-2 of the Rural Hamilton Official Plan.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.

☆ Lands Under Appeal

- 305 Stone Church Road W
- 313 Stone Church Road E & lands bounded by Stone Church Road East, Upper Wellington Street, Lincoln M Alexander Parkway and Upper Wentworth Street

Legend

- Key Natural Heritage Feature Significant Woodlands

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Schedule B-2
Detailed Natural Heritage Features
Key Natural Heritage Feature
Significant Woodlands

Not To Scale

Date: Dec. 1, 2015

Hamilton

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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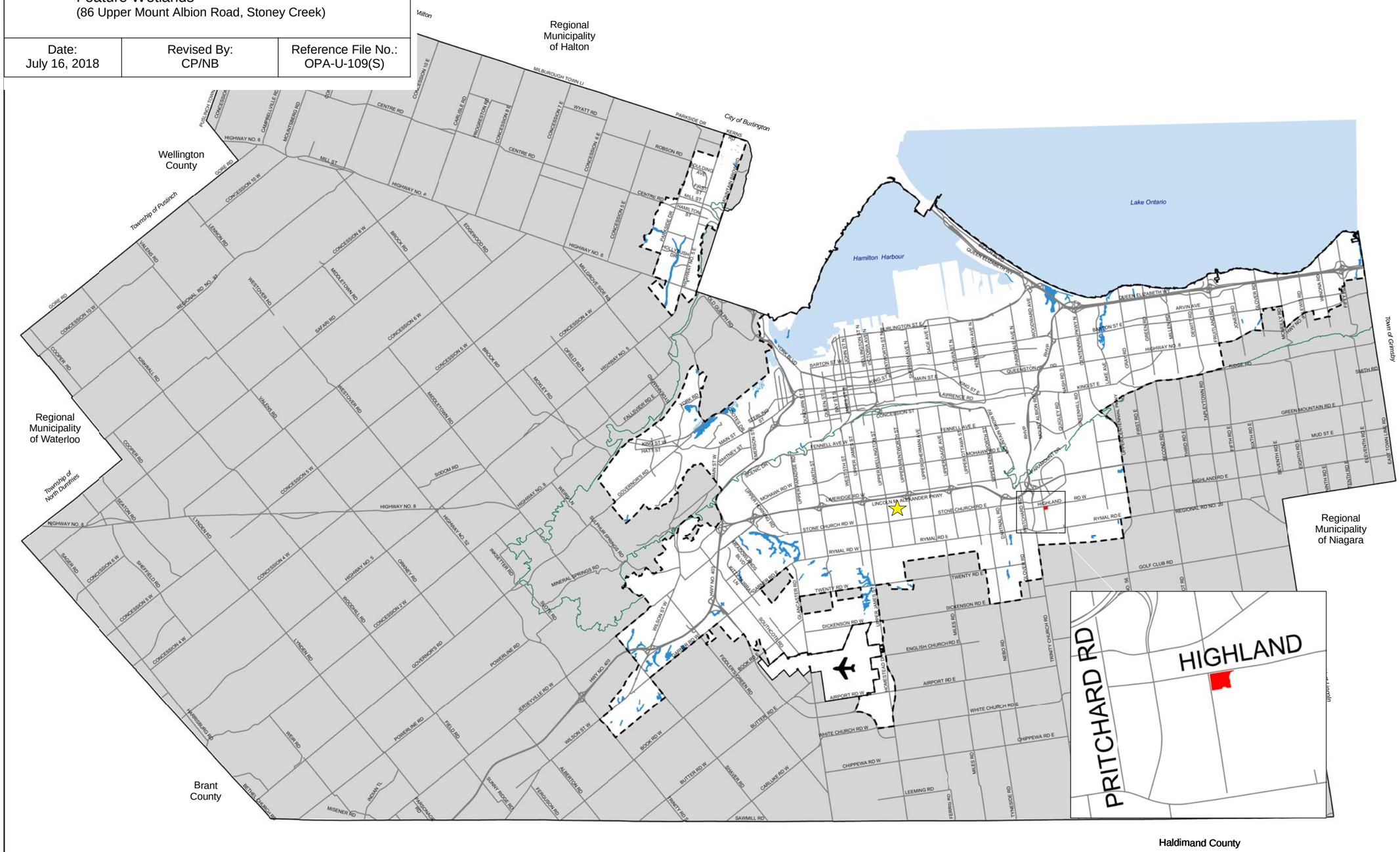
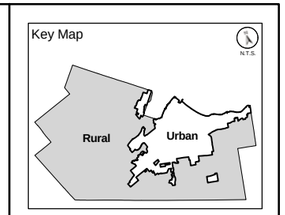
Appendix I
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

Identify the Subject Lands as a Key Natural Heritage Feature and Key Hydrolic Feature Wetlands
(86 Upper Mount Albion Road, Stoney Creek)

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109(S)



Key Map



Note: For Rural Detailed Natural Heritage Features refer to Schedule B-4 of the Rural Hamilton Official Plan.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.

Lands Under Appeal

- 305 Stone Church Road W

Legend

- Key Natural Heritage and Key Hydrologic Feature Wetlands

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Schedule B-4
Detailed Natural Heritage Features
Key Natural Heritage Feature and Key Hydrologic Feature Wetlands

Not To Scale

Date: Feb. 27, 2018

Hamilton

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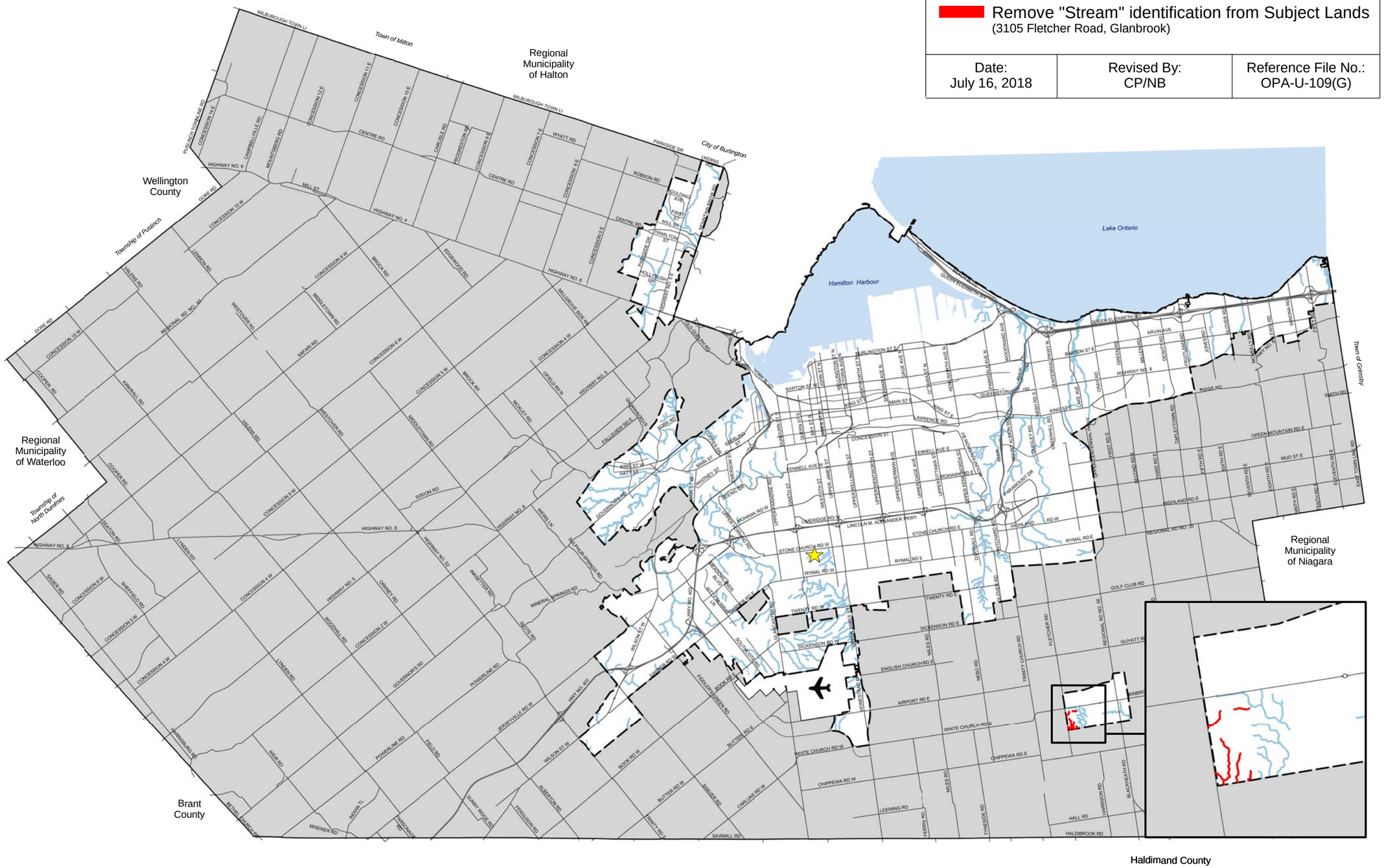
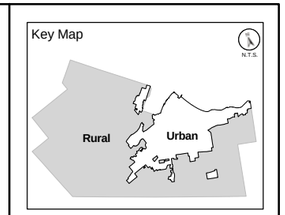
Appendix J
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

Remove "Stream" identification from Subject Lands
(3105 Fletcher Road, Glanbrook)

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109(G)





Note: For Rural Detailed Natural Heritage Features refer Schedule B-8 of the Rural Hamilton Official Plan.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.

Lands Under Appeal

- 305 Stone Church Road W

Legend

Key Hydrologic Feature Streams

Other Features

Rural Area

John C. Munro Hamilton International Airport

Niagara Escarpment

Urban Boundary

Municipal Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Schedule B-8
Detailed Natural Heritage Features
Key Hydrologic Feature Streams

Not To Scale

Date: Feb. 27, 2018

Hamilton

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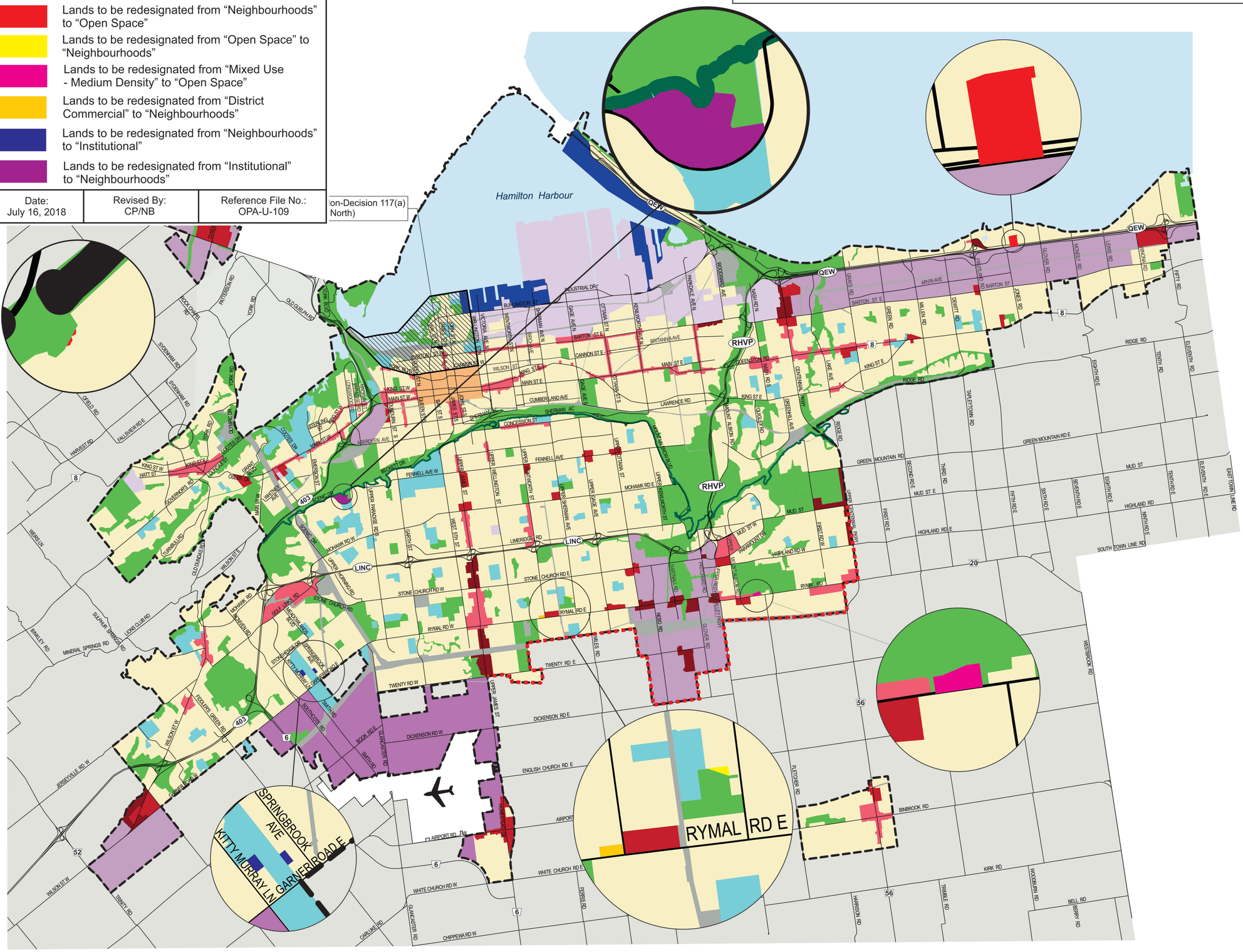
Appendix K
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

- Lands to be redesignated from "Neighbourhoods" to "Open Space"
- Lands to be redesignated from "Open Space" to "Neighbourhoods"
- Lands to be redesignated from "Mixed Use - Medium Density" to "Open Space"
- Lands to be redesignated from "District Commercial" to "Neighbourhoods"
- Lands to be redesignated from "Neighbourhoods" to "Institutional"
- Lands to be redesignated from "Institutional" to "Neighbourhoods"

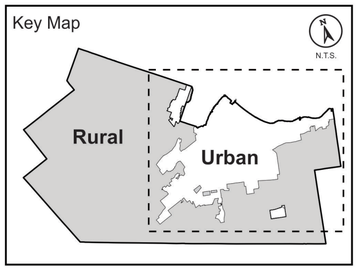
Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109

APPEALS

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal.



Key Map



Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.

- Neighbourhoods
- Open Space
- Institutional
- Utilitiy

Commercial and Mixed Use Designations

- Downtown Mixed Use Area
- Mixed Use - High Density
- Mixed Use - Medium Density
- District Commercial
- Arterial Commercial

Employment Area Designations

- Industrial Land
- Business Park
- Airport Employment Growth District
- Shipping & Navigation

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary
- Lands Subject to Non Decision 113 West Harbour Setting Sail

Council Adoption: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Schedule E-1
Urban Land Use Designations

Not To Scale

Date: June 27, 2018

Hamilton

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Appendix "L" – Volume 2, Chapter B – Secondary Plans (excluding Chedmac Secondary Plan Chedoke Browlands Addition – see Appendix "M")

Proposed Change	**Proposed New / Revised Policy**
~~Grey highlighted strikethrough text~~ = text to be deleted	**Bolded text** = text to be added
B.2.2.1.5 High Density Residential 1 Designation Notwithstanding ~~Section E.3.6 – High Density Residential~~ **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:	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:
B.2.3.2.1 **In addition to Section E.3.8 – Local Commercial Designation and** ~~N~~**n**otwithstanding ~~Section E.3.8 – Local Commercial~~ **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: …	B.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: …
B.2.4.4.2 Low Density Residential 2c Designation Notwithstanding ~~Policies~~ **Policy** E.3.4.4 of Volume 1, the following ~~policies~~ **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).	B.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).
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.
Add new policy to Section B.2.5 – Meadowlands Neighbourhood III Secondary Plan as Policy B.2.5.1.2 d) 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.

Proposed Change	Proposed New / Revised Policy
~~Grey highlighted strikethrough text~~ = text to be deleted	**Bolded text** = text to be added
Site Specific Policy – Area D B.2.7.6.4 A 24 unit, 3 storey apartment building shall be permitted at 8~~6~~**8**6 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.
B.2.8.8.4 Mixed Use - Medium Density Designation <u>Village Core Area</u> … h) Commercial facilities to be encouraged ~~with~~ **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.	B.2.8.8.4 Mixed Use - Medium Density Designation <u>Village Core Area</u> … 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.
B.2.8.16 **Area and** Site~~-~~Specific Policies ~~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:~~ ~~a) Site-Specific Policy Area A – 437 Wilson Street East;~~ ~~b) Site-Specific Policy Area B – Part of 449 Wilson Street East and part of 548 Old Dundas Road;~~ ~~c) Site-Specific Policy Area C – 143 and 153 Wilson Street West;~~ ~~d) Site-Specific Policy Area D – 129-139 Wilson Street West~~ ~~e) Site-Specific Policy Area E – 357 Wilson Street East;~~ ~~f) Site-Specific Policy Area F – 385 Wilson Street East;~~ ~~g) Site-Specific Policy Area G – 370 Wilson Street East; and,~~ ~~h) Site-Specific Policy Area H – 54 Wilson Street West.~~	B.2.8.16 Area and Site Specific Policies
B.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 ~~requirements~~ **needs** of residents of **the** City and provincial policy **requirements** ~~by providing a range of dwelling types~~.	B.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.

Proposed Change	Proposed New / Revised Policy
~~Grey highlighted strikethrough text~~ = text to be deleted	**Bolded text** = text to be added
Area Specific Policy – Area D (OPA 37) B.4.2.14.4 **In addition to Sections E.3.4 – Low Density Residential and E.3.5 – Medium Density Residential of Volume 1,** ~~T~~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 ~~Policy~~ **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.	Area Specific Policy – Area D (OPA 37) B.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.
B.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).	B.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).
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.
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.

Proposed Change	Proposed New / Revised Policy
~~Grey highlighted strikethrough text~~ = text to be deleted	**Bolded text** = text to be added
Add a new policy as B.5.1.4.5 d) and renumber subsequent policies.	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: 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: 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.
Site Specific Policy – Area G (OPA 51) B.5.1.13.7 ~~That notwithstanding Section E.4.3.4 (d) of Volume1– Pedestrian Predominant Streets, the~~ **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:	Site Specific Policy – Area G (OPA 51) B.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:

Proposed Change	Proposed New / Revised Policy
~~Grey highlighted strikethrough text~~ = text to be deleted	**Bolded text** = text to be added
Area Specific Policy – Area L (OPA 80) B.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 ~~without a further amendment to the Binbrook Village Land Use Plan~~.	Area Specific Policy – Area L (OPA 80) B.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.
Delete Policy B.5.2.14.2 Area Specific Policy – Area B in its entirety. ~~Area Specific Policy – Area B~~ ~~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.~~	
B.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.	B.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.

Proposed Change	Proposed New / Revised Policy
~~Grey highlighted strikethrough text~~ = text to be deleted	**Bolded text** = text to be added
Delete policy B.6.2.17.1 in its entirety and renumber subsequent policies accordingly. ~~B.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: a) Site Specific Policy – Area A – McMaster University; b) Site Specific Policy – Area B – Lands at the West End of Ward and Royal Avenues (Henkel site); and, c) Site Specific Policy – Area C – Lands located 20, 22, 28, 45, 58 and 60 Ewen Road, and 5 Ofield Road.~~	
B.6.2.17.5 Notwithstanding Policies ~~B.6.2.5.5 a) and b),~~ **E.4.6.7 and E.4.6.8 of Volume 1**, 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:	B.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:
B.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:	B.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:
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.	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.
Add new policy as B.6.3.2.3 a) and renumber subsequent policies accordingly.	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.
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:	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:

Proposed Change	Proposed New / Revised Policy
~~Grey highlighted strikethrough text~~ = text to be deleted **Bolded text** = text to be added	
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 *net residential density* shall be greater than 75 units per hectare and shall not exceed 100 units per hectare.
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.
Site Specific Policy - Area A (OPA 56) B.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: …	Site Specific Policy - Area A (OPA 56) B.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: …
B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and ~~E.4.8 – Arterial Commercial Areas~~ **E.4.7 – District Commercial Designation** of Volume 1, the following policies shall apply to development of lands within the ~~Arterial~~ **District** Commercial designation on Map B.6.4-1 - West Hamilton Innovation District Land Use Plan:	B.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:

Proposed Change	Proposed New / Revised Policy
~~Grey highlighted strikethrough text~~ = text to be deleted	**Bolded text** = text to be added
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.
Add new policy to Section B.7.1 – Western Development Area Secondary Plan as Policy 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.
B.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~~ **policy** shall apply to the lands designated High Density Residential 1 on Map B.7.2-1 – Old Town – Land Use Plan: a) ~~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.~~ **High density residential uses should be located within the Stoney Creek Community Node and along Queenston Road.** ~~b) 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.~~	B.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.
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 be402 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 be402 square metres and the total maximum gross floor area shall be 1,605 square metres."

Proposed Change	Proposed New / Revised Policy
~~Grey highlighted strikethrough text~~ = text to be deleted	**Bolded text** = text to be added
B.7.2.8.6 - Site Specific Policies - Add a new site specific policy.	Site Specific Policy – Area F B.7.2.8.6 Lands Located at 120 and 124 King Street West, Stoney Creek, with an area of 0.791 hectares, designated "Medium Density Residential 3" and identified as Site Specific Policy – Area "F" 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. "
B.7.2.8.7 - Site Specific Policies - Add a new site specific policy.	Site Specific Policy – Area G B.7.2.8.7 Lands located at 135 and 137 King Street East, and 42 Passmore Street, designated Institutional and identified as Site Specific Policy – Area G on Map B.7.2-1 – Old Town Secondary Plan – Land Use Plan shall be developed according to the following: 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.
B.7.5.4.2 b) Medium Density Residential 3 Designation: i) Notwithstanding ~~Policy~~ **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.	B.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.
B.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, ~~Community~~ **City-Wide** Parks and Natural Open Space on Map B.7.5-1 – Nash Neighbourhood – Land Use Plan.	B.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.

Proposed Change	Proposed New / Revised Policy
~~Grey highlighted strikethrough text~~ = text to be deleted	**Bolded text** = text to be added
B.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) ~~Community~~ **City-Wide** Parks;	B.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;
B.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 ~~Community~~ **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.	B.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.
B.7.~~5~~**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:	B.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:
Insert new Section Heading for Area and Site Specific Policies in Trinity West Secondary Plan: **B.7.7.13 Area and Site Specific Policies**	B.7.7.13 Area and Site Specific Policies
Renumber existing policy B.7.7.13 to B.7.7.13.1 as follows: B.7.7.13.**1** Area Specific Policy - USC - 1 (Eramosa Karst)	B.7.7.13.1 Area Specific Policy - USC - 1 (Eramosa Karst)
~~B.7.7.14~~ **B.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 ~~at 1831 Rymal Road East~~ **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.	B.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.

Proposed Change	Proposed New / Revised Policy
~~Grey highlighted strikethrough text~~ = text to be deleted **Bolded text** = text to be added	
~~B.7.7.15~~ **B.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, ~~at 1831 Rymal Road East~~ **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.	B.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.
B.7.7.~~16~~**13.4** Site Specific Policy – Area C (OPA 53) 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 ~~exceed~~ **be less than** 55 units per net hectare.	B.7.7.13.4 Site Specific Policy – Area C (OPA 53) 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.
B.7.7.13.~~1~~**5** Site Specific Policy – Area D (OPA 78) 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: a) Notwithstanding Section E.3.4.3 **of Volume 1**~~,~~ and Policy ~~Section~~ 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, ~~the minimum net residential density shall be 5 units per hectare, and the maximum shall be 20 units per hectare.~~ **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.7.7.13.5 Site Specific Policy – (OPA 78) 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: 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, 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.

Appendix "M" - Section B.6.3 – Chedmac Secondary Plan (Chedoke Browlands Addition only). Add the following policies to the Chedmac Secondary Plan:

Area Specific Policy – Area B

6.3.7.2 Chedoke Browlands

The Chedoke Browlands are located north of the intersection of Scenic Drive and Sanatorium Road, known municipally as 801-780 Scenic Drive, designated Medium Density Residential 3, General Open Space and Natural Open Space, and identified as Area Specific Policy Area B on Map B.6.3.1 – Chedmac Secondary Plan – Land Use Plan.

6.3.7.2.1 Objectives

a) In addition to Section B.6.3.1 of Volume 2, the following objectives shall apply to the Chedoke Browlands (Area B):

i) To provide for the opportunity of small scale commercial and business uses in close proximity to residential uses, live/work dwelling units are encouraged;

ii) To ensure that the development of the Chedoke Browlands (Area B) shall provide a safe, attractive and pedestrian-oriented residential environment with a high quality of design of buildings, public spaces and streets;

ii) To encourage energy conservation through community planning, site planning and urban design;

iv) To integrate natural and cultural heritage features into the design of the site with specific focus on the open space areas as well as providing a strong link to the Niagara Escarpment;

v) To integrate significant cultural heritage landscape features and characteristics such as the pavilion design, the curvilinear street pattern, as well as the sense of openness and park-like setting, into the development;

vi) To identify and protect historically or architecturally significant buildings and cultural heritage landscape features;

vii) To ensure compatibility with the existing residential area;

viii) To develop a land use pattern and transportation system that supports transit, cyclists and pedestrians and vehicular traffic;

ix) To provide public linkages to and through the site; and,

x) To provide and/or protect significant views and encourage sensitive development adjacent to the Niagara Escarpment.

6.3.7.2.2 Residential Policies

Areas B-1 and B-2

a) The following policies shall apply to those lands designated Medium Density Residential 3 - Land Use Plan and identified as Areas B-1 and B-2 in Area Specific Policy B on Map B.6.3-1 – Chedmac Secondary Plan – Land Use Plan:

i) In addition to Sections E.3.5.2 – Medium Density designation of Volume 1 and B.6.3.2.4 Medium Density Residential 3 Designation, a retirement home and amenity uses may be permitted.

ii) Notwithstanding Sections E.3.5.2 – Medium Density Residential designation of Volume 1 and B.6.3.2.3 Medium Density Residential 3 Designation, live/work units may be permitted in block townhouses only, except for lands fronting on Scenic Drive and shall be limited to only the following uses:

1. Artists' or photographers' studios;
2. Personal services;
3. Custom workshop; and,
4. Office.

iii) Notwithstanding Sections E.3.5.4 – Medium Density Residential designation of Volume 1 and B.6.3.2.4 – Medium Density Residential 3 Designation, limited local commercial uses may be permitted within apartment buildings on the ground floor only and within the heritage buildings existing as of June 22, 2012 and in accordance with the Zoning By-law.

iv) Notwithstanding Sections E.3.5.7 – Medium Density designation (scale) of Volume 1 and B.6.3.2.4 - Medium Density 3 Residential Designation, the maximum net residential density shall not exceed 80 units per hectare.

v) Notwithstanding Policy B.6.3.7.2.2 a) iv), a maximum of 529 dwelling units shall be permitted. For the purposes of overall unit count and density:

1. Up to 100 of the permitted dwelling units may be allocated as retirement dwelling units and two retirement dwelling units shall be equivalent to one residential dwelling unit.

2. Should the land owner choose to implement the equivalency option in Policy B.6.3.7.2.2 a) v) 1, a maximum of 429 residential dwelling units and 200 retirement dwelling units shall be permitted within the Area Specific Policy Areas B-1 and B-2.

3. Notwithstanding the equivalency option in Policy B.6.3.7.2.2 a) v) 1, retirement dwelling units may also be permitted on a one to one basis exceeding the 200 equivalency units, provided the total number of dwelling units shall not exceed 629.

vi) The Long Bisby building, existing as of June 22, 2012, and shown on Map B.6.3-2 – Cultural Heritage Landscapes, shall be retained and conserved through sympathetic adaptive reuse, where structurally feasible.

vii) Notwithstanding Policies B.6.3.7.2.2 a) v), b) i) and c) i), uses contained within any existing heritage building shall not contribute to the overall unit count gross floor area or density.

viii) Direct vehicular access to individual buildings shall be prohibited from Scenic Drive. The site shall be developed on the premise of a private condominium road network.

ix) New buildings and structures shall be set back a minimum of 30 metres from the staked limit of the brow of the Niagara Escarpment. If enlarging any part of an existing building which is located closer than the 30 metres, no part of the new construction shall be within the 30 setback to the staked limit of the Niagara Escarpment or closer to the brow than the existing building.

Area B-1

b) In addition to Section B.6.3.7.2.2 a), the following policies shall apply to the lands designated Medium Density Residential 3 and identified as Area specific B-1, on Map B.6.3-1 – Chedmac - Land Use Plan:

i) Notwithstanding Policy E.3.5.7 and B.6.3.2.4 b),

1. a maximum of 195 units; shall be permitted and,
2. the overall gross floor area for all residential units shall not exceed 20,000 square metres.

ii) Notwithstanding Section E.3.5.8 – Medium Density Residential (scale), the maximum height of buildings shall not exceed

1. 4 storeys for buildings located in the interior of the site; and,
2. 3 storeys for buildings located on Scenic Drive.

iii) Notwithstanding Policy B.6.3.7.2.2 a) ix), a residential building shall be permitted in the vicinity of the former Brow Infirmary building provided:

1. it maintains the existing setbacks from the Escarpment brow; and,
2. the design of the building shall incorporate the recommendations of the Cultural Heritage Impact Assessment.

Area B-2

c) In addition to Section B.6.3.7.2.2 a), the following policies shall apply to the lands designated Medium Density Residential 3 and identified as Area Specific B-2, on Map B.6.3-1 – Chedmac – Land Use Plan:

i) Notwithstanding Policy E.3.5.7 and B.6.3.2.4 b),

1. a maximum of 335 units shall be permitted; and,
2. the overall gross floor area for all residential units shall not exceed 34,000 square metres.

ii) Notwithstanding Section E.3.5.8 – Medium Density Residential (scale), the maximum height of buildings shall not exceed

1. 3 storeys for block or stacked townhouses; and,
2. 4 storeys for apartment buildings.

iii) In addition to Policy E.3.5.4 of Volume 1 and B.6.3.2.4 b) and notwithstanding Policy E.3.8.2 a) – Local Commercial Permitted Uses in Volume 1, only the following commercial and institutional uses shall be permitted in the existing "Long and Bisby" building:

1. Art Gallery;
2. Artist Studio;
3. Craftsperson Shop;
4. Office;
5. Personal Services;
6. Retail Store, excluding a Convenience Store, not to exceed 200 square metres;
7. Day Nursery;
8. Library;
9. Museum;
10. Community Centre;
11. Lecture Room; and,
12. Medical Clinic.

iv) The existing "Long and Bisby" building may also be converted to a maximum of 12 residential dwelling units provided the heritage character of the building is not altered significantly.

6.3.7.2.3 Natural Open Space

a) Lands designated "Natural Open Space" and identified as B-3 and B-4 on Map B.6.3-1 Chedmac Secondary Plan – Land Use Plan shall be preserved as natural open space and no development shall be permitted. Conservation, flood and erosion control, and passive recreation uses shall be permitted.

b) Notwithstanding Policy B.6.3.7.2.3 a), the existing heritage building may be converted to other uses in accordance with Policies B.6.3.7.2.2 c) iii) and iv); and,

c) A vegetative protection zone (buffer) will be provided along B-3, as identified through an approved Environmental Impact Statement, and revegetated in accordance with the recommendations of this study.

6.3.7.2.4 Urban Design

The Chedoke Browlands (Area B) shall be developed in accordance with the following urban design principles:

a) Prior to the approval of site plan and/or plan of condominium applications, the applicant is required to submit:

i) A Master Site Plan including, among other matters, a phasing plan, visual impact assessment and urban design guidelines, in accordance with Policies B.6.3.7.2.4 b) to f);

ii) A Precinct Plan, in accordance with Policies B.6.3.7.2.4 g) and h) below;

iii) Architectural Control Guidelines, in accordance with Policy B.6.3.7.2.4 i); and,

iv) An Urban Design Report, in accordance with Policy B.6.3.7.2.4 j).

<u>Visual Impact Assessment/Viewshed Analysis</u>

b) All new development proposals within Chedoke Browlands (Area B) shall conform to an approved Visual Impact Assessment prepared to the satisfaction of the City of Hamilton, in consultation with the Niagara Escarpment Commission. The Visual Impact Assessment shall:

i) determine the potential for adverse impacts on the Niagara Escarpment.

ii) recommend mitigation measures to assist in the visual integration of buildings into the landscape of the Niagara Escarpment, including

but not limited to, landscaping, architectural treatment of buildings, building heights, roof details and fenestration, glazing of buildings and lighting;

c) An addendum to the Visual Impact Assessment will be required, prior to Site Plan Approval and the removal of "H" Holding provisions in the implementing Zoning By-law, detailing how the final building locations meet the Visual Assessment Guidelines and the requirements of the policies within Section B.6.3.7.2 – Chedoke Browlands (Area B).

d) All new developments shall be implemented in accordance with the Visual Impact Assessment, including the addendum, as appropriate.

Master Site Plan

e) A Master Site Plan shall be prepared prior to the removal of any "H" Holding Provision in the implementing Zoning By-law and prior to Site Plan Approval.

f) Master Site Plan shall provide a general site plan for all of the lands within Chedoke Browlands (Area B) and shall include:

   i) Key neighbourhood design and built form elements, such as: the internal road system; pedestrian and cycling circulation and connectivity; buildings and associated parking areas; open space and recreational areas; cultural heritage buildings, structures and features that are to be preserved; locations of commercial and other non-residential uses; and other neighbourhood and site design elements (such as viewsheds identified in the Visual Impact Assessment as set out in Policy B.6.3.7.2.4 b) to d);

   ii) General urban design guidelines to illustrate the intended character of buildings, streets and exterior spaces, and building relationships to streets and public spaces, to natural environment areas, to heritage buildings and structures to be preserved and to the surrounding neighbourhood. The guidelines shall address how the proposed development features such as new buildings, entry features, streetscape and landscape design are to be sympathetic in nature to the historical significant of the Chedoke Browlands (Area B), retained natural heritage features (including the Niagara Escarpment) and, to the heritage architectural and cultural landscape features that will be conserved; and,

   iii) A phasing plan for Chedoke Browlands (Area B);

Precinct Plans

g) Precinct Plans shall be prepared for each phase of development. The Precinct Plan shall illustrate the intended form of development for each

block including the implementation of the overall neighbourhood design and built form elements (as set out in the Master Site Plan) and include: building footprints and heights; parking areas; landscaped areas; the manner in which cultural heritage buildings, structures and features are to be preserved and integrated into the project; and the locations of commercial and other non-residential uses.

h) The Master Site Plan and Precinct Plan(s) shall be used as a guide in the preparation and review of Site Plan and Plan of Condominium Applications. Deviations from the Master Site Plan may be permitted where required to reflect detailed building or infrastructure design, provided the change is consistent with the intent Urban Hamilton Official Plan and fundamental principles of the Master Site Plan are maintained, to the satisfaction of the City.

Architectural control guidelines

i) Architectural control guidelines shall be prepared prior to Site Plan Approval to provide design guidance necessary to achieve a high quality of architectural design and to ensure that new buildings are sympathetic to both the historical significance of the Chedoke Browlands (Area B) and to the heritage architecture and cultural landscape features that will be preserved. Architectural control is to be implemented through a third-party registered architect retained by the City.

Urban Design Report

j) The Urban Design Report shall include text, plans, details and/or elevations, as necessary, to demonstrate how the intent of the Chedmac Secondary Plan policies and the urban design policies contained in Section B.6.3.7.2.4 – Chedoke Browlands (Area B) have been met.

Other Policies

k) Significant views to and from the Escarpment Urban Area shall be maintained and enhanced, consistent with the cultural heritage landscape.

l) Surface parking shall be prohibited between Scenic Drive and the main wall of any building that faces Scenic Drive.

m) The majority of parking shall be accommodated either through underground structures or within buildings.

n) A minimum of 30% of landscaped open space shall be maintained for each of Areas B-1 and B-2. In order to preserve the open, park-like setting, the established groupings of trees shall be preserved, where possible.

o) Continuous building walls along Scenic Drive shall be prohibited. Buildings shall provide appropriate spacing based on building height to allow light, reduce shadow impacts and provide privacy between buildings. The spacing of the buildings will also promote views into and through the site.

p) All block townhouse units shall have the principal front door orientated towards Scenic Drive or an internal private condominium road or driveway. For townhouse units fronting both Scenic Drive and an internal public street, private condominium road or driveway, the principal entrance shall be orientated towards the public street.

q) All apartment buildings shall have a minimum podium height of 2 storeys and a maximum podium height of 4 storeys. Those portions of apartment buildings that abut Scenic Drive shall be setback above 4 storeys.

r) Green roofs shall be incorporated, where feasible, for all buildings that exceed 4 storeys in height.

s) Development of the Chedoke Browlands (Area B) shall incorporate sustainable site and building features and technologies to minimize energy consumption, conserve water, reduce waste, improve air quality and promote human health and wellbeing. All new development shall incorporate Leadership in Energy and Environmental Design (LEED) certification for new construction and neighbourhood development and Low Impact Development (LID) approaches, where possible.

6.3.7.2.5 Transportation

In addition to Section C.4 – Integrated Transportation Network of Volume 1 and Policy B.6.3.6 of Volume 2, the following policies shall also apply:

a) The Chedoke Browlands (Area B) will be developed on the premise of a network of private driveways together with a private condominium road or public street, with a minimum of two driveway accesses to Scenic Drive.

b) New development shall support the use of public transit by creating a comfortable pedestrian environment with links to the public arterial road system where transit will be provided.

c) A pedestrian pathway network shall be established throughout the Chedoke Browlands (Area B) to connect to the Brow Trail. A public access easement shall be granted for pedestrian linkages within the

north-south portion of the private road (as shown as a dashed line on Map B.6.3-1 Chedmac Secondary Plan – Land Use Plan).

d) A roundabout may be required at the southerly intersection of Scenic Drive and the private road (as shown as a dashed line on Map B.6.3-1 – Chedmac Secondary Plan – Land Use Plan) and any land required to accommodate the roundabout shall be dedicated to the City.

e) The Owner shall submit a streetscape plan for existing Sanatorium Road either as a private condominium road or as a public street.

f) A bicycle pathway, as identified in the City's Trails Master Plan, shall be provided and maintained through an easement along the north-south alignment of the Sanatorium Road either as a private condominium road or public street (as shown as a dashed line on Map B.6.3-1 – Chedmac Secondary Plan – Land Use Plan).

g) Any private condominium road shall be engineered and built to carry the load of fire apparatus to the satisfaction of the Fire Chief.

6.3.7.2.6 Cultural Heritage Resources

In addition to Section B.3.4 – Cultural Heritage Resources of Volume 1, the following policies shall also apply:

a) The lands contained within the Chedoke Browlands (Area B) have been included in the City of Hamilton's Inventory of Buildings of Architectural and/or Historical Interest, Appendix A: Inventory of Cultural Heritage Landscapes, as such, development and redevelopment within the Chedoke Browlands (Area B) shall be sympathetic to the cultural heritage landscape and shall ensure the conservation of significant built heritage and cultural heritage resources.

b) The Chedoke Browlands (Area B) shall be developed in accordance with the following built heritage conservation and planning principles and objectives:

   i) The continuation of a pedestrian corridor along the brow of the Niagara Escarpment;

   ii) The protection and retention of the "Long and Bisby" Building as shown as LB on Map B.6.3-2 – Chedmac Secondary Plan – Cultural Heritage Landscapes, in situ and through sympathetic adaptive reuse;

   iii) A new building in the location of the former "Brow Infirmary" Building shall be designed to respect the heritage architecture of

the original building shall be constructed in the same approximate building footprint to a maximum height of 4 storeys and be set back from the staked limit of the brow of the Niagara Escarpment no closer than the existing "Brow Infirmary" Building;

iv) The preservation and conservation of the pedestrian bridge over the Chedoke Creek and the stone vehicular bridge and associated stone wall/pillars; and,

v) The preservation and conservation of other heritage resources shall be encouraged. Where these resources cannot be retained, then the City will require the appropriate documentation of all buildings to be demolished be provided prior to removal.

Cultural Heritage Landscapes

c) The cultural heritage landscape consists of the curvilinear street pattern, open park-like setting, the undulating topography, the natural areas, the views through the site and the spatial organization of the buildings. In addition, the buildings themselves, the pedestrian bridge, the Cross of Lorraine, the stone pillars and stone wall, the stormwater management facility and Escarpment stairs are elements of the cultural heritage landscape.

d) Development within the Chedoke Browlands (Area B) shall have regard to the following cultural heritage landscape requirements:

i) Development shall be compatible with the existing cultural heritage landscape, such that open spaces, plantings and the curvilinear street pattern are maintained and/or referenced in the new development and that the layout and scale of buildings reflect the existing site, where possible;

ii) The existing topography of the perimeter roads, woodlots and Chedoke Creek and stormwater management facility shall be maintained, where feasible.

iii) The existing trees and vegetation within the Chedoke Creek/stormwater management facility shall be maintained and enhanced.

iv) A tree preservation plan shall be submitted to determine the opportunities for the protection and preservation of individual trees and the recommendations shall be implemented to the satisfaction of the City. The plan shall be prepared in association with the Heritage Impact Assessment so that trees that contribute to the

cultural heritage landscape can be identified and considered for preservation;

v) Significant view and view corridors to, through, and from Chedoke Browlands (Area B) shall be protected, as identified in the Master Site Plan, identified in Section B.6.3.7.2.4 – Urban Design of Volume 2.

vi) An open, park-like landscape setting shall be provided in front of the "Long and Bisby" Building. Limited parking may be permitted provided there are no other feasible alternative locations; and,

vii) The existing curvilinear road alignment of old Sanatorium Road shall be respected, where technically feasible.

Cultural Heritage Impact Assessment

e) A Cultural Heritage Impact Assessment or Assessments shall be undertaken prior to Site Plan Approval for any development within Chedoke Browlands (Area B) and shall contain the following matters:

i) Identification and evaluation of the following potentially affected cultural heritage resource(s): The "Long and Bisby" Building; including detailed site(s) history and cultural heritage resource inventory containing textual and graphic documentation;

ii) A descriptive of the proposed development or site alteration and alternative forms of the development or site alteration;

iii) A description of all cultural heritage resource(s) to be affected by the development and its alternative forms;

iv) A description of the effects on the cultural heritage resource(s) by the proposed development or site alteration and its alternative forms; and,

v) A description of the measures necessary to mitigate the adverse effects of the development or site alteration and its alternatives upon the cultural heritage resource(s).

f) The City may require that, as part of the development or redevelopment of the lands, heritage features be retained on site and incorporated, used for adaptively re-used as appropriate.

g) Where appropriate, the City may impose a condition on any development approval for the retention and conservation of the affected heritage features or the implementation of recommended mitigation

measures through heritage easements pursuant to the *Ontario Heritage Act* and/or Development Agreements.

Archaeology

h) An Archaeological Assessment shall be undertaken by an Ontario licensed archaeologist for the entire site to the satisfaction of the Ministry of Culture and the City of Hamilton prior to any development or site alteration (including site grading, tree planting/removal and topsoil disturbance);

i) Where archaeological features are identified, the development proponent shall develop a plan, to protect, salvage or otherwise conserve the features within the context of the proposed development as recommended by a licensed archaeologist and approved by the Province and the City of Hamilton.

6.3.7.2.7 Stormwater Management and Engineering

In accordance with Section C.5.4 – Storm Water Management of Volume 1, the following policies shall also apply:

a) Stormwater management facilities shall follow an integrated design process. The design of the facilities shall respect the recommendations of the Tree Preservation Plan and Heritage Impact Assessment.

b) Submission of engineering and grading plans for stormwater management facilities shall demonstrate a low impact design and how impact to the important heritage features identified will be minimized.

c) Due to the sensitive nature of the site a detailed engineering submission outlining how excavation for footings or underground parking on the subject lands can be achieve without adversely affecting the stability of the Niagara Escarpment. The report shall consider utilizing methods other than blasting, where possible.

6.3.7.2.8 Implementation

a) The "H" Holding provisions in the implementing Zoning By-law shall include the following requirements and maybe lifted for portions of the site to allow development to occur in phases:

i) The Master Site Plan and/or Master Plan for the relevant development phase has been prepared to the satisfaction of the City;

ii) Studies or updates/addenda to existing studies, as determined by the Director of Planning and Chief Planner, have been prepared which inform and support the master plan(s), and which may include:

1. Sustainability Strategy;

2. Detailed Cultural Heritage Impact Assessment(s);

3. Stormwater Management Report that considers Low Impact Development opportunities;

4. Tree Preservation/Protection Plan;

5. Traffic Impact Study;

6. Visual Impact Assessment or Update;

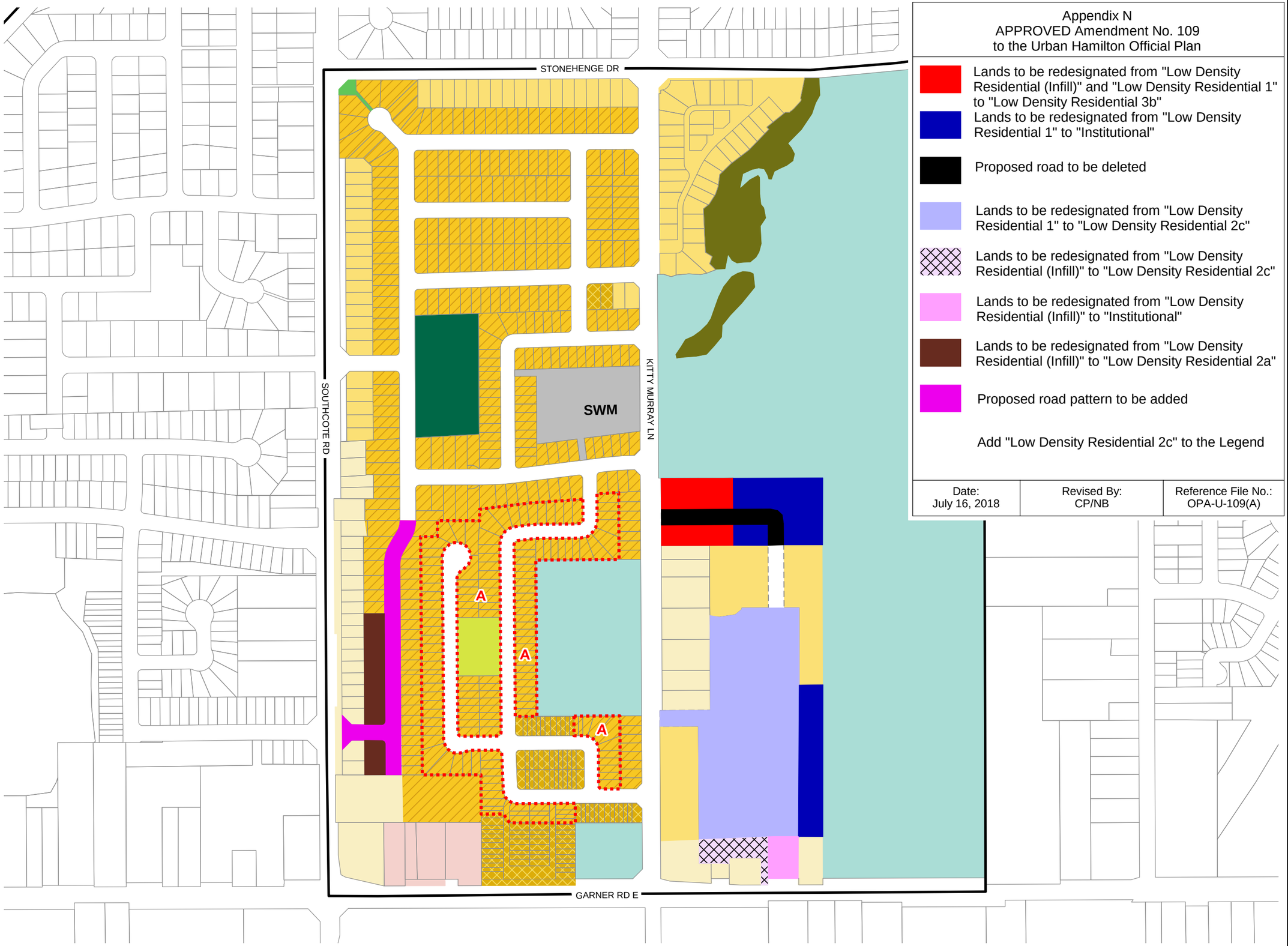
7. Archeological Assessments;,

8. Geotechnical/Engineering Study; and,

9. Detailed Servicing Strategy;

iii) The urban design guidelines have been prepared in accordance with Policy F.3.2.5.2 of Volume 1, to the satisfaction of the City;

iv) An Urban Design Report has been submitted to demonstrate, to the satisfaction of the Director of Planning, compliance with the urban design policies contained in Section B.3.3 – Urban Design Policies of Volume 1 and Section B.6.3.7.2.4 – Chedoke Browlands (Area B).



Appendix N
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

- Lands to be redesignated from "Low Density Residential (Infill)" and "Low Density Residential 1" to "Low Density Residential 3b"
- Lands to be redesignated from "Low Density Residential 1" to "Institutional"
- Proposed road to be deleted
- Lands to be redesignated from "Low Density Residential 1" to "Low Density Residential 2c"
- Lands to be redesignated from "Low Density Residential (Infill)" to "Low Density Residential 2c"
- Lands to be redesignated from "Low Density Residential (Infill)" to "Institutional"
- Lands to be redesignated from "Low Density Residential (Infill)" to "Low Density Residential 2a"
- Proposed road pattern to be added
- Add "Low Density Residential 2c" to the Legend

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109(A)

Legend

Residential Designations

- Low Density Residential (Infill)
- Low Density Residential 1
- Low Density Residential 2a
- Low Density Residential 3b

Parks and Open Space Designations

- Parkette
- Neighbourhood Park
- General Open Space
- Natural Open Space

Other Designations

- Local Commercial
- Institutional
- Utility
- SWM Storm Water Management

Other Features

- Area or Site Specific Policy
- Proposed Roads
- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Meadowlands Neighbourhood III Secondary Plan
Land Use Plan
Map B.2.5-1

Not To Scale
Date: Aug. 16, 2013

Hamilton

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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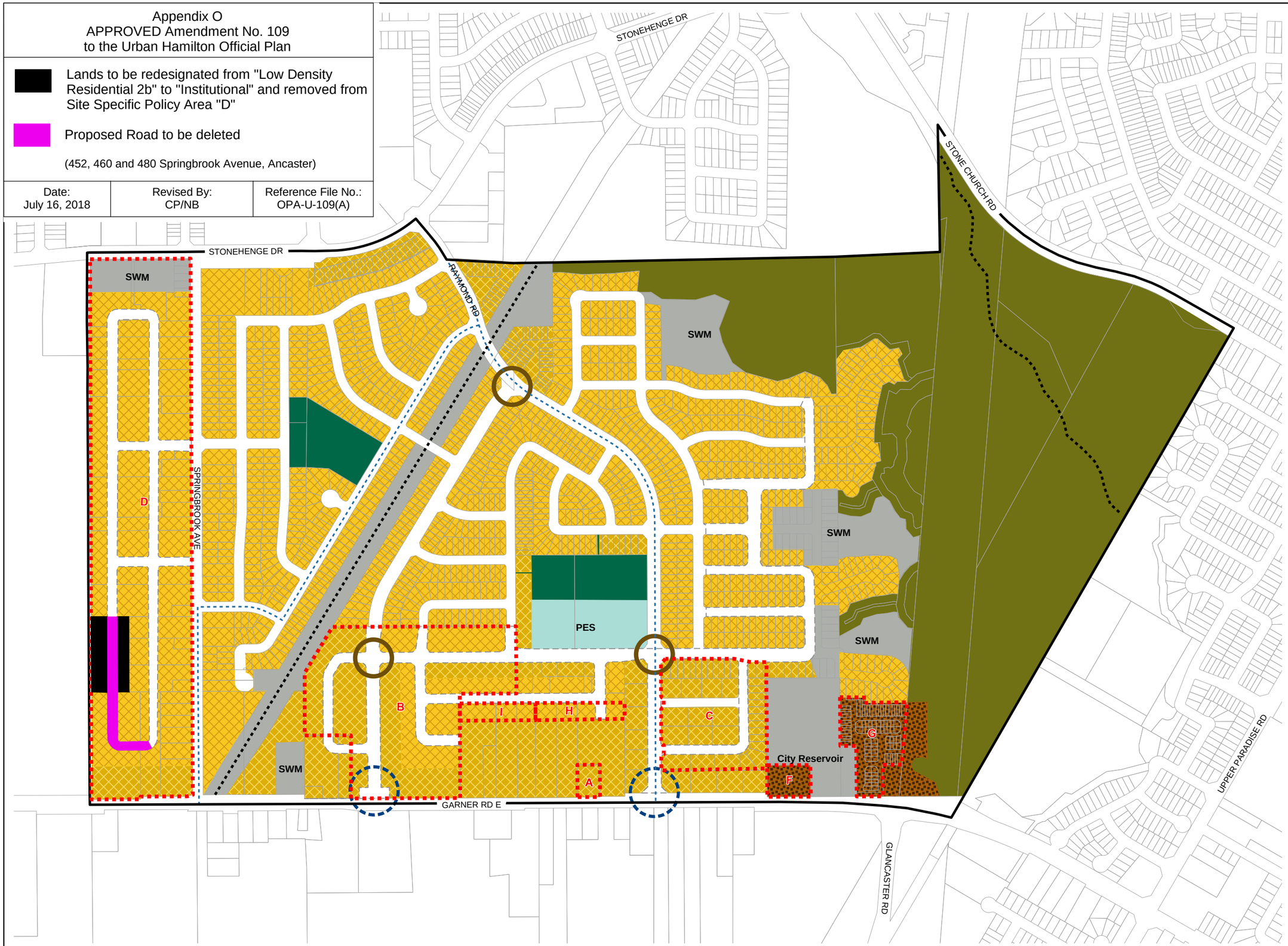
Appendix O
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

Lands to be redesignated from "Low Density Residential 2b" to "Institutional" and removed from Site Specific Policy Area "D"

Proposed Road to be deleted

(452, 460 and 480 Springbrook Avenue, Ancaster)

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109(A)



Legend

Residential Designations

- Low Density Residential 2b
- Low Density Residential 3b
- Medium Density Residential 2c

Parks and Open Space Designations

- Neighbourhood Park
- Natural Open Space

Other Designations

- Institutional
- PES — Public Elementary School
- Utility
- SWM — Storm Water Management

Other Features

- Area or Site Specific Policy
- Feature Intersection
- Gateway
- On Street Bikeway
- Trail Connection
- Proposed Roads
- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Meadowlands Neighbourhood IV Secondary Plan
Land Use Plan
Map B.2.6-1

Not To Scale
Date: April 2017

Hamilton

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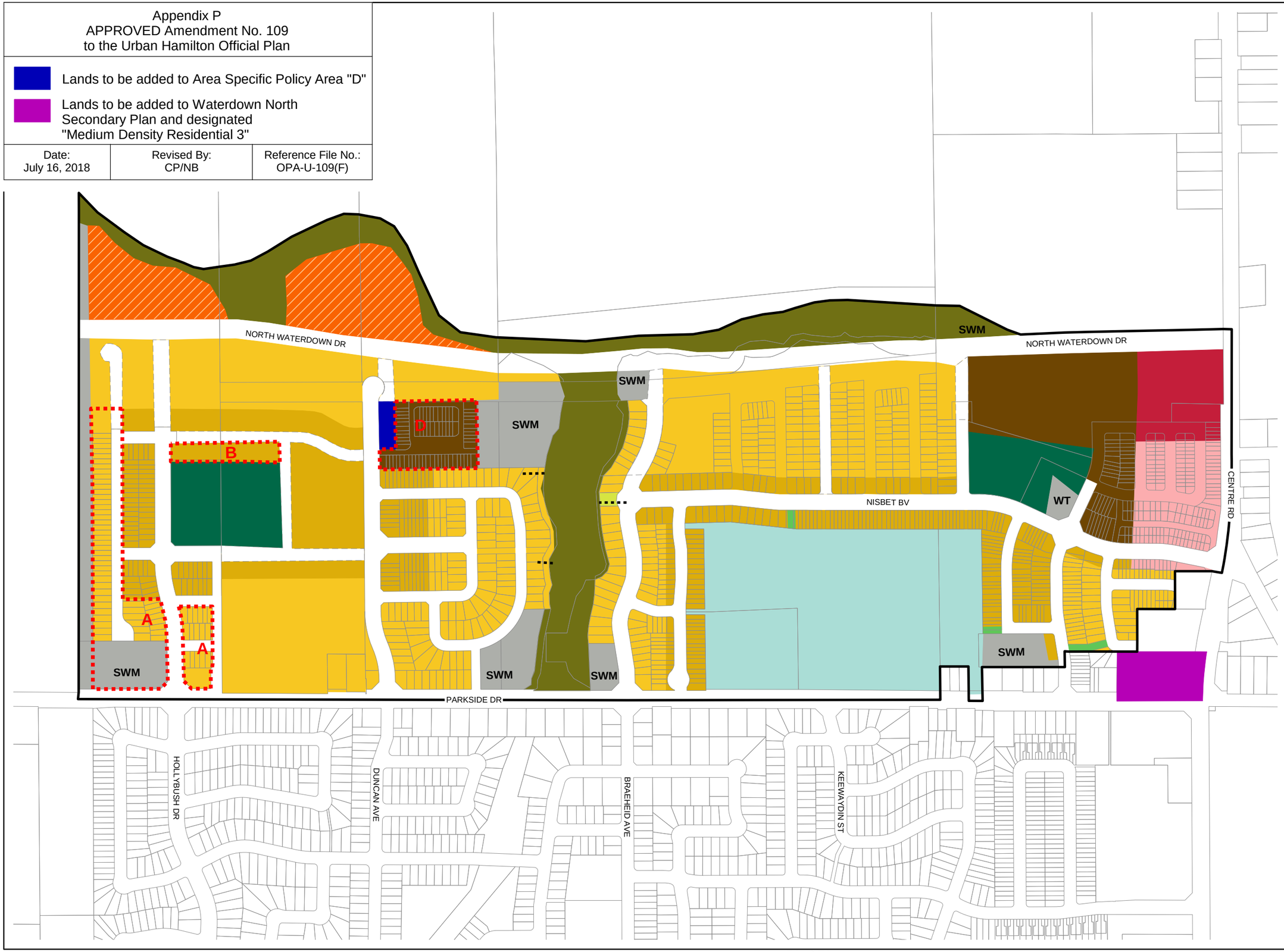
Appendix P
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

Lands to be added to Area Specific Policy Area "D"

Lands to be added to Waterdown North Secondary Plan and designated "Medium Density Residential 3"

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109(F)



Legend

Residential Designations

- Low Density Residential 2
- Low Density Residential 3
- Medium Denstity 3
- High Density Residential 1

Commercial and Mixed Use Designations

- Mixed Use - Medium Density
- District Commercial

Parks and Open Space Designations

- Parkette
- Neighbourhood Park
- General Open Space
- Natural Open Space

Other Designations

- Institutional
- Utility
- SWM Storm Water Management
- WT Water Tower

Other Features

- Area or Site Specific Policy
- Walkways
- Proposed Roads
- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Waterdown North Secondary Plan
Land Use Plan
Map B.4.2-1

Not To Scale
Date: October 2016

Hamilton

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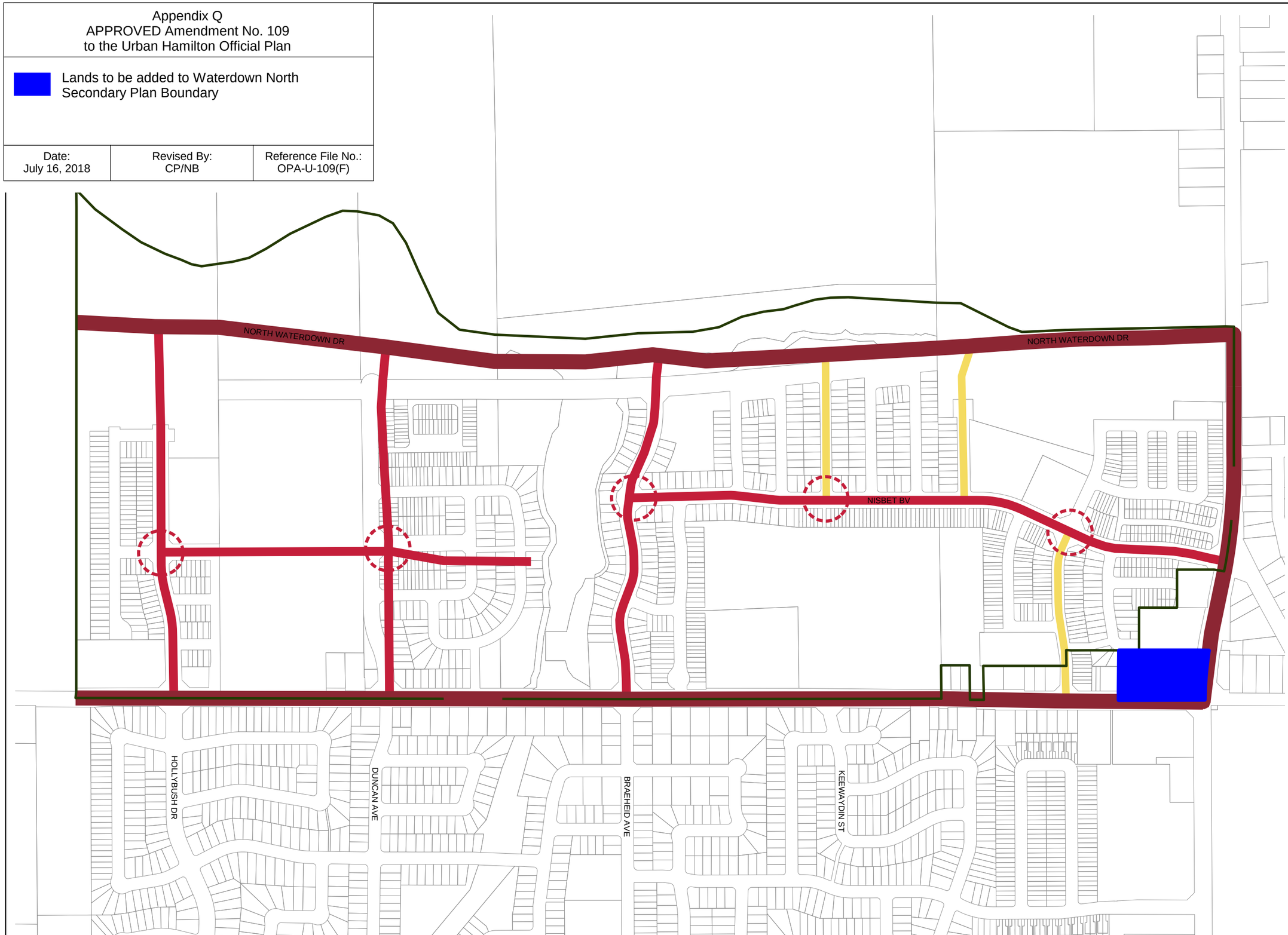
Appendix Q
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

Lands to be added to Waterdown North Secondary Plan Boundary

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109(F)



Legend

- Arterial Road
- Major Collector Road
- Minor Collector Road
- Roundabout
- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Waterdown North Secondary Plan
Road Classification Plan
Map B.4.2-2

Not To Scale

Date: Sept. 12, 2013

Hamilton

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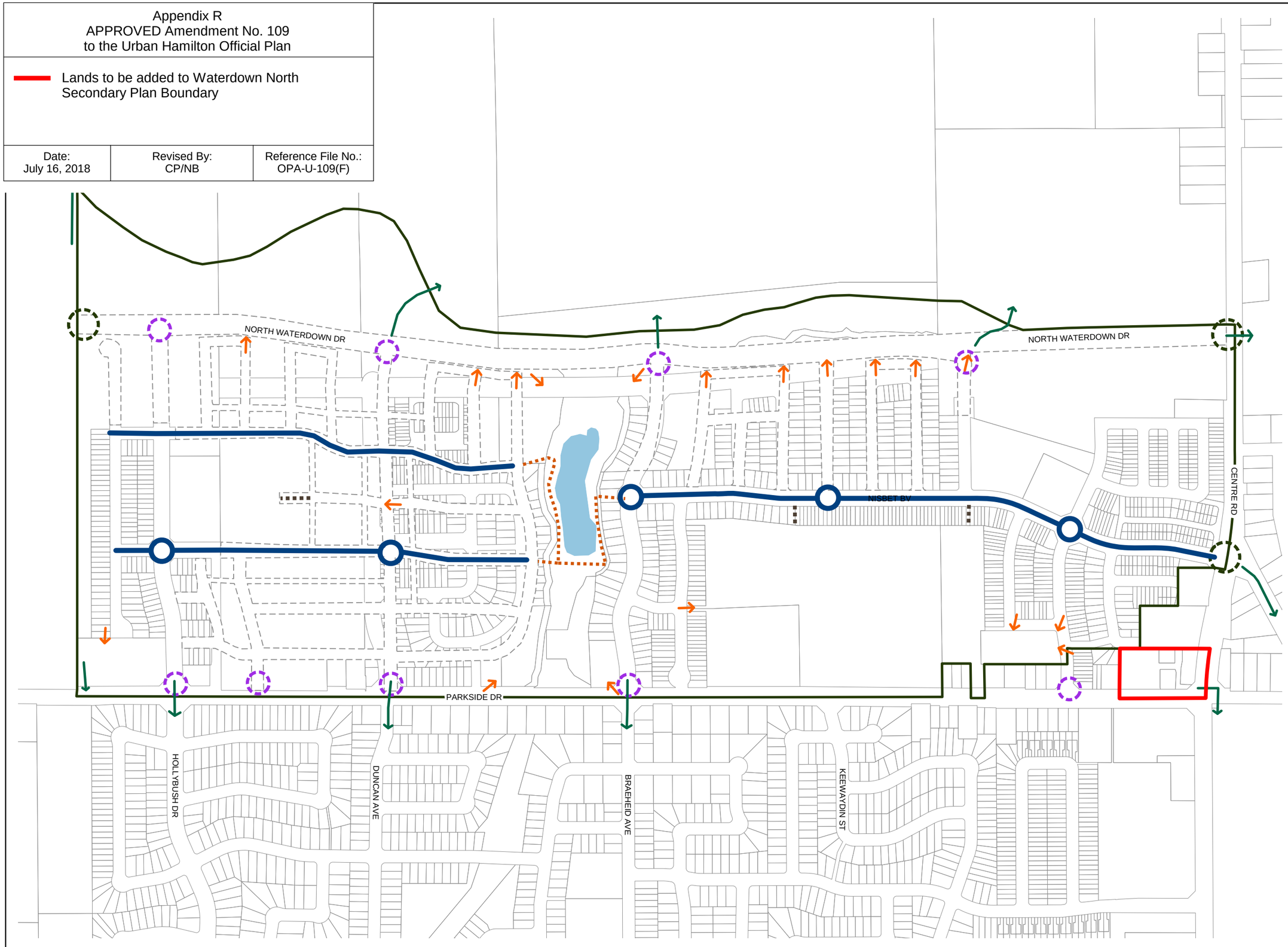
Appendix R
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

Lands to be added to Waterdown North Secondary Plan Boundary

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109(F)



Legend

- Valley Pond
- Community Gateway
- Neighbourhood Gateway
- Community Spine
- Walkway
- East West Pedestrian Linkage
- Off-Site Pedestrian Linkage
- Primary Views/Vistas
- Proposed Roads
- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Waterdown North
Secondary Plan
Community Structure Plan
Appendix A

Not To Scale

Hamilton

Date: January 2017

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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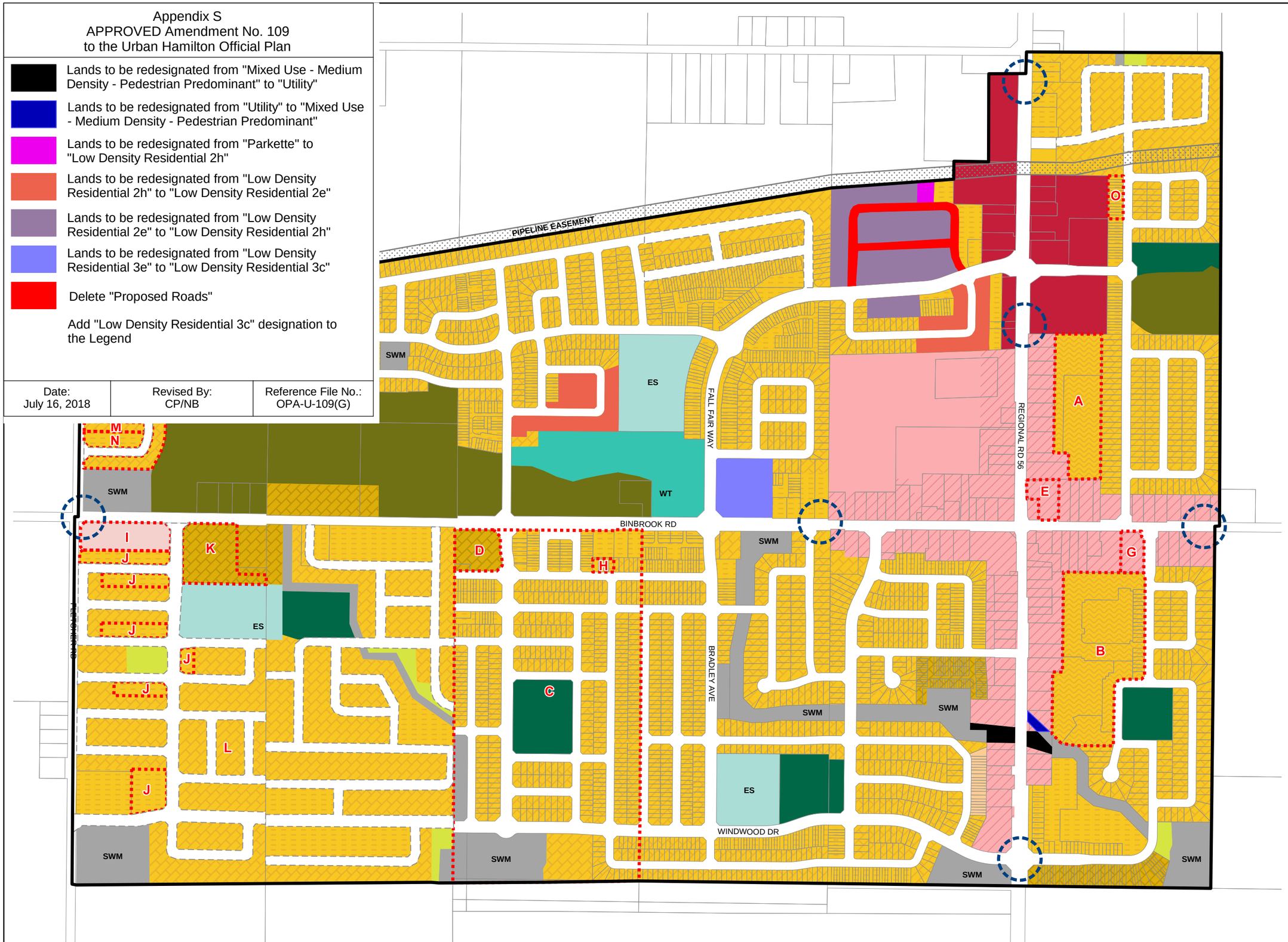
Appendix S
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

- Lands to be redesignated from "Mixed Use - Medium Density - Pedestrian Predominant" to "Utility"
- Lands to be redesignated from "Utility" to "Mixed Use - Medium Density - Pedestrian Predominant"
- Lands to be redesignated from "Parkette" to "Low Density Residential 2h"
- Lands to be redesignated from "Low Density Residential 2h" to "Low Density Residential 2e"
- Lands to be redesignated from "Low Density Residential 2e" to "Low Density Residential 2h"
- Lands to be redesignated from "Low Density Residential 3e" to "Low Density Residential 3c"
- Delete "Proposed Roads"
- Add "Low Density Residential 3c" designation to the Legend

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109(G)



Legend

Residential Designations

- Low Density Residential 2d
- Low Density Residential 2e
- Low Density Residential 2h
- Low Density Residential 3e

Commercial and Mixed Use Designations

- Local Commercial
- District Commercial
- Mixed Use Medium
- Mixed Use - Medium Density - Pedestrian Predominant

Parks and Open Space Designations

- Parkette
- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

Other Designations

- Institutional
- ES — Elementary School
- Utility
- SWM — Storm Water Management

Other Features

- Area or Site Specific Policy
- Gateway
- WT — Water Tower
- Pipeline
- Proposed Roads
- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Binbrook Village Secondary Plan
Land Use Plan
Map B.5.1-1

Not To Scale
Date: April 10, 2018

Hamilton

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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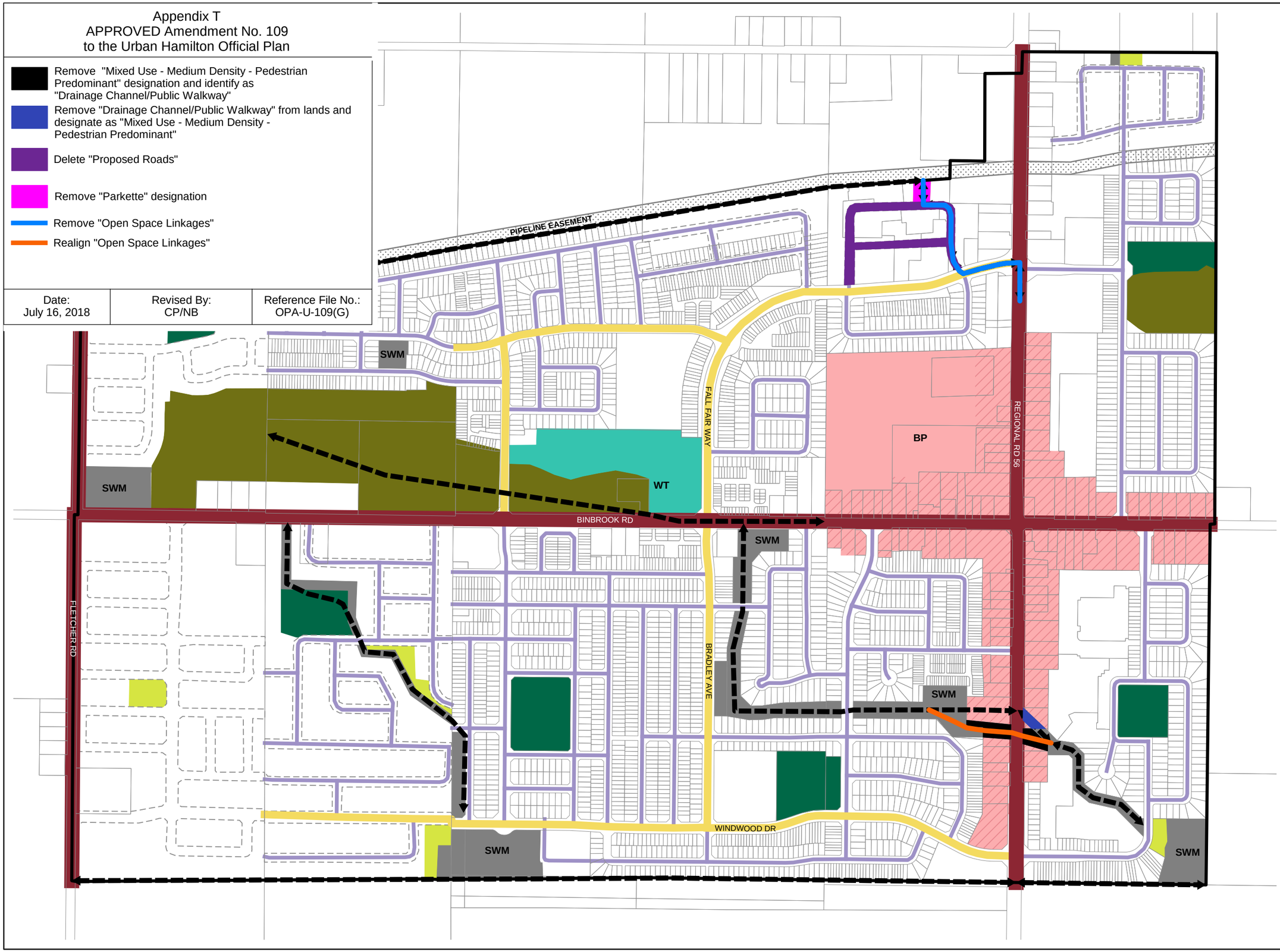
Appendix T
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

- Remove "Mixed Use - Medium Density - Pedestrian Predominant" designation and identify as "Drainage Channel/Public Walkway"
- Remove "Drainage Channel/Public Walkway" from lands and designate as "Mixed Use - Medium Density - Pedestrian Predominant"
- Delete "Proposed Roads"
- Remove "Parkette" designation
- Remove "Open Space Linkages"
- Realign "Open Space Linkages"

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109(G)



Legend

Commercial and Mixed Use Designations

- Mixed Use - Medium Density
- Mixed Use - Medium Density - Pedestrian Predominant

Open Space Designations

- Parkette
- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

Storm Water Management Facilities

- SWM Storm Water Management
- Drainage Channel/ Public Walkway

Road Hierarchy

- Arterial
- Collector
- Local
- Proposed Roads

Other Features

- BP Binbrook Park
- WT Water Tower
- Open Space Linkages
- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Binbrook Village
Secondary Plan
Open Space Linkages
Map B.5.1-2

Not To Scale
Date: August 2017

Hamilton

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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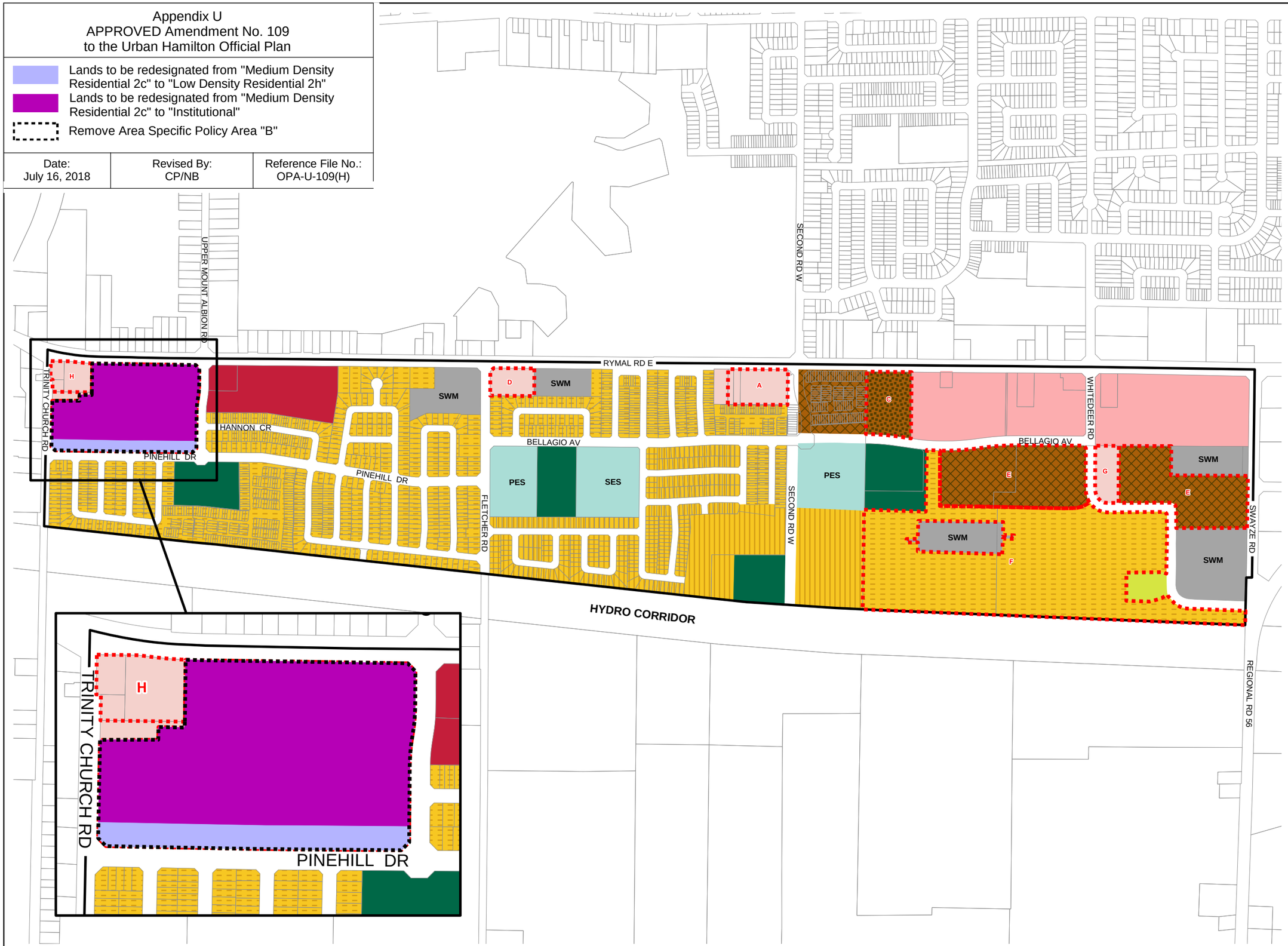
Appendix U
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

Lands to be redesignated from "Medium Density Residential 2c" to "Low Density Residential 2h"

Lands to be redesignated from "Medium Density Residential 2c" to "Institutional"

Remove Area Specific Policy Area "B"

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109(H)



Legend

Residential Designations

- Low Density Residential 2g
- Low Density Residential 2h
- Medium Density Residential 2b
- Medium Density Residential 2c

Commercial and Mixed Use Designations

- Local Commercial
- Mixed Use - Medium Density
- District Commercial

Parks and Open Space Designations

- Parkette
- Neighbourhood Park

Other Designations

- Institutional
- PES Public Elementary School
- SES Separate Elementary School
- PSS Public Secondary School
- Utility
- SWM Storm Water Management

Other Features

- Area or Site Specific Policy
- Proposed Roads
- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Rymal Road
Secondary Plan
Land Use Plan
Map B.5.2-1

Not To Scale
Date: July 2017

Hamilton

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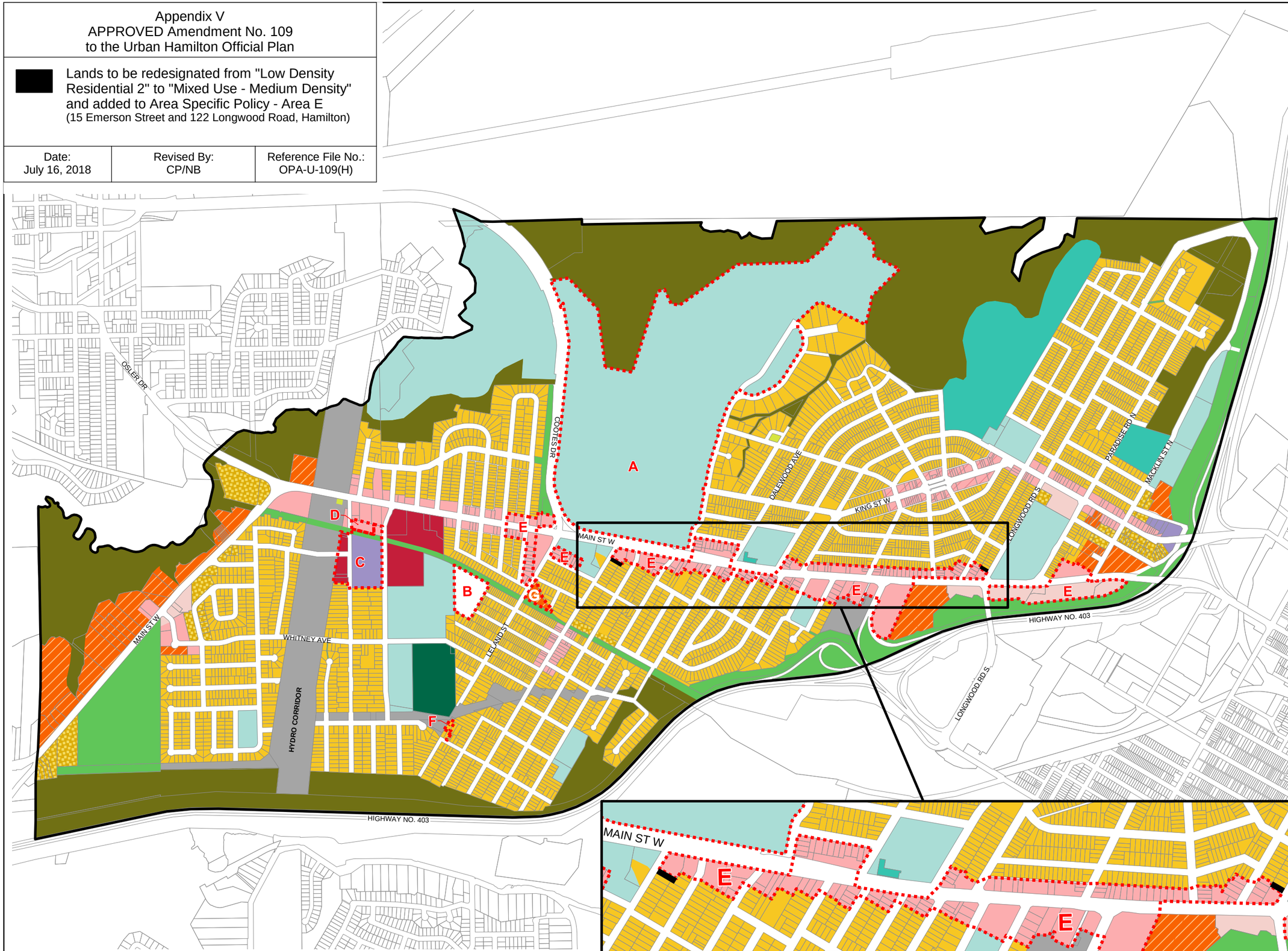
Appendix V
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

Lands to be redesignated from "Low Density Residential 2" to "Mixed Use - Medium Density" and added to Area Specific Policy - Area E
(15 Emerson Street and 122 Longwood Road, Hamilton)

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109(H)



Legend

Residential Designations

- Low Density Residential 2
- Low Density Residential 3c
- High Density Residential 1

Commercial and Mixed Use Designations

- Local Commercial
- Mixed Use - Medium Density
- Mixed Use - Medium Density - Pedestrian Predominant
- District Commerical

Parks and Open Space Designations

- Parkette
- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

Other Designations

- Institutional
- Employment Area - Industrial Lands
- Utility

Other Features

- Area or Site Specific Policy
- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Ainslie Wood Westdale Secondary Plan
Land Use Plan
Map B.6.2-1

Not To Scale
Date: July, 2017

Hamilton

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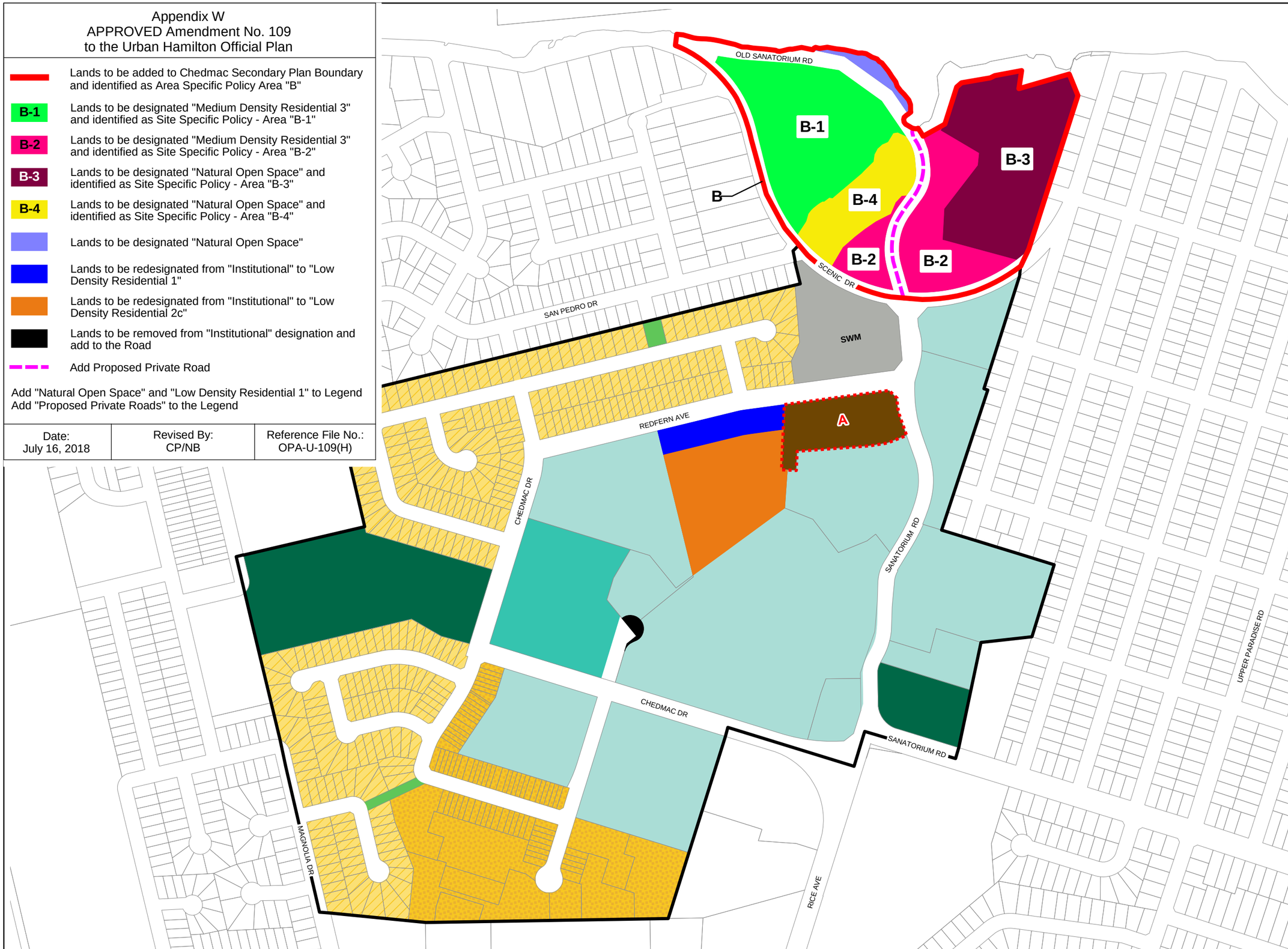
Appendix W
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

- Lands to be added to Chedmac Secondary Plan Boundary and identified as Area Specific Policy Area "B"
- **B-1** Lands to be designated "Medium Density Residential 3" and identified as Site Specific Policy - Area "B-1"
- **B-2** Lands to be designated "Medium Density Residential 3" and identified as Site Specific Policy - Area "B-2"
- **B-3** Lands to be designated "Natural Open Space" and identified as Site Specific Policy - Area "B-3"
- **B-4** Lands to be designated "Natural Open Space" and identified as Site Specific Policy - Area "B-4"
- Lands to be designated "Natural Open Space"
- Lands to be redesignated from "Institutional" to "Low Density Residential 1"
- Lands to be redesignated from "Institutional" to "Low Density Residential 2c"
- Lands to be removed from "Institutional" designation and add to the Road
- Add Proposed Private Road

Add "Natural Open Space" and "Low Density Residential 1" to Legend
Add "Proposed Private Roads" to the Legend

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109(H)



Legend

Residential Designations

- Low Density Residential 1a
- Low Density Residential 2c
- Medium Density Residential 3

Parks and Open Space Designations

- Neighbourhood Park
- Community Park
- General Open Space

Other Designations

- Institutional
- Utility
- Area or Site Specific Policy
- **SWM** Storm Water Management

Other Features

- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Chedmac
Secondary Plan
Land Use Plan
Map B.6.3-1

Not To Scale
Date: April 2017

Hamilton

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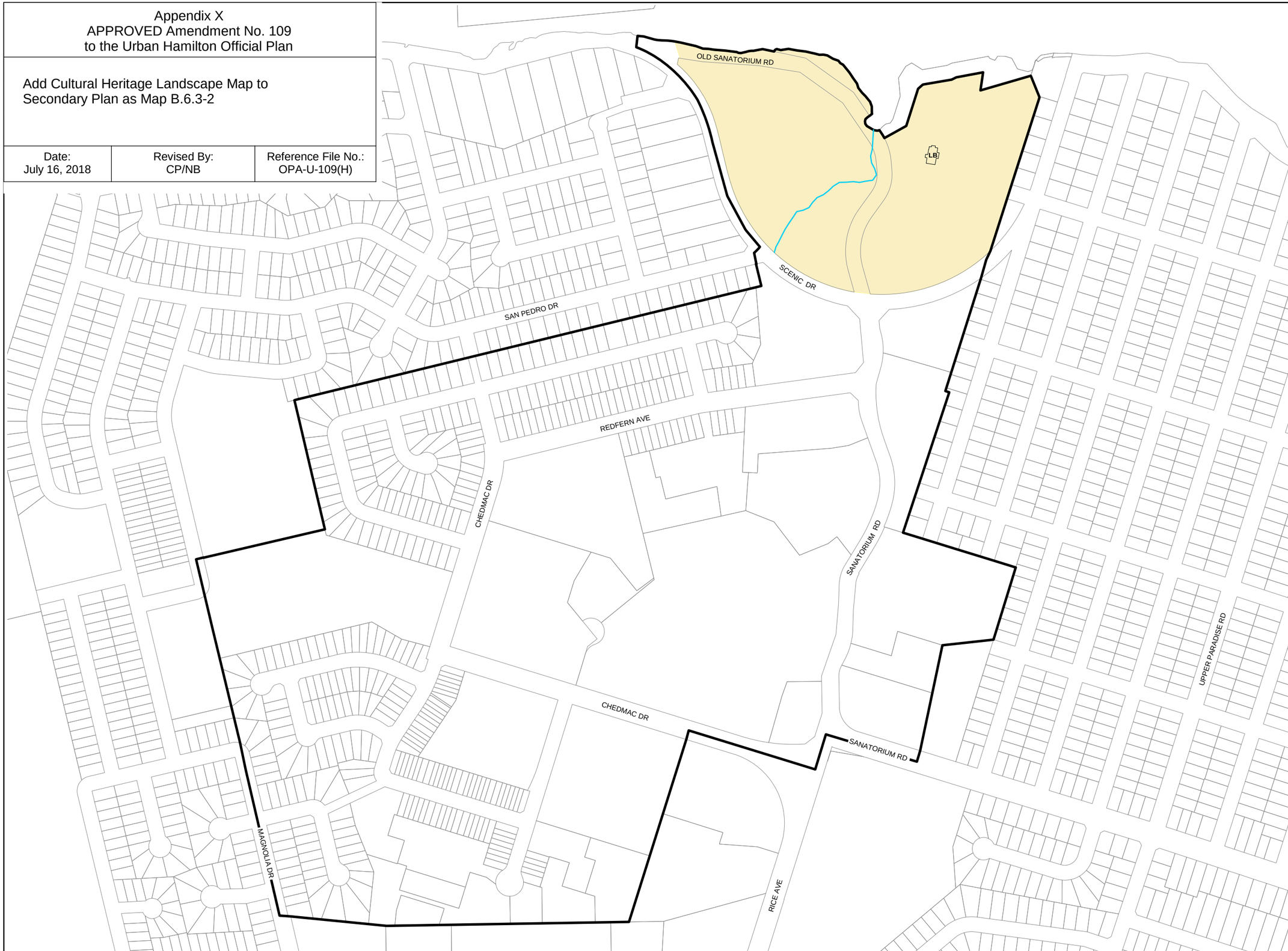
Appendix X
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

Add Cultural Heritage Landscape Map to Secondary Plan as Map B.6.3-2

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109(H)



Legend

- Cultutal Heritage Landscape
- Stream
- Buildings (Approximate Location)
- LB Long and Bisby
- Secondary Plan Boundary

Urban Hamilton Official Plan
Chedmac
Secondary Plan
Cultural Heritage Landscapes
Map B.6.3-2

Not To Scale

Date: May 2018

Hamilton

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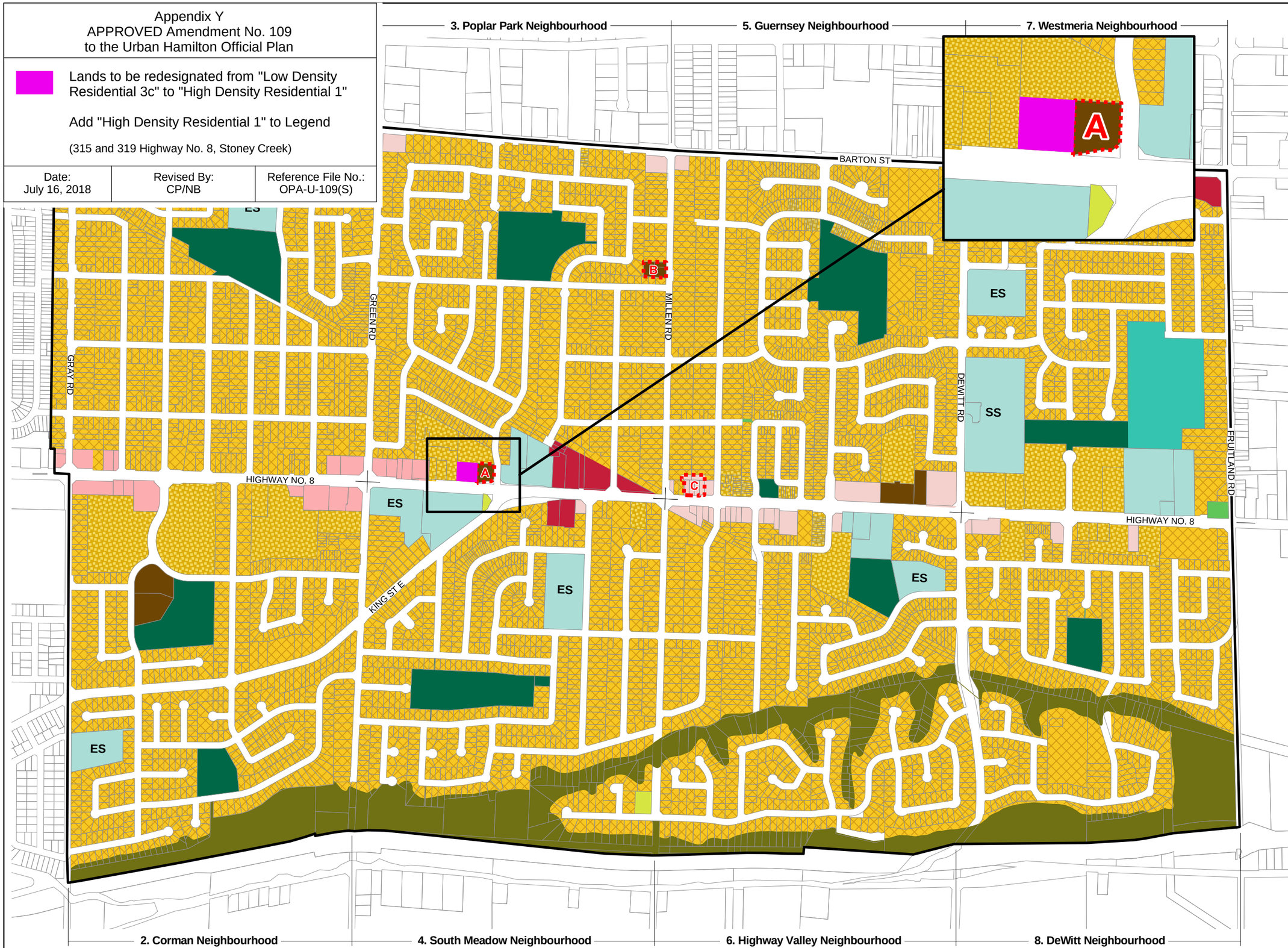
Appendix Y
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

Lands to be redesignated from "Low Density Residential 3c" to "High Density Residential 1"

Add "High Density Residential 1" to Legend

(315 and 319 Highway No. 8, Stoney Creek)

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109(S)



Legend

Residential Designations

- Low Density Residential 2b
- Low Density Residential 3c
- Medium Density Residential 3

Commercial and Mixed Use Designations

- Local Commercial
- Mixed Use - Medium Density
- District Commercial

Parks and Open Space Designations

- Parkette
- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

Other Designations

- Institutional
- ES Elementary School
- SS Secondary School

Other Features

- Area or Site Specific Policy
- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Western Development Area Secondary Plan
Land Use Plan
Map B.7.1-1

Not To Scale

Date: May 14, 2018

Hamilton

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Appendix Z
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

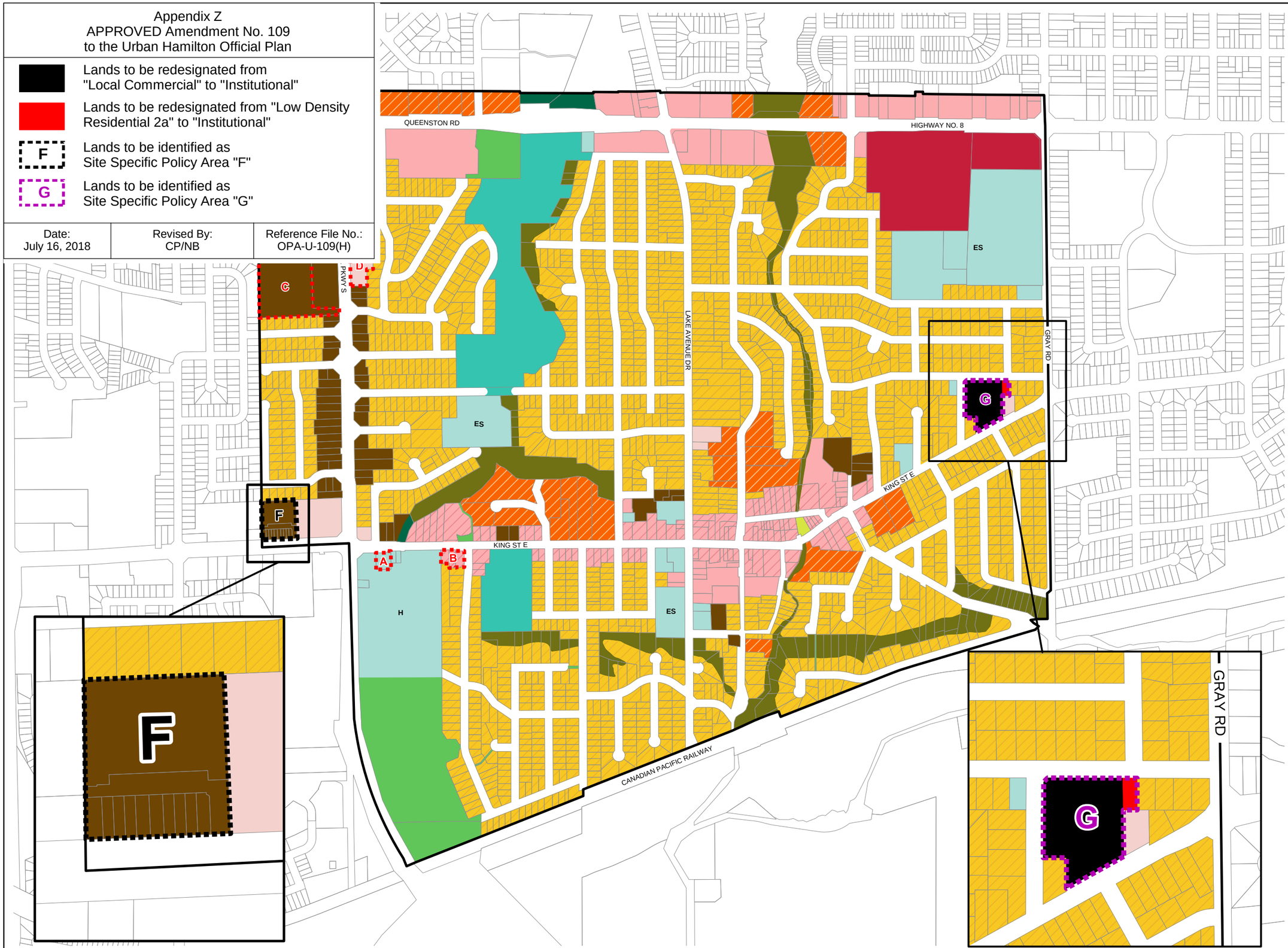
Lands to be redesignated from "Local Commercial" to "Institutional"

Lands to be redesignated from "Low Density Residential 2a" to "Institutional"

F — Lands to be identified as Site Specific Policy Area "F"

G — Lands to be identified as Site Specific Policy Area "G"

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109(H)



Legend

Residential Designations

- Low Density Residential 2a
- Medium Density Residential 3
- High Density Residential 1

Commercial and Mixed Use Designations

- Local Commercial
- Mixed Use - Medium Density
- Mixed Use - Medium Density - Pedestrian Predominant
- Mixed Use - High Density
- District Commercial

Parks and Open Space Designations

- Parkette
- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

Other Designations

- Institutional
- ES — Elementary School
- H — Historic Site

Other Features

- Area or Site Specific Policy
- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Old Town
Secondary Plan
Land Use Plan
Map B.7.2-1

Not To Scale
Date: Nov. 16, 2017

Hamilton

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Appendix AA
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

- Lands to be redesignated from "Institutional" to "Low Density Residential 3c"
- Lands to be redesignated from "Low Density Residential 2b" to "Low Density Residential 3c"
- Lands to be redesignated from "Low Density Residential 2b" to "Local Commercial"
- Lands to be redesignated from "Neighbourhood Park" to "Natural Open Space"
- Lands to be redesignated from "Institutional" to "Natural Open Space" and remove "ES"

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109(S)

Legend

Residential Designations

- Low Density Residential 2b
- Low Density Residential 2e
- Low Density Residential 3c
- Medium Density Residential 3

Parks and Open Space Designations

- Parkette
- Neighbourhood Parl
- City Wide Park
- General Open Space
- Natural Open Space

Other Designations

- Local Commercial
- Insitutional
- ES — Elementary School
- SWM — Storm Water Management
- Utility

Other Features

- Area or Site Specific Policy
- On Street Bikeway
- Off Street_Bikeway / Walkway
- Municipal Boundary
- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Urban Lakeshore Area
Secondary Plan
Land Use Plan
Map B.7.3-1

Not To Scale
Date: June 22, 2017

Hamilton

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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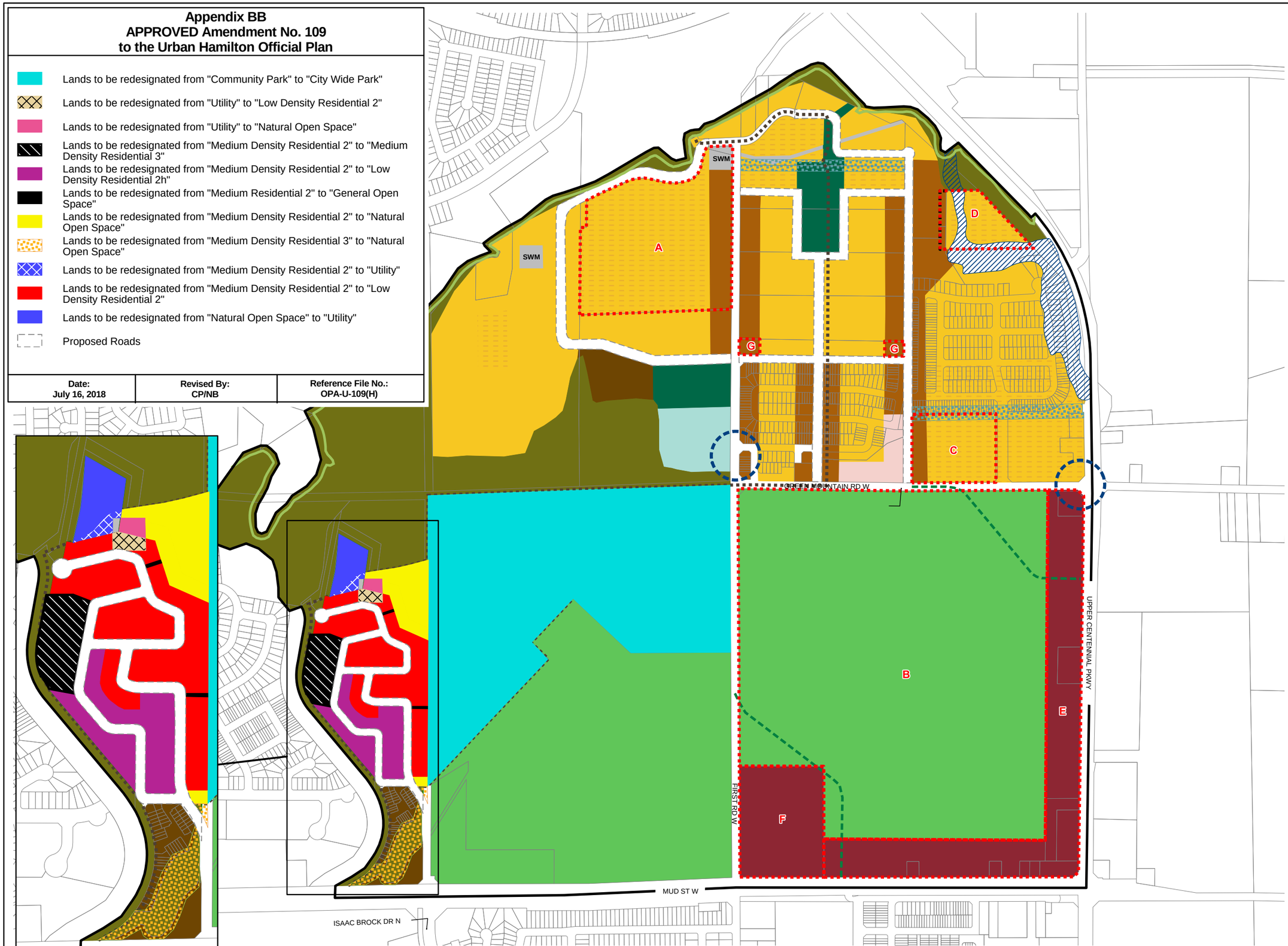
Appendix BB
APPROVED Amendment No. 109 to the Urban Hamilton Official Plan

- Lands to be redesignated from "Community Park" to "City Wide Park"
- Lands to be redesignated from "Utility" to "Low Density Residential 2"
- Lands to be redesignated from "Utility" to "Natural Open Space"
- Lands to be redesignated from "Medium Density Residential 2" to "Medium Density Residential 3"
- Lands to be redesignated from "Medium Density Residential 2" to "Low Density Residential 2h"
- Lands to be redesignated from "Medium Residential 2" to "General Open Space"
- Lands to be redesignated from "Medium Density Residential 2" to "Natural Open Space"
- Lands to be redesignated from "Medium Density Residential 3" to "Natural Open Space"
- Lands to be redesignated from "Medium Density Residential 2" to "Utility"
- Lands to be redesignated from "Medium Density Residential 2" to "Low Density Residential 2"
- Lands to be redesignated from "Natural Open Space" to "Utility"
- Proposed Roads

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109(H)



Legend

Residential Designations

- Low Density Residential 2
- Low Density Residential 2h
- Medium Density Residential 2
- Medium Density Residential 3

Commercial and Mixed Use Designations

- Local Commercial
- Arterial Commercial

Parks and Open Space Designations

- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

Other Designations

- Institutional
- Utility
- SWM Storm Water Management

Other Features

- Area or Site Specific Policy
- Flood_Plains
- Hedge Row
- Gateway
- Trail Links
- Secondary Plan Boundary
- Escarpment
- Proposed Road
- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Nash Neighbourhood Secondary Plan
Land Use Plan
Map B.7.5-1

Not To Scale
Date: Sept. 29, 2017

Hamilton

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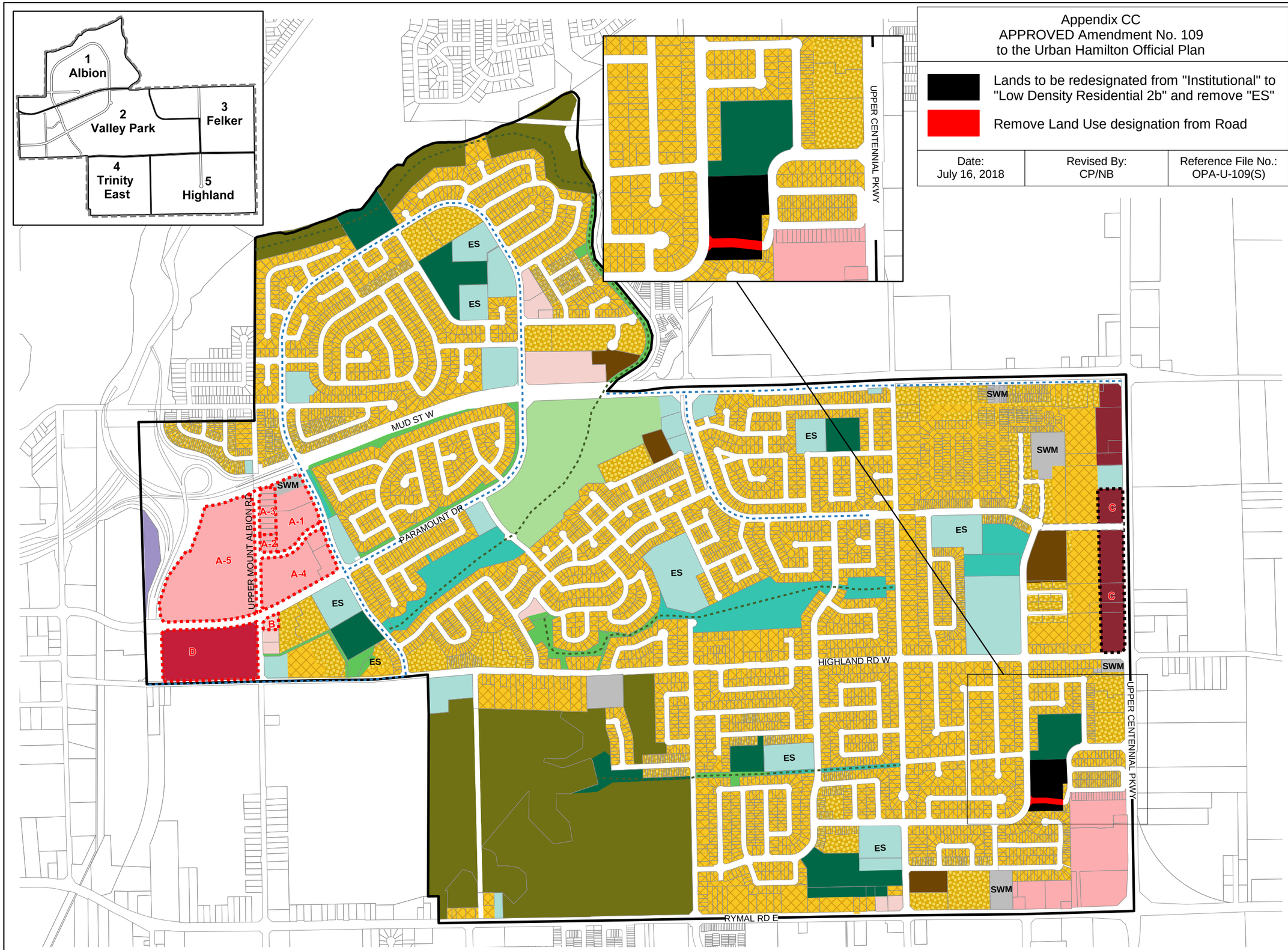

Appendix CC
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

Lands to be redesignated from "Institutional" to "Low Density Residential 2b" and remove "ES"

Remove Land Use designation from Road

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109(S)

Legend

Residential Designations

- Low Density Residential 2b
- Low Density Residential 3c
- Medium Density Residential 3

Commercial and Mixed Use Designations

- Local Commercial
- Mixed Use - Medium Density
- District Commercial
- Arterial Commercial

Parks and Open Space Designations

- Neighbourhood Park
- Community Park
- City Wide Park
- General Open Space
- Natural Open Space

Other Designations

- Institutional
- ES Elementary School
- Employment
- Utility
- SWM Storm Water Management

Other Features

- Area or Site Specific Area
- On Street Bikeway
- Off Street Bikeway / Walkway
- Proposed Roads
- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
West Mountain Area
(Heritage Green)
Secondary Plan
Land Use Plan
Map B.7.6-1

Not To Scale

Date: January 2017

Hamilton

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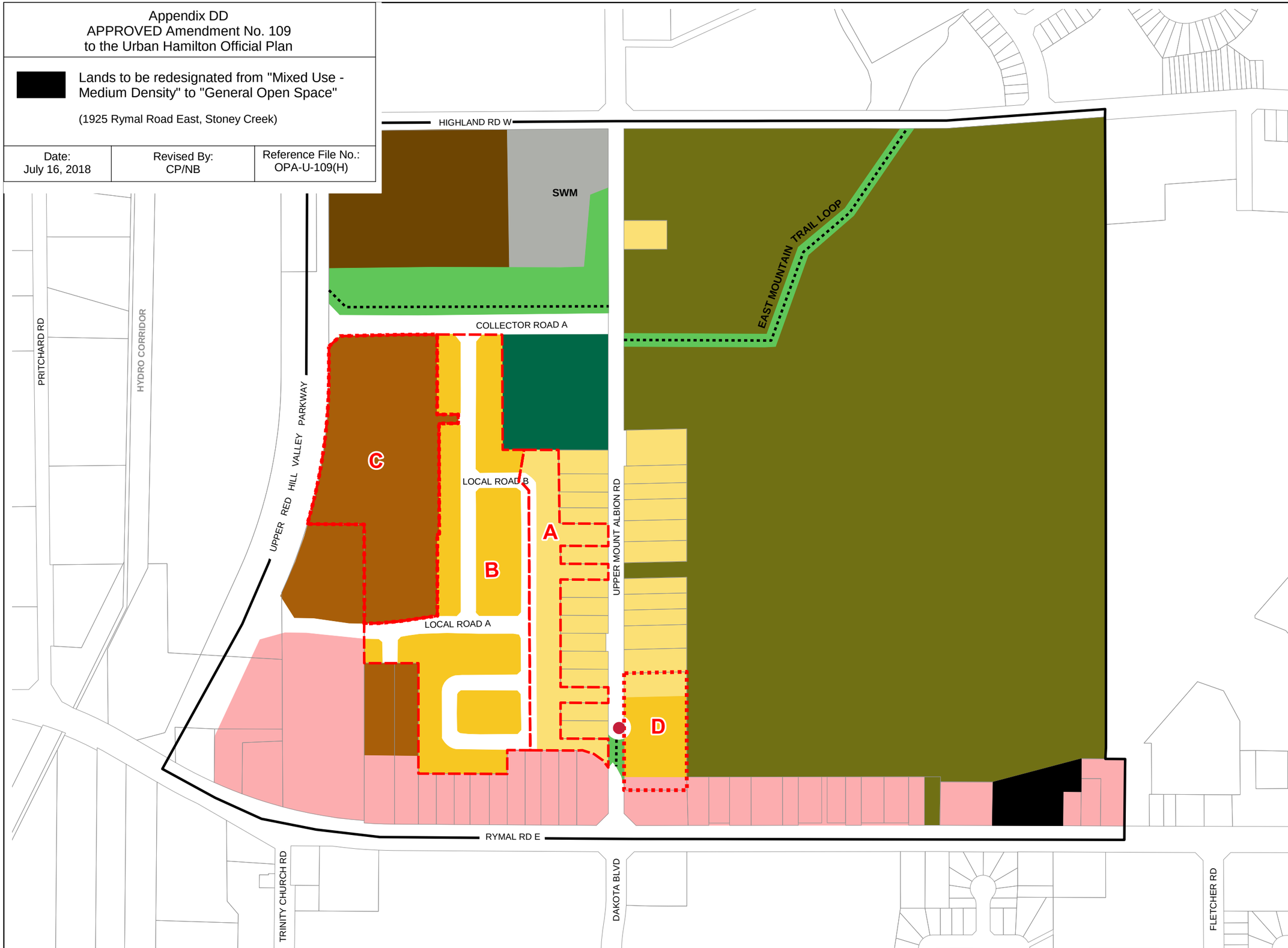
Appendix DD
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

Lands to be redesignated from "Mixed Use - Medium Density" to "General Open Space"

(1925 Rymal Road East, Stoney Creek)

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109(H)



Legend

Residential Designations

- Low Density Residential 1
- Low Density Residential 2
- Medium Density Residential 2
- Medium Density Residential 3

Parks and Open Space Designations

- Neighbourhood Park
- General Open Space
- Natural Open Space

Other Designations

- Mixed Use - Medium Density
- Utility
- SWM Storm Water Management

Other Features

- Area or Site Specific Policy
- Road Closure
- Trail Links
- Proposed Roads
- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Trinity West Secondary Plan
Land Use Plan
Map B.7.7-1

Not To Scale
Date: August 30, 2017

Hamilton

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Appendix EE
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

Lands to be removed from "Linkage" identification and added to "Core Area" identification
(86 Upper Mount Albion Road, Stoney Creek)

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109(H)

Legend

- Core Areas
- Linkages
- Area Specific Policy - USC 1 (Eramosa Karst)
- Subsurface Conduit Area
- Road Closure
- Approximate Area of Buried Eramosa Escarpment
- Streams
- Sink Holes
- Springs
- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Trinity West Secondary Plan
Natural Heritage System
Map B.7.7-2

Not To Scale
Date: May 18, 2016

Hamilton

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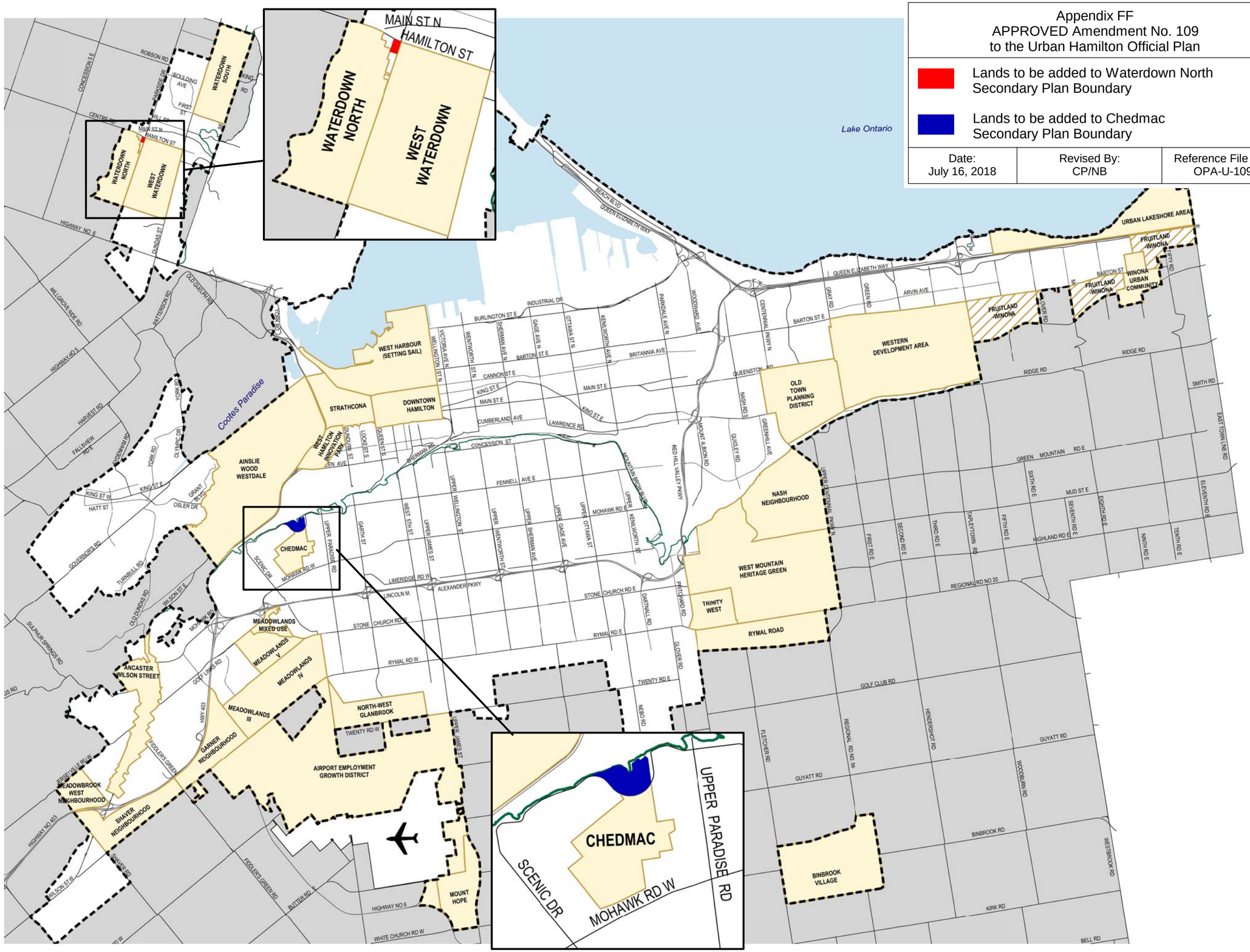

Appendix FF
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

Lands to be added to Waterdown North Secondary Plan Boundary

Lands to be added to Chedmac Secondary Plan Boundary

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.

Legend

- Secondary Plan Area
- Pending Secondary Plan Areas

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary (LEGEND)
- Municipal Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Volume 2: Appendix A
Secondary Plans Index Map

Not To Scale

Date: October 2016

Hamilton

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Appendix "GG" - Chapter C – Urban Site Specific Policies

Proposed Change	**Proposed New Policy**
~~Grey highlighted strikethrough text~~ = text to be deleted	**Bolded text** = text to be added
Amend Preamble to chapter as follows: 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.
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.

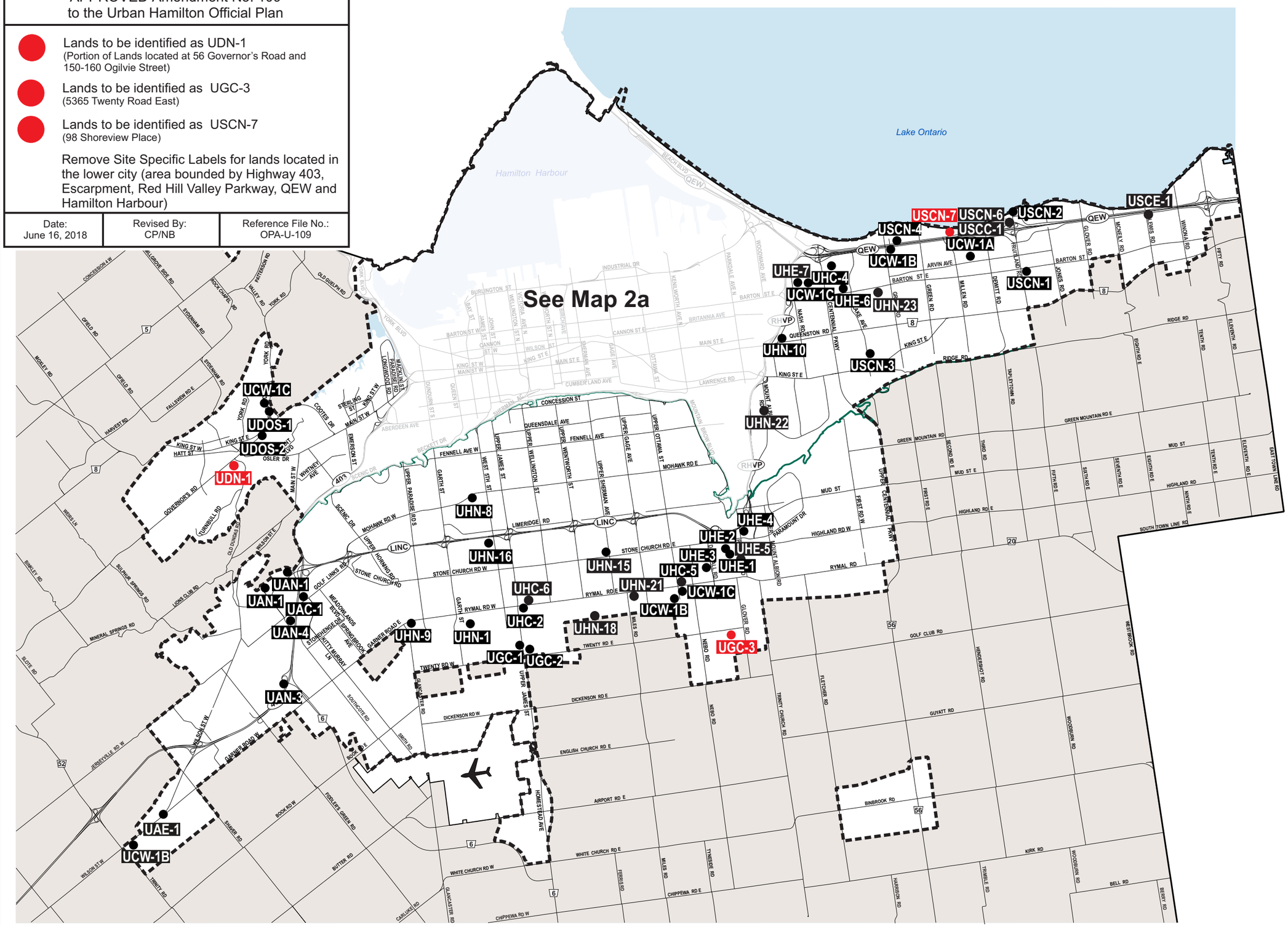
Proposed Change	Proposed New Policy
~~Grey highlighted strikethrough text~~ = text to be deleted	**Bolded text** = text to be added
Add Site Specific Policy UGC-3	UGC-3 Lands located at 5365 Twenty Road Fast, located on the south side of Twenty Road E, east of the Dartnall Road Extension, in the former Township of Glanbrook 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: a) Limited manufacturing may be permitted in accordance with the Zoning By-law; 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, 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.
Add Site Specific Policy UHN-26	UHN-26 Lands located at 360 Beach Road, former City of Hamilton 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. 2.0 The uses permitted in Policy UHN-26 shall only be permitted within the former school building located at 360 Beach Road. 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.
Add site specific policy USCN-7	USCN-7 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 *net residential density* shall be between 35 and 100 units per hectare.

Appendix HH
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

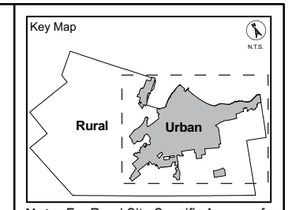
- Lands to be identified as UDN-1 (Portion of Lands located at 56 Governor's Road and 150-160 Ogilvie Street)
- Lands to be identified as UGC-3 (5365 Twenty Road East)
- Lands to be identified as USCN-7 (98 Shoreview Place)

Remove Site Specific Labels for lands located in the lower city (area bounded by Highway 403, Escarpment, Red Hill Valley Parkway, QEW and Hamilton Harbour)

Date:	Revised By:	Reference File No.:
June 16, 2018	CP/NB	OPA-U-109



Key Map



Note: For Rural Site Specific Areas, refer to Volume 3: Appendix A of the Rural Hamilton Official Plan.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal – see illustration on Schedules E and E-1, Volume 1

Legend

- Site Specific Areas (SSA)
- U- Refers to Urban Site Specific Area #, Volume 3, Chapter B

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Council Adoption: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Volume 3: Map 2
Urban Site Specific Key Map

Not To Scale

Date: June 27, 2018

Hamilton

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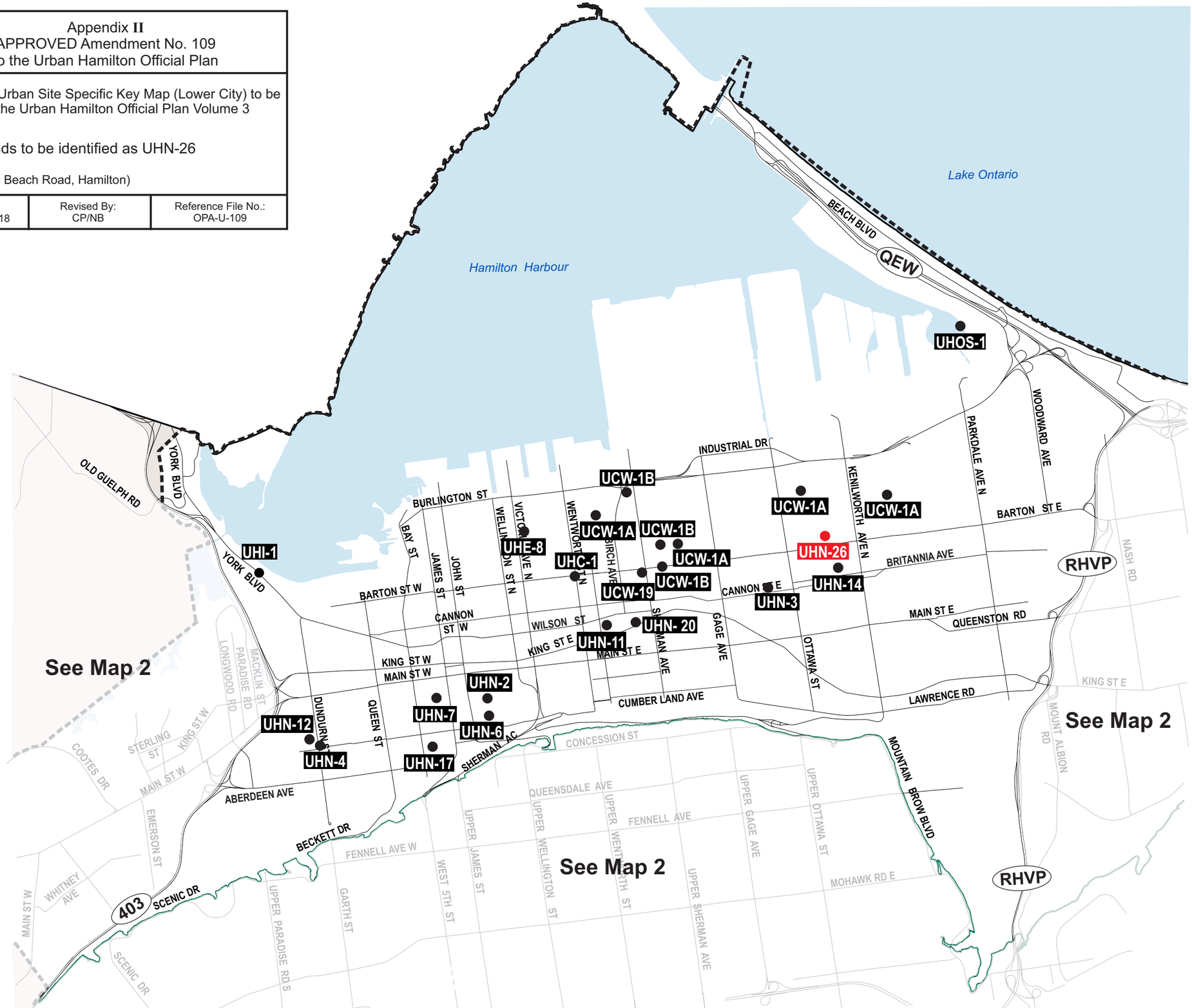
Appendix II
APPROVED Amendment No. 109
to the Urban Hamilton Official Plan

Map 2a - Urban Site Specific Key Map (Lower City) to be added to the Urban Hamilton Official Plan Volume 3

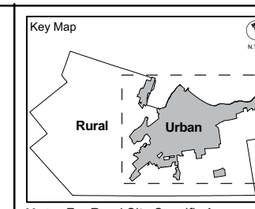
Lands to be identified as UHN-26

(360 Beach Road, Hamilton)

Date:	Revised By:	Reference File No.:
July 16, 2018	CP/NB	OPA-U-109



Key Map



Note: For Rural Site Specific Areas, refer to Volume 3: Appendix A of the Rural Hamilton Official Plan.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal – see illustration on Schedules E and E-1, Volume 1

Legend

- Site Specific Areas (SSA)
- U- Refers to Urban Site Specific Area #, Volume 3, Chapter B

Other Features

- Rural Area
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Council Adoption: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan Volume 3: Map 2a

Urban Site Specific Key Map (Lower City)

Not To Scale

Date: May 2018

Hamilton

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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