

Proposed Text Amendments – UHOP Volume 3

Grey highlighted strikethrough text = text to be deleted

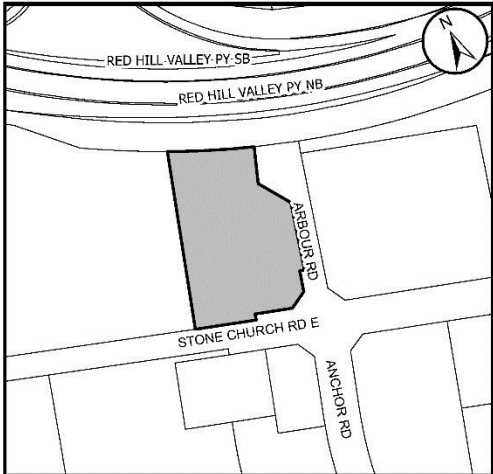
Bolded text = text to be added

Policy Number	Proposed Change	Proposed New Policy	Why Change is Required
Volume 3, Chapter B – Urban Area Specific Policies			
UH-1	<p>UH-1 Lands located along the edge of the Bayfront Employment Area, Hester Street, and west of Upper Wellington Street, north of Hester Street</p> <p>1.0 Area Specific UH-1, comprised of UH-1a to UH-1g inclusive, shown on Maps H-1, H-2, H-3 and to H-5 inclusive include the following areas:</p> <p>e) The lands south of Barton Street in the McQuesten West Neighbourhood designated Arterial Commercial shown as UH-1e on Map H-3; and, ...</p> <p>1.1 Notwithstanding Sections C.3.4 – Utility Designation, E.3 – Neighbourhoods Designation, and E.4 – Commercial and Mixed Use Designations of Volume 1, lands within Area Specific UH-1 on Maps H-1, H-2, H-3 and to H-5 inclusive shall be zoned to allow for the continuation of existing industrial or commercial uses that are compatible with surrounding non-employment land uses.</p>	<p>UH-1 Lands located along the edge of the Bayfront Employment Area, Hester Street, and west of Upper Wellington Street, north of Hester Street</p> <p>1.0 Area Specific UH-1, comprised of UH-1a to UH-1g inclusive, shown on Maps H-1, H-2, H-3 and H-5 include the following areas:</p> <p>e) The lands south of Barton Street in the McQuesten West Neighbourhood designated Arterial Commercial shown as UH-1e on Map H-3; and, ...</p> <p>1.1 Notwithstanding Sections C.3.4 – Utility Designation, E.3 – Neighbourhoods Designation, and E.4 – Commercial and Mixed Use Designations of Volume 1, lands within Area Specific UH-1 on Maps H-1, H-2, H-3 and H-5 shall be zoned to allow for the continuation of existing industrial or commercial uses that are compatible with surrounding non-employment land uses.</p>	<p>Map H-4 was deleted in its entirety through OPA No. 92 (Centennial Neighbourhoods Secondary Plan), and any relevant Area and Site Specific Policies have been incorporated within the Centennial Neighbourhoods Secondary Plan found in Section B.6.7.18 of Volume 2.</p>

Proposed Text Amendments – UHOP Volume 3

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USC-4	USC-4 Lands located north of the QEW on the east and west side of the Fruitland Road/QEW interchange and south of North Service Road and Lakeview Drive .	USC-4 Lands located north of the QEW on the east side of the Fruitland Road/QEW interchange and south of North Service Road.	OPA 103 (By-law No. 18-138) created Urban Site Specific Policies USCN-6 and USCC-1, but did not remove the lands from Area Specific Policy USC-4, in error.
Volume 1, Chapter C – Urban Site Specific Policies			
UHC-6	UHC-6 Lands located at 55 Rymal Road East, former City of Hamilton	UHC-6 Lands located at 55 Rymal Road East, former City of Hamilton	Former municipality was omitted from title in error.
Hamilton Site Specific Policy – UHC-X	Add Site Specific Policy UHC-X.	UHC-X Lands located at 130-136 Kenilworth Street North and 473 Concession Street, former City of Hamilton 1.0 Notwithstanding the uses permitted in Section E.4.6.5 b) – Mixed Use – Medium Density Designation, for the lands located at 130-136 Kenilworth Street North and 473 Concession Street, drive through facilities shall be permitted within <i>existing</i> buildings.	Policy E.4.6.30 of Volume 1 provided the same land use permissions. However, due to the site-specific nature of the policy, it is more appropriately located within Volume 3. Therefore Policy E.4.6.30 of Volume 1 is to be deleted in its entirety (see PED20201, Appendix “C”).

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Hamilton Site Specific Policy – UHE-X	Add Site Specific Policy UHE-X.	<p>UHE-X Lands located at 1375 Stone Church Road East and 60 Arbour Road, former City of Hamilton</p> <p>1.0 In addition to the uses permitted in Policy E.5.4.3 – Employment Area – Business Park Designation of Volume 1, for the lands designated Employment Area – Business Park, located at 1375 Stone Church Road East and 60 Arbour Road, a wedding chapel having a maximum gross floor area of 300 square metres may also be permitted.</p>  <p style="text-align: center;">Site Specific Policy UHE-X: 1375 Stone Church Road East and 60 Arbour Road, Hamilton</p>	<p>On February 13, 2020, the Province of Ontario signed Order in Council 228/2020, approving an amendment to the Niagara Escarpment Plan to redesignate the lands (approximately 1.2 ha) from “Escarpment Protection Area” to “Urban Area”.</p> <p>The land abuts Lincoln Alexander Parkway to the north and is adjacent to employment uses to the south and east, as well as a Core Area to the west. Based on the foregoing, limited employment uses are appropriate for the use of the lands. Given its location adjacent to a natural area, and its</p>

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			proximity to Carmen's Banquet Centre, a small wedding chapel is appropriately recognized as an additional use permitted.