

Revisions to Proposed Amendments to the Urban Hamilton Official Plan Text – All Topic Areas – Municipal Comprehensive Review

Grey highlighted text = text to be revised from previous January 2022 draft OPA

Strikethrough text = text to be deleted

Bolded text = text to be added

Policy Number	Proposed Change	Proposed New Policy	Why Revision from January 2022 Draft is Required
Volume 1: Chapter A – Introduction			
A.1.1	<p>A.1.1 The City of Hamilton is situated upon the traditional territories of the Erie, Neutral, Huron-Wendat, Haudenosaunee and Mississaugas. This land is covered by the Dish With One Spoon Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinaabek to share and care for the resources around the Great Lakes. This land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation. The City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and we recognize that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers.</p>	<p>A.1.1 Hamilton is a dynamic city with unique geographic attributes. Its varied landscape includes an urban area which is the centre for employment uses, community services, and residential dwellings.</p>	<p>Discussions with representatives from Six Nations, the Mississaugas of the Credit First Nation indicated that there were issues with the current wording of the City’s Land Acknowledgement.</p> <p>Draft wording to include the existing City of Hamilton (corporate) Land Acknowledgement has been removed until such a time as the City has considered revising the statement. Planning Staff will update the UHOP with the appropriate Land Acknowledgment wording when it is available.</p>

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	Hamilton is a dynamic city with unique geographic attributes. Its varied landscape includes an urban area which is the centre for employment uses, community services, and residential dwellings.																										
A.2.3.2	<p>A.2.3.2 Household Forecasts – City Wide Hamilton’s 2051 household forecasts are as follows:</p> <p>Table A.2 – Household Forecasts, 2021-2051</p> <table border="1" data-bbox="394 597 766 873"> <thead> <tr> <th>Year</th> <th>Population Households</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>222,500</td> </tr> <tr> <td>2031</td> <td>258,100</td> </tr> <tr> <td>2041</td> <td>295,200</td> </tr> <tr> <td>2051</td> <td>332,800</td> </tr> <tr> <td>Change 2021 - 2051</td> <td>110,300</td> </tr> </tbody> </table> <p>Source: Hemson Consulting Ltd. based on Statistics Canada Census data and Growth Plan Schedule 3 forecasts for 2051.</p>	Year	Population Households	2021	222,500	2031	258,100	2041	295,200	2051	332,800	Change 2021 - 2051	110,300	<p>A.2.3.2 Household Forecasts – City Wide Hamilton’s 2051 household forecasts are as follows:</p> <p>Table A.2 – Household Forecasts, 2021-2051</p> <table border="1" data-bbox="978 565 1333 808"> <thead> <tr> <th>Year</th> <th>Households</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>222,500</td> </tr> <tr> <td>2031</td> <td>258,100</td> </tr> <tr> <td>2041</td> <td>295,200</td> </tr> <tr> <td>2051</td> <td>332,800</td> </tr> <tr> <td>Change 2021 - 2051</td> <td>110,300</td> </tr> </tbody> </table> <p>Source: Hemson Consulting Ltd. based on Statistics Canada Census data and Growth Plan Schedule 3 forecasts for 2051</p>	Year	Households	2021	222,500	2031	258,100	2041	295,200	2051	332,800	Change 2021 - 2051	110,300	Correction to Table to identify the column as ‘Households’
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A.2.3.4.2	<p>Greenfield Density Target</p> <p>A.2.3.4.2 <i>Greenfield areas</i> shall be planned to achieve an overall minimum density of 50 60 people and jobs per hectare. The <i>greenfield</i> density target shall be measured over the entirety of Hamilton’s <i>greenfield area</i>, excluding natural heritage features designated in this Plan, right-of-way for electrical transmission lines, energy transmission pipelines, roads classified as freeways, as</p>	<p>Greenfield Density Target</p> <p>A.2.3.4.2 <i>Greenfield areas</i> shall be planned to achieve an overall minimum density of 60 people and jobs per hectare. The <i>greenfield</i> density target shall be measured over the entirety of Hamilton’s <i>greenfield area</i>, excluding natural heritage features designated in this Plan, right-of-way for electrical transmission lines, energy transmission pipelines, roads classified as freeways, as defined and mapped</p>	To provide clarity on the measurement of the Greenfield Area density target.																								

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	<p>defined and mapped as part of the Ontario Road Network, as well as railways, <i>employment areas</i>, and cemeteries. The <i>greenfield area</i> includes designated employment areas. On employment lands, the City shall plan to meet a density target of 37 people and jobs per hectare. On non-employment lands, densities will need to achieve a minimum average density of 70 persons and jobs per hectare to meet the overall density target.</p>	<p>as part of the Ontario Road Network, as well as railways, <i>employment areas</i>, and cemeteries.</p>	
A.2.3.4.3	<p>Insert new Policy A.2.3.4.3 and renumber subsequent policies: A.2.3.4.3 Notwithstanding policy A.2.3.4.2, the lands within the <i>greenfield area</i> that are not subject to existing <i>development</i> approvals, including lands within the Fruitland-Winona Secondary Plan area, shall be planned to achieve a minimum density of 70 persons and jobs per hectare.</p>	<p>A.2.3.4.3 Notwithstanding policy A.2.3.4.2, the lands within the <i>greenfield area</i> that are not subject to existing <i>development</i> approvals, including lands within the Fruitland-Winona Secondary Plan area, shall be planned to achieve a minimum density of 70 persons and jobs per hectare.</p>	<p>New policy to identify that undeveloped lands within the greenfield area will be planned to achieve a density target of 70 pjh.</p>
Volume 1: Chapter B - Communities			
B.2.2.2	<p>Delete existing policy B.2.2.2 in its entirety and replace with new policy, as follows. B.2.2.2 No <i>urban boundary</i> expansion shall occur until a <i>municipally initiated comprehensive review</i> and secondary plan have been completed. B.2.2.2 Notwithstanding Policy B.2.2.1, adjustments to the <i>urban boundary</i> may be</p>	<p>B.2.2.2 Notwithstanding Policy B.2.2.1, adjustments to the <i>urban boundary</i> may be permitted through a municipal comprehensive review provided: a) there is no net increase in land within the <i>urban area</i>; b) the adjustment would support the City’s ability to meet <i>intensification</i> and <i>redevelopment</i> targets</p>	<p>Suggested addition to policy provided by Niagara Escarpment Commission for lands within the Niagara Escarpment Plan area.</p>

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	<p>permitted through a municipal comprehensive review provided:</p> <p>a) there is no net increase in land within the <i>urban area</i>;</p> <p>b) the adjustment would support the City’s ability to meet <i>intensification</i> and <i>redevelopment</i> targets provided in Section A.2.3 – Growth Management – Provincial;</p> <p>c) <i>prime agricultural areas</i> are avoided where possible. Alternative locations will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating impacts on the Agricultural System;</p> <p>d) the lands are not located within the <i>Greenbelt Area</i>;</p> <p>e) for lands within the <i>Niagara Escarpment Plan</i> area, the lands are designated Urban Area in the <i>Niagara Escarpment Plan</i>; and,</p> <p>f) there is sufficient reserve <i>infrastructure</i> capacity to service the lands.</p>	<p>provided in Section A.2.3 – Growth Management – Provincial;</p> <p>c) <i>prime agricultural areas</i> are avoided where possible. Alternative locations will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating impacts on the Agricultural System;</p> <p>d) the lands are not located within the <i>Greenbelt Area</i>;</p> <p>e) for lands within the <i>Niagara Escarpment Plan</i> area, the lands are designated Urban Area in the <i>Niagara Escarpment Plan</i>; and,</p> <p>f) there is sufficient reserve <i>infrastructure</i> capacity to service the lands.</p>	
B.2.4.1.2	<p>B.2.4.1.2 The City’s primary intensification strategic growth areas shall be the <i>Urban Nodes</i>, and <i>Urban Corridors</i> and Major Transit Station Areas as illustrated on Schedule E – Urban Structure and as further defined in secondary plans and corridor studies for these areas, included in Volume 2.</p>	<p>B.2.4.1.2 The City’s primary <i>strategic growth areas</i> shall be the <i>Urban Nodes</i> and <i>Major Transit Station Areas</i> as illustrated on Schedule E – Urban Structure and as further defined in secondary plans and corridor studies for these areas, included in Volume 2.</p>	<p>Inclusion of the Urban Corridors as strategic growth areas would require the City to establish a density target for each corridor. The Corridors overlap with the Nodes and Major Transit Station Areas and it is therefore unnecessary to establish a separate density target for each</p>

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			corridor. The City could choose to identify certain Corridors (e.g., the LRT corridor) as a strategic growth area through Phase 4 of the OP Review.
B.3.1	<p>B.3.1 Strong Economy</p> <p>...</p> <p>The creation of a strong economy is contingent upon several key interdependent factors including developing and retaining a skilled labour force which is adaptable to changing technologies; providing infrastructure; creating an environment of innovation; supporting and enhancing the arts and culture sector; reducing poverty by providing better access to education, social programs, improving quality of life indicators such as housing choices, and having abundant open spaces, access to nature, good air quality and a stable climate.</p>	<p>B.3.1 Strong Economy</p> <p>...</p> <p>The creation of a strong economy is contingent upon several key interdependent factors including developing and retaining a skilled labour force which is adaptable to changing technologies; providing infrastructure; creating an environment of innovation; supporting and enhancing the arts and culture sector; reducing poverty by providing better access to education, social programs, improving quality of life indicators such as housing choices, having abundant open spaces, access to nature, good air quality and a stable climate.</p>	Policy change implements comments provided by Conservation Halton which recognizes that having access to nature is important for the quality of life of residents.
B.3.2.1.7	<p>Insert new Policy B.3.2.1.7, as follows:</p> <p>B.3.2.1.7 Promote subdivision design and building orientation to maximize energy efficiency and conservation, improve air quality, reduce greenhouse gas emissions, promote green infrastructure and preserve and/or enhance natural features.</p>	<p>B.3.2.1.7 Promote subdivision design and building orientation to maximize energy efficiency and conservation, improve air quality, reduce greenhouse gas emissions, promote <i>green infrastructure</i> and preserve and/or enhance natural features.</p>	Policy revisions address comments provided by Conservation Halton and fix grammatical errors.
B.3.2.4.7	<p>B.3.2.4.7 The construction of new buildings and the retrofitting of the existing building stock shall be encouraged to utilize locally sourced</p>	<p>B.3.2.4.7 The construction of new buildings and the retrofitting of the existing building stock shall be encouraged to utilize locally sourced and / or</p>	Encouragement to incorporate recycled materials in building construction as per public comment

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	<p>and / or recycled materials and to incorporate water conservation and energy efficiency techniques, the expansion of district energy generation, and <i>renewable energy systems</i>, through the policies of this Plan and other strategies.</p>	<p>recycled materials and to incorporate water conservation and energy efficiency techniques, the expansion of district energy generation, and <i>renewable energy systems</i>, through the policies of this Plan and other strategies.</p>	<p>in recognition of the embodied carbon in existing buildings and structures. The reuse of building materials reduces carbon emissions relating to the disposal of existing materials, manufacturing of new materials and transportation of materials.</p>
B.3.6.2.2	<p>B.3.6.2.2 The City shall partner and work with other levels of governments, other municipalities, Indigenous communities, academics, community groups, and as well as local industries and businesses to develop: a) actions that directly or indirectly improve air quality by reducing reduce air pollutants and greenhouse gases; improve air quality, reduce and respond to the impacts of climate change in the City and, b) a Hamilton Air Quality and Climate Change Climate Impact Adaptation Plan that improves climate resiliency by minimizing the <i>impacts of a changing climate</i> and prepares the City and community for those impacts that are unavoidable.</p>	<p>B.3.6.2.2 The City shall partner and work with other levels of governments, other municipalities, Indigenous communities, academics, community groups, as well as local industries and businesses to develop: a) actions that directly or indirectly improve air quality by reducing air pollutants and greenhouse gases; and, b) a Hamilton Climate Impact Adaptation Plan that improves climate resiliency by minimizing the <i>impacts of a changing climate</i> and prepares the City and community for those impacts that are unavoidable.</p>	<p>Inclusion of indigenous communities as key partners for climate change related policies and plans.</p>
B.3.6.5	<p>B.3.6.5 Hazard Lands <i>Hazard lands</i> are lands that have an inherent risk to life or property due to a variety of natural hazards such as flooding, fire, erosion, or unexpected collapse of land. <i>Hazard lands</i> are areas particularly susceptible to the <i>impacts of a</i></p>	<p>B.3.6.5 Hazard Lands <i>Hazard lands</i> are lands that have an inherent risk to life or property due to a variety of natural hazards such as flooding, fire, erosion, or unexpected collapse of land. <i>Hazard lands</i> are areas particularly susceptible to the <i>impacts of a changing climate</i>,</p>	<p>Policy revisions provide clarity, update the name of the Provincial Ministry and implement suggestions from Conservation Halton to identify the dynamic nature of hazard lands.</p>

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	<p>changing climate, such as flooding, fire, erosion, slope failure, or other physical conditions which are severe enough to pose a risk to residents, loss of life, property damage, and social disruption either at a specific location or to upstream or downstream lands within the watershed, if these lands were to be developed. ...</p> <p>In the City of Hamilton, <i>hazard lands</i> are defined, mapped, and regulated by the Conservation Authorities in accordance with the <u>Conservation Authorities Act</u>. The Niagara Escarpment Commission regulates lands that also have inherent hazards through the <u>Niagara Escarpment Planning and Development Act</u>. The Ministry of Northern Development, Mines, Natural Resources and Forestry maintains mapping of hazardous forest types for wildland fire. However, due Due to the dynamic nature of hazard lands and forested areas, the condition for hazard lands, including hazardous forest types for wildland fire, is not static and mapping must be updated on an ongoing basis.</p>	<p>such as flooding, fire, erosion, slope failure, or other physical conditions which are severe enough to pose a risk to residents, loss of life, property damage, and social disruption either at a specific location or to upstream or downstream lands within the watershed, if these lands were to be developed. ...</p> <p>In the City of Hamilton, <i>hazard lands</i> are defined, mapped, and regulated by the Conservation Authorities in accordance with the <u>Conservation Authorities Act</u>. The Niagara Escarpment Commission regulates lands that also have inherent hazards through the <u>Niagara Escarpment Planning and Development Act</u>. The Ministry of Northern Development, Mines, Natural Resources and Forestry maintains mapping of <i>hazardous forest types for wildland fire</i>. Due to the dynamic nature of <i>hazard lands</i> and forested areas, the condition for <i>hazard lands</i>, including <i>hazardous forest types for wildland fire</i>, is not static and mapping must be updated on an ongoing basis.</p>	
B.3.7.3	<p>Insert new policy B.3.7.3, renumber B.3.7.3 The City shall develop and update a sustainable building checklist Sustainable Building and Development Guidelines, including a development review checklist, to promote energy efficient development and</p>	<p>B.3.7.3 The City shall develop and update Sustainable Building and Development Guidelines, including a development review checklist, to promote energy efficient <i>development</i> and <i>redevelopment</i> proposals, and implement the Guidelines through the development approvals process.</p>	<p>Correct discrepancy in previous version of OPA which referred to the future Guidelines as a checklist.</p>

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	<i>redevelopment proposals, and implement the Guidelines through the development approvals process.</i>		
Volume 1: Chapter C – City Wide Systems and Designations			
C.1.0	C.1.0 The Official Plan must be consistent with the Provincial Policy Statement and conform to the Growth Plan, and the Greenbelt Plan and the Niagara Escarpment Plan . However, in some areas of provincial policy, the municipality can be more restrictive than the provincial directions. Where land use designations exist, this section details the interrelationship between the various provincial documents and this Plan.	C.1.0 The Official Plan must be consistent with the Provincial Policy Statement and conform to the Growth Plan, the Greenbelt Plan and the Niagara Escarpment Plan. However, in some areas of provincial policy, the municipality can be more restrictive than the provincial directions. Where land use designations exist, this section details the interrelationship between the various provincial documents and this Plan.	Revision implements comment from Niagara Escarpment Commission to identify and clarify that the Niagara Escarpment Plan is a Plan to which the Official Plan must conform.
C.4.2.9	C.4.2.9 Transit planning and investments shall be aligned with, and supporting, the priority transit corridor identified on Schedule E – Urban Structure and or Appendix B – Major Transportation Facilities and Routes.	C.4.2.9 Transit planning and investments shall be aligned with, and supporting, the <i>priority transit corridor</i> identified on Schedule E – Urban Structure and Appendix B – Major Transportation Facilities and Routes.	Remove reference to “/ or” within the policy to clarify that the priority transit corridor will be shown on both Schedule E and Appendix B.
C.4.6.2	C.4.6.2 Major goods movement facilities and corridors include truck and rail transportation routes, the John C. Munro Hamilton International Airport, and the Port of Hamilton as shown on Appendix B – Major Transportation Facilities and Routes, among others . Heavy truck traffic may be restricted to designated truck routes to minimize negative impacts of truck traffic on local roads and maximize safety for all road users .	C.4.6.2 <i>Major goods movement facilities and corridors</i> include truck and rail transportation routes, the John C. Munro Hamilton International Airport, and the Port of Hamilton as shown on Appendix B – Major Transportation Facilities and Routes, among others. Heavy truck traffic may be restricted to designated truck routes to minimize negative impacts of truck traffic on local roads and maximize safety for all road users.	Additional text added to address road safety as a component of goods movement.

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C.5.0	<p>C.5.0 Infrastructure</p> <p>...</p> <p>In planning for existing and planned <i>infrastructure</i>, there is a need to respond to the <i>impacts of a changing climate</i> and consider both ‘traditional’ hard <i>infrastructure</i> such as sewers, watermains and pumping stations, as well as <i>green infrastructure</i> including natural heritage features, parkland, street trees and green roofs. To increase the resiliency of our communities, comprehensive sub-watershed planning and stormwater management planning, including the use of appropriate <i>low impact development</i> and <i>green infrastructure</i>, must consider risks and vulnerabilities arising from increased extreme weather events.</p>	<p>C.5.0 Infrastructure</p> <p>...</p> <p>In planning for existing and planned <i>infrastructure</i>, there is a need to respond to the <i>impacts of a changing climate</i> and consider both ‘traditional’ hard <i>infrastructure</i> such as sewers, watermains and pumping stations, as well as <i>green infrastructure</i> including natural heritage features, parkland, street trees and green roofs. To increase the resiliency of our communities, comprehensive sub-watershed planning and stormwater management planning, including the use of appropriate <i>low impact development</i> and <i>green infrastructure</i>, must consider risks and vulnerabilities arising from increased extreme weather events.</p>	<p>Addressing comment from Conservation Halton to recognize Subwatershed Planning.</p>
C.5.4.10	<p>Insert new Policy C.5.4.10 and renumber subsequent policies, accordingly.</p> <p>C.5.4.9.10 The City shall improve the quality and quantity of stormwater entering into Hamilton Harbour and Cootes Paradise from stormwater management systems by:</p> <p>a) Aiming to eliminate entry of toxic and harmful contaminants into storm sewers;</p> <p>b) Investigating and introducing where feasible, technologies to eliminate toxic and harmful contaminants and reduce pollution in discharge;</p>	<p>C.5.4.10 The City shall improve the quality and quantity of stormwater entering into Hamilton Harbour and Cootes Paradise from stormwater management systems by:</p> <p>a) Aiming to eliminate entry of toxic and harmful contaminants into storm sewers;</p> <p>b) Investigating and introducing where feasible, technologies to eliminate toxic and harmful contaminants and reduce pollution in discharge;</p> <p>c) Minimizing erosion and changes in water balance through the use of <i>green infrastructure</i>, as provided in Section B.6 – Green Infrastructure;</p>	<p>Revisions implement comments from Conservation Halton regarding salt management and address a numbering issue.</p>

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	<p>c) Minimizing erosion and changes in water balance through the use of <i>green infrastructure</i>, as provided in Section B.6 – Green Infrastructure;</p> <p>d) Promoting stormwater management best practices, including stormwater attenuation and re-use, salt management, and <i>low impact development</i> techniques, as provided in Section B.3 – Urban Design Policies; and,</p> <p>e) Preparing an annual monitoring report on the characteristics of discharge.</p>	<p>d) Promoting stormwater management best practices, including stormwater attenuation and re-use, salt management, and <i>low impact development</i> techniques; and,</p> <p>e) Preparing an annual monitoring report on the characteristics of discharge.</p>	
Volume 1: Chapter E – Urban Systems and Designations			
E.2.2.5	<p>Insert new Policy E.2.2.5, as follows:</p> <p>E.2.2.5 The <i>Urban Nodes</i>, Urban Corridors, and delineated <i>Major Transit Station Areas</i> referenced in Policy E.2.2.1 are <i>strategic growth areas</i> and <i>intensification</i> and higher-density mixed uses in a <i>transit-supportive</i> and <i>compact built form</i> shall be encouraged and promoted in these areas.</p>	<p>E.2.2.5 The <i>Urban Nodes</i> and delineated <i>Major Transit Station Areas</i> referenced in Policy E.2.2.1 are <i>strategic growth areas</i> and <i>intensification</i> and higher-density mixed uses in a <i>transit-supportive</i> and <i>compact built form</i> shall be encouraged and promoted in these areas.</p>	<p>Inclusion of the Urban Corridors as strategic growth areas would require the City to establish a density target for each corridor. The Corridors overlap with the Nodes and Major Transit Station Areas and it is therefore determined to be unnecessary to establish a separate density target for each corridor. The City could choose to identify certain Corridors (e.g., the LRT corridor) as a strategic growth area through Phase 4 of the OP Review.</p>
E.3.4.6	<p>E.3.4.6 <i>Development</i> in areas dominated by low density residential uses shall be designed in accordance with the following criteria:</p>	<p>E.3.4.6 <i>Development</i> in areas dominated by low density residential uses shall be designed in accordance with the following criteria:</p>	<p>Added new sub-policy (e) to provide clarity through locational criteria for where multiple dwellings (up to 6</p>

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	<p>e) For <i>multiple dwellings</i> described by policy E.3.4.3 b), <i>development</i> should have access to a collector or arterial road from a local road where only a small number of low density residential dwellings are located on that portion of the local road.</p>	<p>e) For <i>multiple dwellings</i> described by policy E.3.4.3 b), <i>development</i> should have access to a collector or arterial road from a local road where only a small number of low density residential dwellings are located on that portion of the local road.</p>	<p>units) may be permitted in low density residential areas.</p>
E.3.5.8	<p>E.3.5.8 For medium density residential uses, the maximum height shall be six storeys, but the height may be increased to 4 12 storeys without an amendment to this Plan, provided the applicant demonstrates that:</p> <p>a) the <i>development</i> shall provide for a mix of unit sizes to accommodate a range of household sizes and income levels, to be implemented through the Zoning By-law;</p> <p>b) the <i>development</i> shall incorporate sustainable building and design principles including but not limited to use of locally sourced and / or recycled materials, water conservation and energy efficiently techniques and <i>low impact development</i> approaches;</p> <p>c) the <i>development</i> shall not unduly overshadow, or block light on adjacent <i>sensitive land uses</i>, the public realm and outdoor private amenity areas;</p> <p>d) buildings are progressively stepped back from adjacent areas designated Neighbourhoods. The Zoning by-law may</p>	<p>E.3.5.8 For medium density residential uses, the maximum height shall be six storeys, but the height may be increased to 12 storeys without an amendment to this Plan, provided the applicant demonstrates that:</p> <p>a) the <i>development</i> shall provide for a mix of unit sizes to accommodate a range of household sizes and income levels, to be implemented through the Zoning By-law;</p> <p>b) the development shall incorporate sustainable building and design principles including but not limited to use of locally sourced and / or recycled materials, water conservation and energy efficiently techniques and <i>low impact development</i> approaches;</p> <p>c) the <i>development</i> shall not unduly overshadow, or block light on adjacent <i>sensitive land uses</i>, the public realm and outdoor private amenity areas;</p> <p>d) buildings are progressively stepped back from adjacent areas designated Neighbourhoods. The Zoning by-law may include an angular plane requirement to set out an appropriate transition and stepping back of heights; and,</p>	<p>Increase in the allowable height within medium density residential areas to 12 stories without an amendment to the Plan. Consistent with proposed changes to Building Code to allow 12 storey timber frame construction.</p> <p>Increase in height is dependent on providing for a range of unit sizes within the development, use of sustainable building techniques and demonstration of compatibility with adjacent uses.</p>

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	<p>include an angular plane requirement to set out an appropriate transition and stepping back of heights; and, e) buildings are stepped back from the street to minimize the height appearance from the street, where necessary.</p>	<p>e) buildings are stepped back from the street to minimize the height appearance from the street, where necessary.</p>	
E.3.5.9	<p>E.3.5.9 <i>Development</i> within the medium density residential category shall be evaluated on the basis of the following criteria: f) The orientation, design, and massing of a building or structure higher than six storeys shall take into account the impact on public view corridors and general public views of the area of the Niagara Escarpment, waterfront, cultural heritage resources, cultural heritage landscapes, and other parts of the City as identified through secondary plans or other studies, through the submission of a Visual Impact Assessment to the satisfaction of the City.</p>	<p>E.3.5.9 <i>Development</i> within the medium density residential category shall be evaluated on the basis of the following criteria: f) The orientation, design, and massing of a building or structure higher than six storeys shall take into account the impact on public view corridors and general public views of the area of the Niagara Escarpment, waterfront, <i>cultural heritage resources, cultural heritage landscapes</i>, and other parts of the City as identified through secondary plans or other studies, through the submission of a Visual Impact Assessment to the satisfaction of the City.</p>	<p>New policy to address the impact on public views and vistas including the Niagara Escarpment for development greater than 6 storeys. Consistent with language of current UHOP policy E.3.6.7g).</p>
E.3.6.7	<p>E.3.6.7 For high density residential uses, the maximum height shall be 30 storeys. For high density residential uses below the Niagara Escarpment, building height shall not exceed the height of the top of the Niagara Escarpment, nearest to the <i>development</i> site. Applicants shall demonstrate that the proposed <i>development</i> shall not exceed the height of the</p>	<p>E.3.6.7 For high density residential uses, the maximum height shall be 30 storeys. For high density residential uses below the Niagara Escarpment, building height shall not exceed the height of the top of the Niagara Escarpment, nearest to the <i>development</i> site. Applicants shall demonstrate that the proposed <i>development</i> shall not exceed the height of the top of the Niagara</p>	<p>Revisions provide clarity as to how and where the height of the top of the Escarpment will be measured.</p>

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	<p>top of the Niagara Escarpment through the submission of a height elevation survey depicting the proposed building in profile to the height of the top of the escarpment located nearest to the <i>development</i> site, to the satisfaction of the City.</p>	<p>Escarpment through the submission of a height elevation survey depicting the proposed building in profile to the height of the top of the escarpment located nearest to the <i>development</i> site, to the satisfaction of the City.</p>	
E.3.6.8	<p>E.3.6.78 <i>Development</i> within the high density residential category shall be evaluated on the basis of the following criteria: b) High profile Multiple dwellings greater than 12 storeys or greater shall not generally be permitted immediately adjacent to low density profile residential uses. A separation distance shall generally be required and may be in the form of a suitable intervening land use, such as a medium density residential use. Where such separations cannot be achieved, transitional features such as effective screening, progressive building step backs, and/or other design features shall be incorporated into the design of the high density development to mitigate adverse impact on adjacent low profile residential uses. d) <i>Development</i> shall: i) provide adequate landscaping, amenity features, on-site parking, and buffering where required; ii) be <i>compatible</i> with existing and future uses in the surrounding area in terms of heights, massing, and an arrangement of buildings and structures; and,</p>	<p>E.3.6.8 <i>Development</i> within the high density residential category shall be evaluated on the basis of the following criteria: b) <i>Multiple dwellings</i> greater than 12 storeys shall not generally be permitted immediately adjacent to low density residential uses. A separation distance shall generally be required and may be in the form of a suitable intervening land use, such as a medium density residential use. Where such separations cannot be achieved, transitional features such as effective screening, progressive building step backs, and/or other design features shall be incorporated into the design of the high density development to mitigate adverse impact on adjacent low profile residential uses. d) <i>Development</i> shall: i) provide adequate landscaping, amenity features, on-site parking, and buffering where required; ii) be <i>compatible</i> with existing and future uses in the surrounding area in terms of heights, massing, and an arrangement of buildings and structures; iii) provide adequate access to the property, designed</p>	<p>Revisions provide clarity that high density multiple dwellings are greater than 12 stories in height, consistent with the policies of the Downtown Secondary Plan.</p>

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	<p>iii) provide adequate access to the property, designed to minimize conflicts between traffic and pedestrians both on-site and on surrounding streets;</p> <p>iv) provide for a mix of unit sizes to accommodate a range of household sizes and income levels, to be implemented through the Zoning By-law; and,</p> <p>v) incorporate sustainable building and design principles including but not limited to use of locally sourced and / or recycled materials, water conservation and energy efficiently techniques and <i>low impact development</i> approaches.</p> <p>f) The City may require studies, in accordance with Chapter F - Implementation Policies, completed to the satisfaction of the City, to demonstrate that the height, orientation, design and massing of a building or structure shall not:</p> <p>i) unduly overshadow, or block light on adjacent <i>sensitive land uses, the public realm and outdoor private amenity areas</i>; and,</p> <p>ii) or result in the loss of privacy of adjacent residential uses.</p> <p>g) The orientation, design, and massing of a building or structure higher than six 12 storeys or greater shall take into account the impact on public view corridors and general public views of the area of the</p>	<p>to minimize conflicts between traffic and pedestrians both on-site and on surrounding streets;</p> <p>iv) provide for a mix of unit sizes to accommodate a range of household sizes and income levels, to be implemented through the Zoning By-law; and,</p> <p>v) incorporate sustainable building and design principles including but not limited to use of locally sourced and / or recycled materials, water conservation and energy efficiently techniques and <i>low impact development</i> approaches.</p> <p>f) The City may require studies, in accordance with Chapter F - Implementation Policies, completed to the satisfaction of the City, to demonstrate that the height, orientation, design and massing of a building or structure shall not:</p> <p>i) unduly overshadow or block light on adjacent <i>sensitive land uses, the public realm and outdoor private amenity areas</i>; and,</p> <p>ii) or result in the loss of privacy of adjacent residential uses.</p> <p>g) The orientation, design, and massing of a building or structure higher than 12 storeys shall take into account the impact on public view corridors and general public views of the area of the Niagara Escarpment, waterfront, <i>cultural heritage resources, cultural heritage landscapes</i>, and other parts of the City as identified through secondary plans or other</p>	

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	Niagara Escarpment, waterfront, <i>cultural heritage resources, cultural heritage landscapes</i> , and other parts of the City as identified through secondary plans or other studies, through the submission of a Visual Impact Assessment to the satisfaction of the City.	studies, through the submission of a Visual Impact Assessment to the satisfaction of the City.	
E.4.6.8	<p>E.4.6.8 Additional height up to a total of eight eleven 12 storeys may be permitted without an amendment to this Plan, provided the applicant demonstrates:</p> <p>a) the development shall provide for a mix of unit sizes to accommodate a range of household sizes and income levels, to be implemented through the Zoning By-law;</p> <p>b) the development shall incorporate sustainable building and design principles including but not limited to use of locally sourced and / or recycled materials, water conservation and energy efficiently techniques and low impact development approaches;</p> <p>c) there are no adverse shadow impacts created on existing residential uses within adjacent lands designated Neighbourhoods;</p> <p>d) buildings are progressively stepped back from adjacent areas designated Neighbourhoods. The Zoning by-law may include an angular plane requirement to set out an appropriate transition and stepping back of heights; and,</p>	<p>E.4.6.8 Additional height up to a total of 12 storeys may be permitted without an amendment to this Plan, provided the applicant demonstrates:</p> <p>a) the <i>development</i> shall provide for a mix of unit sizes to accommodate a range of household sizes and income levels, to be implemented through the Zoning By-law;</p> <p>b) the <i>development</i> shall incorporate sustainable building and design principles including but not limited to use of locally sourced and / or recycled materials, water conservation and energy efficiently techniques and <i>low impact development</i> approaches;</p> <p>c) there are no adverse shadow impacts created on existing residential uses within adjacent lands designated Neighbourhoods;</p> <p>d) buildings are progressively stepped back from adjacent areas designated Neighbourhoods. The Zoning by-law may include an angular plane requirement to set out an appropriate transition and stepping back of heights; and,</p>	<p>Increase in the allowable height within the mixed use medium density designation to 12 stories without an amendment to the Plan. Consistent with proposed changes to Building Code to allow 12 storey timber frame construction.</p> <p>Increase in height is dependent on providing for a range of unit sizes within the development, use of sustainable building techniques and demonstration of compatibility with adjacent uses.</p>

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	e) buildings are stepped back from the street to minimize the height appearance from the street, where necessary.	e) buildings are stepped back from the street to minimize the height appearance from the street, where necessary.	
E.4.6.29	Insert new Policy E.4.6.29 and renumber subsequent policies: E.4.6.29 The orientation, design, and massing of a building or structure higher than six storeys shall take into account the impact on public view corridors and general public views of the area of the Niagara Escarpment, waterfront, cultural heritage resources, cultural heritage landscapes, and other parts of the City as identified through secondary plans or other studies, through the submission of a Visual Impact Assessment to the satisfaction of the City.	E.4.6.29 The orientation, design, and massing of a building or structure higher than six storeys shall take into account the impact on public view corridors and general public views of the area of the Niagara Escarpment, waterfront, <i>cultural heritage resources</i> , <i>cultural heritage landscapes</i> , and other parts of the City as identified through secondary plans or other studies, through the submission of a Visual Impact Assessment to the satisfaction of the City.	New policy to address the impact on public views and vistas including the Niagara Escarpment for development greater than 6 storeys. Consistent with language of current UHOP policy E.3.6.7g).
E.5.4.5	E.5.4.5 Offices within the Employment Area – Business Park designation shall comply with the following criteria: ... c) Industrial-administrative e Offices and consulting offices related to land development services, such as surveying, engineering, planning or design services shall be limited to less than 10,000 4,000 square metres per free standing building and shall only be permitted where prestige uses for a business park are permitted by Policy E.5.4.7 c).	E.5.4.5 Offices within the Employment Area – Business Park designation shall comply with the following criteria: ... c) Offices shall be limited to less than 4,000 square metres per free standing building.	Revision to clarify that all offices must be less than 4,000 square metres in size due to Growth Plan limitations on the size of “major office”.

Policy Number	Proposed Change	Proposed New Policy	Why Revision from January 2022 Draft is Required
	d) Consulting offices related to land development services, such as surveying, engineering, planning or design, services shall be limited to less than 10,000 square metres per free standing building.		
E.5.7.1	Insert new Policy E.5.7.1, as follows: E.5.7.1 The Minister may identify provincially significant employment zones and may provide specific direction for planning in those areas to be implemented through appropriate official plan policies and designations and economic development strategies.	E.5.7.1 The Minister may identify <i>provincially significant employment zones</i> and may provide specific direction for planning in those areas to be implemented through appropriate official plan policies and designations and economic development strategies.	Policy inadvertently omitted from previous version.
Volume 1: Chapter F – Implementation			
F.1.17.8 (new)	Revise new Policy F.1.17.8, as follows: F.1.17.8 The City will engage with Indigenous communities and coordinate on land use planning matters inform, consult, and collaborate with local Indigenous communities and First Nations to empower their role in local land use planning matters.	F.1.17.8 The City will inform, consult, and collaborate with local Indigenous communities and First Nations to empower their role in local land use planning matters.	Changes are proposed as a result of discussion with local indigenous community representatives. Revised policy speaks to various levels of engagement that can be expected based on the scope of a particular project.
F.1.17.8.1 (new)	Insert new Policy F.1.17.8.1, as follows: F.1.17.8.1 The City will respect the consultation protocols of Indigenous communities and First Nations whose traditional territories are located within the City of Hamilton municipal boundary when engaging on land use planning matters.	F.1.17.8.1 The City will respect the consultation protocols of Indigenous communities and First Nations whose traditional territories are located within the City of Hamilton municipal boundary when engaging on land use planning matters.	New policy to speak to respecting consultation protocols that are already in place.
F.1.17.8.2 (new)	Insert new Policy F.1.17.8.2, as follows:	F.1.17.8.2 To ensure meaningful engagement is realized with local Indigenous communities and First	New policy to be used as a placeholder to demonstrate

Policy Number	Proposed Change	Proposed New Policy	Why Revision from January 2022 Draft is Required
	F.1.17.8.2 To ensure meaningful engagement is realized with local Indigenous communities and First Nations, the City will initiate development of an Indigenous Engagement Protocol for Land Use Planning.	Nations, the City will initiate development of an Indigenous Engagement Protocol for Land Use Planning.	commitment to developing a mutually agreed upon engagement protocol for land use planning matters.
Table F.1.19.1	That Table F.1.19.1: Other Information and Materials be amended by adding the following row under Section 2 – Planning: h) Visual Impact Assessment	h) Visual Impact Assessment	Revision adds Visual Impact Assessment to the list of studies in Table F.1.19.1 – Other Information and Materials which identifies studies that may be requested as part of complete Planning Act applications.
F.3.1.5.1	F.3.1.5.1 In cases where a storm water management plan is being prepared for lands within the urban boundary, it shall be informed by a <i>sub-watershed plan or equivalent, where appropriate, and</i> the following matters shall be addressed to avoid, minimize and/or mitigate storm water volumes, contaminant loads and impacts to receiving water courses associated with regular and extreme weather events: a) maintenance of groundwater quality and flow and stream base flow; b) protecting water quality and aquatic species and their habitats particularly during extreme weather events; c) minimizing the disruption of pre-existing natural drainage patterns, wherever possible; and,	F.3.1.5.1 In cases where a storm water management plan is being prepared for lands within the urban boundary, it shall be informed by a <i>sub-watershed plan or equivalent, where appropriate, and</i> the following matters shall be addressed to avoid, minimize and/or mitigate storm water volumes, contaminant loads and impacts to receiving water courses: a) maintenance of groundwater quality and flow and stream base flow; b) protecting water quality and aquatic species and their habitats particularly during extreme weather events; c) minimizing the disruption of pre-existing natural drainage patterns, particularly during extreme weather events, wherever possible;	Revision implements comment from Conservation Halton to include fish and wildlife in the considerations of a sub-watershed plan.

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	<p>d) prevention of increases in stream channel erosion and flood risk;</p> <p>e) minimizing stormwater flows and reliance on stormwater management ponds, which includes appropriate <i>low impact development</i> and <i>green infrastructure</i>;</p> <p>f) establishing planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces, and encourage a design approach which protects natural features, fish and wildlife, and maximizes vegetation; and,</p> <p>g) alignment with the City’s Water, Wastewater and Stormwater Master Plan.</p>	<p>d) prevention of increases in stream channel erosion and flood risk;</p> <p>e) minimizing stormwater flows and reliance on stormwater management ponds, which includes appropriate <i>low impact development</i> and <i>green infrastructure</i>;</p> <p>f) establishing planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces, and encourage a design approach which protects natural features, fish and wildlife, and maximizes vegetation; and,</p> <p>g) alignment with the City’s Water, Wastewater and Stormwater Master Plan.</p>	
Table F.3.4.2	<p>Delete Table F.3.4.2 title and contents in their entirety and replace with the following text:</p> <p>Table F.3.4.2: Hamilton’s Corporate Greenhouse Gas Emission Reduction Targets</p> <p>2030 – 50% reduction of 2005 emission levels</p> <p>2050 – 50% reduction of 2005 emission levels</p> <p>Carbon Neutral</p>	<p>Table F.3.4.2: Hamilton’s Corporate Greenhouse Gas Emission Reduction Targets</p> <p>2030 – 50% reduction of 2005 emission levels</p> <p>2050 – Carbon Neutral</p>	<p>Revision corrects an error from the previous version. Revised policy correctly states that Hamilton’s Corporate Greenhouse Gas Emission Reduction Target is to be Carbon Neutral by 2050.</p>
Table F.3.4.3	<p>Insert new Table F.3.4.3, as follows:</p> <p>Table F.3.4.3: Hamilton’s Community Greenhouse Gas Emission Reduction Targets</p> <p>2020 – 20% reduction of 2006 emissions levels</p> <p>2030 – 50% reduction of 2006 emission levels</p> <p>2050 – 80% reduction of 2006 emission levels</p>	<p>Table F.3.4.3: Hamilton’s Community Greenhouse Gas Emission Reduction Targets</p> <p>2030 – 50% reduction of 2006 emission levels</p> <p>2050 – 80% reduction of 2006 emission levels</p>	<p>Revision removes reference to the target for 2020 from the table as that date is in the past.</p>

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Volume 1: Chapter G – Glossary			
Greenfield Area definition	Greenfield Area: means the area within the <i>urban area</i> that is not <i>built-up area</i> . The greenfield area includes lands that are already developed or are subject to existing development approvals, as well as lands that are undeveloped and not subject to existing or pending approvals.	Greenfield Area: means the area within the <i>urban area</i> that is not <i>built-up area</i> . The <i>greenfield area</i> includes lands that are already developed or are subject to existing <i>development</i> approvals, as well as lands that are undeveloped and not subject to existing or pending approvals.	Provides clarification on the development status of lands within the greenfield area.
Volume 2: Text			
B.6.4.10.1	<p>In addition to Policy B.6.4.3.1 – General Development Policies, the following policies shall apply to the lands shown as Site Specific Policy – Area A - McMaster Innovation Park on Map B.6.4-1 - West Hamilton Innovation District – Land Use Plan:</p> <p>a) Educational, residential multiple dwellings and commercial uses permitted ancillary to McMaster Innovation Park shall be developed in accordance with the longterm vision to create a dynamic, integrated state-of-the-art research community that shall foster innovation, entrepreneurialism and creativity. Residential Uses shall be subject to the following policies:</p> <p>i) Multiple dwellings in mixed use buildings shall be permitted;</p>	<p>In addition to Policy B.6.4.3.1 – General Development Policies, the following policies shall apply to the lands shown as Site Specific Policy – Area A - McMaster Innovation Park on Map B.6.4-1 - West Hamilton Innovation District – Land Use Plan:</p> <p>a) Educational, residential <i>multiple dwellings</i> and commercial uses permitted ancillary to McMaster Innovation Park shall be developed in accordance with the longterm vision to create a dynamic, integrated state-of-the-art research community that shall foster innovation, entrepreneurialism and creativity. Residential Uses shall be subject to the following policies:</p> <p>i) <i>Multiple dwellings</i> in mixed use buildings shall be permitted;</p>	<p>Updates to site specific policy to allow limited expansion of residential use permissions on the MIP lands, as per recommendations of the Deferred Employment Land Conversion Requests - Report PED17010(p) and PED17010(r).</p>

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	<p>ii) The Gross Floor Area for <i>multiple dwellings</i> shall be limited to a maximum of 15% of the total gross floor area of all existing and proposed buildings, which are to be used for other permitted M1 uses, located on the said lands, save and except for the following uses:</p> <ul style="list-style-type: none"> a. Educational Establishments; b. <i>Multiple Dwelling(s)</i>; c. Commercial Parking Facilities; and, d. Warehouse (as a primary use); <p>iii) The development of any <i>multiple dwellings</i> or <i>sensitive land uses</i> shall require the submission and implementation of a Land Use Compatibility study to the satisfaction of the City to demonstrate that the use avoids, or where avoidance is not possible, minimizes and mitigates any adverse impacts on employment uses permitted through Policy B.6.4.3.3. The Land Use Compatibility study shall be submitted as part of a Complete Application in accordance with Section F.1.19 of Volume 1;</p>	<p>ii) The Gross Floor Area for <i>multiple dwellings</i> shall be limited to a maximum of 15% of the total gross floor area of all existing and proposed buildings, which are to be used for other permitted M1 uses, located on the said lands, save and except for the following uses:</p> <ul style="list-style-type: none"> a. Educational Establishments; b. <i>Multiple Dwelling(s)</i>; c. Commercial Parking Facilities; and, d. Warehouse (as a primary use); <p>iii) The development of any <i>multiple dwellings</i> or <i>sensitive land uses</i> shall require the submission and implementation of a Land Use Compatibility study to the satisfaction of the City to demonstrate that the use avoids, or where avoidance is not possible, minimizes and mitigates any adverse impacts on employment uses permitted through Policy B.6.4.3.3. The Land Use Compatibility study shall be submitted as part of a Complete Application in accordance with Section F.1.19 of Volume 1;</p> <p>iv) The Zoning By-law shall regulate matters related to timing and sequencing of residential development to ensure that any residential use permitted on the site is proportional to the</p>	

Policy Number	Proposed Change	Proposed New Policy	Why Revision from January 2022 Draft is Required
	<p>iv) The Zoning By-law shall regulate matters related to timing and sequencing of residential development to ensure that any residential use permitted on the site is proportional to the development of the established employment uses within McMaster Innovation Park; and,</p> <p>v) The Zoning By-law shall regulate matters for residential use, among other regulations as required – including, building heights, parking requirements, and other site-specific performance standards for development.</p> <p>b) Limited accommodations for visiting scholars, professors and/or professionals shall be permitted.</p> <p>e b) Heritage resources associated with the original Westinghouse Company Limited Complex, which include the former Office Building and the Boiler/Power House, identified as site specific policy “A-1” and “A-2” on Map B.6.4-1 - West Hamilton Innovation District – Land Use Plan, shall be conserved and incorporated into future development proposals. A museum of industrial and scientific technology shall also be permitted in the Boiler/Power House.</p>	<p>development of the established employment uses within McMaster Innovation Park; and,</p> <p>v) The Zoning By-law shall regulate matters for residential use, among other regulations as required – including, building heights, parking requirements, and other site-specific performance standards for development.</p> <p>b) Heritage resources associated with the original Westinghouse Company Limited Complex, which include the former Office Building and the Boiler/Power House, identified as site specific policy “A-1” and “A-2” on Map B.6.4-1 - West Hamilton Innovation District – Land Use Plan, shall be conserved and incorporated into future development proposals. A museum of industrial and scientific technology shall also be permitted in the Boiler/Power House.</p> <p>c) Policy B.6.4.5 – Cultural Heritage Policies shall also apply</p>	

Policy Number	Proposed Change	Proposed New Policy	Why Revision from January 2022 Draft is Required
	d c) Policy B.6.4.5 – Cultural Heritage Policies shall also apply		
B.8.7	<p>Institutional</p> <p>The Airport Employment Growth District recognizes a number of existing and planned institutional uses with the Secondary Plan Area. The existing institutional uses, including the Hamilton District Christian High school, and the Providence Canadian Reformed Church, have been recognized to protect their existing use. The lands on the south-east corner of Garner Road and Smith Road are intended to be used for the expansion of Redeemer University College. These Institutional uses are shown on Map B.8-1 – Airport Employment Growth District Land Use Plan and are subject to the following policies:...</p>	<p>Institutional</p> <p>The Airport Employment Growth District recognizes a number of existing and planned institutional uses with the Secondary Plan Area. The existing institutional uses, including the Hamilton District Christian High school, and the Providence Canadian Reformed Church, have been recognized to protect their existing use. These Institutional uses are shown on Map B.8-1 – Airport Employment Growth District Land Use Plan and are subject to the following policies:...</p>	<p>Revised to remove reference to lands at Smith Road and Garner Road only developing for uses associated with Redeemer College, as per recommendation of the Deferred Employment Land Conversion Requests - Report PED17010(p).</p>
Volume 3: Text			
UFE-2	<p>UFE-2 A portion of the lands located at 56 Parkside Drive, 90 and 96 Parkside Drive and 546 Highway 6, former Town of Flamborough (OPA 107)(By law No. 18-303)</p> <p>1.0 Notwithstanding Section E.5.4 – Employment Area – Business Park Designation of Volume 1, lands designated Employment Area – Business</p>	<p>Policy deleted in its entirety.</p>	<p>To align with recommendations of the Employment Land Review to convert certain lands that were formerly within UFE-2 to Open Space. The Site Specific Policy is no longer required.</p>

Policy Number	Proposed Change	Proposed New Policy	Why Revision from January 2022 Draft is Required
	<p>Park, located on a portion of 56 Parkside Drive, 90 Parkside Drive, 96 Parkside Drive and 546 Highway 6 and identified as Site Specific Policy Area UFE-2, shall only be used for Natural Open Space.</p>		
UFN-X	<p>UFN-X Lands Located on a portion of 329 and 345 Parkside Drive, Flamborough</p> <p>1.0 Notwithstanding Policy E.3.2.3 of Volume 1, permitted uses shall be limited to the following:</p> <p>a) Multiple dwelling; b) Retirement home; and, c) Long term care facility.</p> <p>2.0 A maximum of 50% of the area of the expansion lands shall be used for residential purposes limited to a multiple dwelling and / or retirement home.</p> <p>3.0 Prior to any future development of the subject lands, the following studies shall be required to the satisfaction of the City to demonstrate appropriateness of the proposed development:</p> <p>a) Planning Justification Report; b) Functional Servicing Study;</p>	<p>UFN-X Lands Located on a portion of 329 and 345 Parkside Drive, Flamborough</p> <p>1.0 Notwithstanding Policy E.3.2.3 of Volume 1, permitted uses shall be limited to the following:</p> <p>a) Multiple dwelling; b) Retirement home; and, c) Long term care facility.</p> <p>2.0 A maximum of 50% of the area of the expansion lands shall be used for residential purposes limited to a multiple dwelling and / or retirement home.</p> <p>3.0 Prior to any future development of the subject lands, the following studies shall be required to the satisfaction of the City to demonstrate appropriateness of the proposed development:</p> <p>a) Planning Justification Report; b) Functional Servicing Study; c) Environmental Impact Study; d) Karst / Geotechnical Study;</p>	<p>Lands located at 329 and 345 Parkside Drive are being added to the Urban Area. Site Specific policy restricts the permitted uses on the site and identifies studies to be required prior to future development.</p>

Policy Number	Proposed Change	Proposed New Policy	Why Revision from January 2022 Draft is Required
	<p>c) Environmental Impact Study; d) Karst / Geotechnical Study; e) Water Resources Assessment; f) Archaeological Assessment; g) Traffic Impact Study; and, h) Visual Impact Assessment.</p> <p>Other studies may be required and will be identified at the Formal Consultation stage.</p>	<p>e) Water Resources Assessment; f) Archaeological Assessment; g) Traffic Impact Study; and, h) Visual Impact Assessment.</p> <p>Other studies may be required and will be identified at the Formal Consultation stage.</p>	
UHC-“Y”	<p>Lands located at 1725 Stone Church Road East, 130 & 140 Mud Street East, former City of Hamilton</p> <p>1.0 In addition to Section E.4.0 – Commercial and Mixed Use Designations, the following policies apply:</p> <p>a) Notwithstanding policies E.4.7.2 and E.4.7.9, <i>sensitive land uses</i> such as, but not limited to live work units, daycare uses, and residential uses shall not be permitted; and,</p> <p>b) As part of a complete Application for development, an Architectural and Urban Design Guidelines document shall be prepared and submitted to the satisfaction of the City, describing the overall community structure of</p>	<p>Lands located at 1725 Stone Church Road East, 130 & 140 Mud Street East, former City of Hamilton</p> <p>1.0 In addition to Section E.4.0 – Commercial and Mixed Use Designations, the following policies apply:</p> <p>a) Notwithstanding policies E.4.7.2 and E.4.7.9, <i>sensitive land uses</i> such as, but not limited to live work units, daycare uses, and residential uses shall not be permitted; and,</p> <p>b) As part of a complete Application for development, an Architectural and Urban Design Guidelines document shall be prepared and submitted to the satisfaction of the City, describing the overall community structure of the subject lands and providing built form and landscaping guidelines to ensure that the physical design of the site is</p>	<p>Application of a Site Specific Policy to the lands as per recommendation of the Deferred Employment Land Conversion Requests - Report PED17010(p).</p>

Policy Number	Proposed Change	Proposed New Policy	Why Revision from January 2022 Draft is Required
	<p>the subject lands and providing built form and landscaping guidelines to ensure that the physical design of the site is consistent with the overall intended character and design vision for the neighboring Heritage Greene lands to the east. Specifically, the guidelines should address private and public realm components, including streetscape design, connectivity and enhancement of the pedestrian network, and the physical design of any proposed open space and built form. The submitted Architectural and Urban Design Guidelines shall also address policy C.3.3 - Urban Design Policies, and the City’s Site Plan Guidelines.</p>	<p>consistent with the overall intended character and design vision for the neighboring Heritage Greene lands to the east. Specifically, the guidelines should address private and public realm components, including streetscape design, connectivity and enhancement of the pedestrian network, and the physical design of any proposed open space and built form. The submitted Architectural and Urban Design Guidelines shall also address policy C.3.3 - Urban Design Policies, and the City’s Site Plan Guidelines.</p>	