

Proposed Text Amendments – UHOP Volumes 1 & 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 1, Chapter E – Urban Systems and Designation			
E.4.3.4 d)	Notwithstanding Policy E.4.6.9 Mixed Use – Medium Density Designation, only commercial uses shall only be permitted on the ground floor, and a place of worship and day nursery shall only be permitted above the ground floor of a building facing a Pedestrian Focus Street. (OPA 69)	Notwithstanding Policy E.4.6.9 Mixed Use – Medium Density Designation, only commercial uses shall be permitted on the ground floor, and a place of worship and day nursery shall only be permitted above the ground floor of a building facing a Pedestrian Focus Street. (OPA 69)	Clarification for interpretation of policy that no other uses other than commercial are permitted on the ground floor of a building.
Volume 1, Chapter F – Implementation			
(New policy) F.1.12.11	Where the Province has passed a Minister’s Zoning Order under the <u>Planning Act, R.S.O., 1990 c. P.13</u>, the use of the property shall be deemed to comply with the policies and land use designations of this Plan.	Where the Province has passed a Minister’s Zoning Order under the <u>Planning Act, R.S.O., 1990 c. P.13</u> , the use of the property shall be deemed to comply with the policies and land use designations of this Plan.	Acknowledgement that, from time to time, the Province may pass Minister’s Zoning Orders that may not be in conformity with the policies of the UHOP.
(New policy) F.1.14.3.9	Severances shall not be granted for dwellings created as <i>Secondary Dwelling Units – Detached</i>.	Severances shall not be granted for dwellings created as <i>Secondary Dwelling Units – Detached</i> .	Clarify that secondary dwelling units are to be subordinate to the principal use of a property and cannot be severed.
F.1.17.1	The City may use a variety of communication methods to seek input on planning matters or to	The City may use a variety of communication methods to seek input on planning matters or to	Clarification that the City may hold public meetings and public open houses virtually

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	<p>provide information to the general public. Depending on the issues and in accordance with the <u>Planning Act, R.S.O., 1990 c. P.13</u>, the City shall choose the most appropriate method of communication. Communication may be in the form of:</p> <ul style="list-style-type: none"> a) Direct mail outs; b) Public notice signs; c) Surveys, electronic or mail out; d) Public information open houses held virtually or in person; e) Public meetings held virtually or in person; f) City web site; or g) Workshops. 	<p>provide information to the general public. Depending on the issues and in accordance with the <u>Planning Act, R.S.O., 1990 c. P.13</u>, the City shall choose the most appropriate method of communication. Communication may be in the form of:</p> <ul style="list-style-type: none"> a) Direct mail outs; b) Public notice signs; c) Surveys, electronic or mail out; d) Public information open houses held virtually or in person; e) Public meetings held virtually or in person; f) City web site; or g) Workshops. 	<p>as a means to communicate with the public and receive public input on planning matters.</p>
F.1.17.2	<p>Notification of public meeting(s) for the adoption of the Official Plan and amendments, changes to the Zoning By-law, plans of subdivision, draft plan of condominium as required by the <u>Planning Act</u>, and Community Improvement Plans shall be given to the public at least 17 days prior to the date of the meeting(s) and the notice shall be given in accordance with the applicable requirements of the</p>	<p>Notification of public meeting(s) for the adoption of the Official Plan and amendments, changes to the Zoning By-law, plans of subdivision, draft plan of condominium as required by the <u>Planning Act</u>, and Community Improvement Plans shall be given to the public at least 17 days prior to the date of the meeting(s) and the notice shall be given in accordance with the applicable requirements of the</p>	<p>Addition to policy to reference draft plans of condominium.</p>

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	<u>Planning Act, R.S.O., 1990 c. P.13 regulations.</u>	<u>Planning Act, R.S.O., 1990 c. P.13 regulations.</u>	
F.1.20.1	<p>Where a proponent is required, under the Zoning By-law, to provide and/or maintain parking facilities, the City may require a cash payment in lieu of all or part of the parking requirements, in accordance with the City's Cash-in-Lieu of Parking Policy. Such funds shall be used for the following purposes, acquisition of lands and/or the provision of off-street parking as deemed appropriate by the City:</p> <ul style="list-style-type: none"> (a) The acquisition of lands and/or the provision of off-street parking; (b) Support for measures that reduce or shift the demand for parking through outreach, education and targeted programs; and, (c) Provision of infrastructure and services that support micro-mobility including bicycles, shared bicycles, E- 	<p>Where a proponent is required, under the Zoning By-law, to provide and/or maintain parking facilities, the City may require a cash payment in lieu of all or part of the parking requirements, in accordance with the City's Cash-in-Lieu of Parking Policy. Such funds shall be used for the following purposes, as deemed appropriate by the City:</p> <ul style="list-style-type: none"> (a) The acquisition of lands and/or the provision of off-street parking; (b) Support for measures that reduce or shift the demand for parking through outreach, education and targeted programs; and, (c) Provision of infrastructure and services that support micro-mobility including bicycles, shared bicycles, E-scooters and electric bicycles. 	To allow for expanded use of funds received through Cash-in Lieu of Parking payments to support a variety of transportation related initiatives

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	scooters and electric bicycles.		
Volume 1, Chapter G – Glossary			
Secondary Dwelling Unit	means a separate and self-contained dwelling unit that is accessory to and located on the same lot as within the principal dwelling and shall be physically located within the principal dwelling, or located within an accessory building to the principal dwelling.	means a separate and self-contained dwelling unit that is accessory to and located within the principal dwelling.	Clarification and differentiation needed between secondary dwelling units and secondary dwelling units - detached
Secondary Dwelling Unit – Detached	means a separate and self-contained detached dwelling unit that is accessory to and located on the same lot as the principal dwelling.	means a separate and self-contained detached dwelling unit that is accessory to and located on the same lot as the principal dwelling.	New definition added to differentiate between SDUs in the principal residence and detached SDUs.
Volume 3, Chapter C – Urban Site Specific Policies			
New Site Specific Policy UHC-X (1603 Rymal Road East, Hamilton)	1. In addition to the permitted uses of Policy E.4.8.2 of Volume 1, and notwithstanding Policy E.4.8.3 a), b), and d) of Volume 1, for the lands located at 1603 Rymal Road East, designated Arterial Commercial, the following uses are permitted: a) retail uses b) personal service uses c) office uses	1. In addition to the permitted uses of Policy E.4.8.2 of Volume 1, and notwithstanding Policy E.4.8.3 a), b), and d) of Volume 1, for the lands located at 1603 Rymal Road East, designated Arterial Commercial, the following uses are permitted: a) retail uses b) personal service uses c) office uses d) financial establishments	Re-establish permitted uses of previous zone (M-11) which were removed as part of CMU rezoning and associated redesignation to Arterial Commercial.

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	<p>d) financial establishments e) medical clinics f) day nursery</p> <p>2. The scale of the permitted uses shall be regulated by the Zoning By-law.</p>	<p>e) medical clinics f) day nursery</p> <p>2. The scale of the permitted uses shall be regulated by the Zoning By-law.</p>	
<p>New Site Specific Policy</p> <p>UHC-Y</p> <p>(1289 Upper James Street, Hamilton)</p>	<p>In addition to the permitted uses of Policy E.4.8.2 of Volume 1, and notwithstanding Policy E.4.8.3 b) and d) of Volume 1, for the lands located at 1289 Upper James Street, designated Arterial Commercial, the following uses shall be permitted within the existing building:</p> <p>a) Office uses; b) Retail stores; and, c) Food stores, including a food store with restaurant.</p>	<p>In addition to the permitted uses of Policy E.4.8.2 of Volume 1, and notwithstanding Policy E.4.8.3 b) and d) of Volume 1, for the lands located at 1289 Upper James Street, designated Arterial Commercial, the following uses shall be permitted within the existing building:</p> <p>a) Office uses; b) Retail stores; and, c) Food stores, including a food store with restaurant.</p>	<p>To recognize the existing uses of the plaza on the property that existed prior to the designation of the lands as Arterial Commercial</p>