

# Proposed Text Amendments – UHOP All Volumes 1 & 2

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
<b>Volume 1, Chapter C – City Wide Systems and Designations</b>			
C.5.3.1	C.5.3.1 The Province requires municipalities to prohibit the extension or expansion of lake-based municipal services outside of <i>urban area</i> boundaries for properties within the City limits, except in response to public health emergencies. No extensions of the municipal lake-based water and wastewater systems shall be permitted by this Plan into lands <del>detailed in the Rural Hamilton Official Plan</del> <b>within Rural Hamilton</b> unless the Medical Officer of Health declares an urgent public health emergency and there are no viable alternatives to rectify the emergency except by the provision of municipal water and/or wastewater systems to the affected population.	C.5.3.1 The Province requires municipalities to prohibit the extension or expansion of lake-based municipal services outside of <i>urban area</i> boundaries for properties within the City limits, except in response to public health emergencies. No extensions of the municipal lake-based water and wastewater systems shall be permitted by this Plan into lands within <i>Rural Hamilton</i> unless the Medical Officer of Health declares an urgent public health emergency and there are no viable alternatives to rectify the emergency except by the provision of municipal water and/or wastewater systems to the affected population.	Change to newly defined term “Rural Hamilton” for clarity.
C.5.3.3	C.5.3.3 Prior to the adoption of this Plan, the City has installed, approved specific Official Plan policies, entered into legal agreements and approved engineering plans in accordance with its former Official Plan policies to extend lake-based municipal water and wastewater services to certain properties <del>in the Rural Hamilton Official Plan</del> <b>within Rural Hamilton.</b>	C.5.3.3 Prior to the adoption of this Plan, the City has installed, approved specific Official Plan policies, entered into legal agreements and approved engineering plans in accordance with its former Official Plan policies to extend lake-based municipal water and wastewater services to certain properties within <i>Rural Hamilton</i> .	Change to newly defined term “Rural Hamilton” for clarity.

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<b>Volume 1: Chapter E – Urban Systems and Designations</b>			
E.2.7.2	E.2.7.2 <i>Employment Areas</i> shall provide employment through a broad range of uses, including traditional industrial uses, research and <i>development</i> uses, and other uses. Uses which support the businesses and employees of the employment area shall be permitted. <b>Major retail</b> uses or residential uses shall not be permitted. The permitted uses shall be described in more detail in Section E.5.0 – Employment Area Designations.	E.2.7.2 <i>Employment Areas</i> shall provide employment through a broad range of uses, including traditional industrial uses, research and <i>development</i> uses, and other uses. Uses which support the businesses and employees of the employment area shall be permitted. <i>Major retail</i> uses or residential uses shall not be permitted. The permitted uses shall be described in more detail in Section E.5.0 – Employment Area Designations.	Italicize defined term “Major Retail”.
<b>Volume 1: Chapter G – Glossary</b>			
Rural Hamilton (New Definition)	<b>Rural Hamilton: means the area within the municipal boundary of the City of Hamilton but outside of the urban boundary.</b>	Rural Hamilton: means the area within the municipal boundary of the City of Hamilton but outside of the urban boundary.	Definition already exists within Rural Hamilton Official Plan. Applying same definition within the Urban Hamilton Official Plan.
<b>Volume 2, Chapter C – Urban Site Specific Policies</b>			
B.2.8.6.1  Ancaster Wilson Street Secondary Plan	B.2.8.6.1 In addition to Section E.2.3.3 – Community Nodes of Volume 1, and the policies of this Secondary Plan, the following policies shall apply to the Ancaster Community Node shown on Appendix A - Character Areas and Heritage Features: d) Within the Ancaster Community Node, larger scale development and redevelopment are encouraged to be	B.2.8.6.1 In addition to Section E.2.3.3 – Community Nodes of Volume 1, and the policies of this Secondary Plan, the following policies shall apply to the Ancaster Community Node shown on Appendix A - Character Areas and Heritage Features: d) Within the Ancaster Community Node, larger scale development and redevelopment are encouraged to be	Incorrect reference. The portion of the Gateway Residential area that is adjacent to the Uptown Core is the eastern portion, which is where larger scale development and redevelopment is encouraged to occur.

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	directed towards the Uptown Core and <del>western</del> <b>eastern</b> portion of the Gateway Residential area, as shown on Appendix A – Character Areas and Heritage Features.	directed towards the Uptown Core and eastern portion of the Gateway Residential area, as shown on Appendix A – Character Areas and Heritage Features.	
B.5.1.13.5  Binbrook Village Secondary Plan	Site Specific Policy – Area E B.5.1.13.5 Notwithstanding Sections E.4.3.4 d) and E.4.6.6 a) of Volume 1 and Section B.5.1.5.1 i), as it applies to drive-through uses <del>in pedestrian focus areas</del> <b>on pedestrian focus streets</b> , for lands located at 2660-2668 Binbrook Road East and 2651 Regional Road 56, <b>identified as Site Specific Policy – Area E on Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan</b> , a maximum of one drive-through facility accessory to a restaurant shall be permitted subject to the following: : ...	Site Specific Policy – Area E B.5.1.13.5 Notwithstanding Sections E.4.3.4 d) and E.4.6.6 a) of Volume 1 and Section B.5.1.5.1 i), as it applies to drive-through uses on <i>pedestrian focus streets</i> , for lands located at 2660-2668 Binbrook Road East and 2651 Regional Road 56, identified as Site Specific Policy – Area E on Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan, a maximum of one drive-through facility accessory to a restaurant shall be permitted subject to the following: : ...	To correct typographic error and to reflect new terminology recently brought into the UHOP with the Commercial and Mixed Use Zones Implementation (OPA No. 69).
B.5.4.11.X (New Policy)	<b>Area Specific Policy – Area X</b> <b>5.4.11.X In addition to Section B.5.4.2.2 b) of Volume 2, for the lands located at 9255 Airport Road West (Block 94, Registered Plan No. 62M-1269), designated Low Density Residential 2c and identified as Site Specific Policy – Area X, public parkland, open space or other <i>passive recreation uses</i> shall be permitted.</b>	Area Specific Policy – Area X 5.4.11.X In addition to Section B.5.4.2.2 b) of Volume 2, for the lands located at 9255 Airport Road West (Block 94, Registered Plan No. 62M-1269), designated Low Density Residential 2c and identified as Site Specific Policy – Area X, public parkland, open space or other <i>passive recreation uses</i> shall be permitted.	The subject lands are landlocked with no public access.  Permitting public parkland, open space or other passive recreation uses on the lands will allow additional uses of the lands that may be used for the benefit of the public should the lands be dedicated to the City.
B.6.2.17.10	Site Specific Policy – Area H B.6.2.17.10 <del>9</del> In addition to Section E.3.6 – High Density Residential of	Site Specific Policy – Area H B.6.2.17.9 In addition to Section E.3.6 – High Density Residential of Volume 1,	Numbering error.

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Ainslie Wood Westdale Secondary Plan	Volume 1, Section B.6.2.5.5 – High Density Residential Designation of Volume 2, and Section B.6.2.10 – Parks and Open Space Designations of Volume 2, for lands located at 925 Main Street West and 150 Longwood Road South, designated “High Density Residential 1” and “Open Space”, and identified as Site Specific Policy – Area H, the following policies shall apply: ...	Section B.6.2.5.5 – High Density Residential Designation of Volume 2, and Section B.6.2.10 – Parks and Open Space Designations of Volume 2, for lands located at 925 Main Street West and 150 Longwood Road South, designated “High Density Residential 1” and “Open Space”, and identified as Site Specific Policy – Area H, the following policies shall apply: ...	
B.16.2.17.7  Ainslie Wood Westdale Secondary Plan	Site Specific Policy – Area K <del>B.16.2.17.712 Notwithstanding Policy B.6.2.7.2 e) and h) ii) for</del> <b>The following policies shall apply to</b> the lands <del>designated Mixed Use – Medium Density</del> , located at 1630 Main Street West and 69 Sanders Boulevard, <b>designated Mixed Use – Medium Density</b> and identified as Site Specific Policy – Area J on Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan: a) <b>Notwithstanding Policy B.6.2.7.2 e)</b> , <del>t</del> The maximum residential density shall be 585 units per gross hectare; and, b) <b>Notwithstanding Policy B.6.2.7.2 h) ii)</b> , <del>t</del> The maximum height of any multiple dwelling shall be <del>limited to</del> nine storeys.	Site Specific Policy – Area K B.6.2.17.12 The following policies shall apply to the lands located at 1630 Main Street West and 69 Sanders Boulevard, designated Mixed Use – Medium Density and identified as Site Specific Policy – Area J on Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan: a) Notwithstanding Policy B.6.2.7.2 e), the maximum residential density shall be 585 units per gross hectare; and, b) Notwithstanding Policy B.6.2.7.2 h) ii), the maximum height of any multiple dwelling shall be nine storeys.	Numbering and formatting errors.
B.7.6.9.21  West Mountain (Heritage Green)	Area Specific Policy – Area E B.7.6.9.21 The following policy shall apply to lands known as 1050 Paramount Drive and identified as Area Specific Policy – <b>Area “E”</b> on Map B.7.6-	Area Specific Policy – Area E B.7.6.9.21 The following policy shall apply to lands known as 1050 Paramount Drive and identified as Area Specific Policy – Area “E” on Map B.7.6-	Revise policy to clarify that Volume 1 refers only to Policy E.3.8.6 and that Policy B.7.2.3.2 b) is found within Volume 2.

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Secondary Plan	1 – West Mountain (Heritage Green) Land Use Plan: a) Notwithstanding the gross floor area criteria of Policy E.3.8.6 <b>of Volume 1</b> and Policy B.7.6.3.2 b) of Volume 12, the maximum gross floor area of any individual commercial establishment shall be 500 square metres and the maximum combined gross floor areas of any grouping of local commercial uses shall be 2,000square metres.	1 – West Mountain (Heritage Green) Land Use Plan: a) Notwithstanding the gross floor area criteria of Policy E.3.8.6 of Volume 1 and Policy B.7.6.3.2 b) of Volume 2, the maximum gross floor area of any individual commercial establishment shall be 500 square metres and the maximum combined gross floor areas of any grouping of local commercial uses shall be 2,000square metres.	
B.8.4  Airport Employment Growth District Secondary Plan	B.8.4 Employment Area Policies ...The Employment Supportive Centres are intended to serve as <del>small scale</del> <b>small scale</b> focal points serving the amenity needs of the Airport Employment Growth District's employees within a reasonable distance of their place of work.	B.8.4 Employment Area Policies ...The Employment Supportive Centres are intended to serve as small scale focal points serving the amenity needs of the Airport Employment Growth District's employees within a reasonable distance of their place of work.	Remove italics from small scale. Small scale is a defined term in the Airport Employment Growth District Secondary Plan and it refers to agricultural uses, which does not apply in this reference.
B.8.17.8  Airport Employment Growth District Secondary Plan	Site Specific Policy – Area H 8.17.8 In addition to the permitted uses in Policy B.8.4.5.1b) – Airport Prestige Business and B.8.4.5.3 – Employment Supportive Centre, for lands located at the southwest corner of Highway 6 and Garner Road, designated Airport Prestige Business and the lands located at the intersection of Garner Road East and Highway 6 identified as an Employment Supportive Centre, and identified on Map B.8-1 – Airport Employment Growth District Land Use Plan as Site Specific Policy – Area H,	Site Specific Policy – Area H 8.17.8 In addition to the permitted uses in Policy B.8.4.5.1b) – Airport Prestige Business and B.8.4.5.3 – Employment Supportive Centre, for lands located at the southwest corner of Highway 6 and Garner Road, designated Airport Prestige Business and the lands located at the intersection of Garner Road East and Highway 6 identified as an Employment Supportive Centre, and identified on Map B.8-1 – Airport Employment Growth District Land Use Plan as Site Specific Policy – Area H,	Policy B.8.4.5.5 doesn't apply to retail stores, as it only applies to the permitted uses in B.8.4.5.3, so the policy reference is incorrect, and no policy reference is needed.

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	c) <del>Notwithstanding Policy B.8.4.5.5., a retail store shall not exceed 500 square metres</del> <b>the gross floor area for any individual retail store shall not exceed 500 square metres.</b>	c) the gross floor area for any individual retail store shall not exceed 500 square metres.	
B.8.17.10  Airport Employment Growth District Secondary Plan	Site Specific Policy – Area J B.8.17.10 In addition to Policy B.8.4.5.1, <b>for the lands located at 2012 Upper James Street (to be changed to 2060 Upper James Street),</b> designated Airport Prestige Business, <del>located at 2012 Upper James Street (to be changed to 2060 Upper James Street)</del> and identified <b>as Site Specific Policy – Area J</b> on Airport Employment Growth District Secondary Plan – Land Use Plan, Map B.8-1, a Place of Worship shall also be permitted <del>on the portion of lands designated Airport Prestige Business.</del>	Site Specific Policy – Area J B.8.17.10 In addition to Policy B.8.4.5.1, for the lands located at 2012 Upper James Street (to be changed to 2060 Upper James Street), designated Airport Prestige Business and identified as Site Specific Policy – Area J on Airport Employment Growth District Secondary Plan – Land Use Plan, Map B.8-1, a Place of Worship shall also be permitted.	Current wording has errors in grammar and formatting, including the omission of the Site Specific Policy Area to which the policy applies.