Authority: Item 11, Planning Committee

Report: 18-011 (PED18148)

CM: July 13, 2018 Ward: City Wide

Bill No. 218

CITY OF HAMILTON BY-LAW NO. 18-218

To Adopt:

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

Respecting:

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

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

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

PASSED this 17th day of August, 2018.

F. Eisenberger	J. Pilon
Mayor	Acting City Clerk

Urban Hamilton Official Plan Amendment No. 109

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

Volume 1 Appendix "A" Chapter B – Communities Appendix "B" Chapter C – City Wide Systems and Designations Appendix "C" Schedule C-2 – Future Road Widenings Appendix "D" Chapter E – Urban Systems and Designations Appendix "E" Chapter F - Implementation Appendix "F" Chapter G – Glossary Appendix "G" Schedule B - Natural Heritage System Appendix "H" Schedule B-2 - Detailed Natural Heritage Features - Key Natural Heritage Features - Significant Woodlands Appendix "I" Schedule B-4 - Detailed Natural Heritage Features - Key Natural Heritage Feature and Key Hydrologic Feature Wetlands Appendix "J" Schedule B-8 - Detailed Natural Heritage Features Key Hydrologic Feature Streams Schedule E-1 – Urban Land Use Designations Appendix "K" Volume 2 Appendix "L" Chapter B – Secondary Plans (excluding Chedmac Secondary Plan Chedoke Browlands Addition – see Appendix "M") Appendix "M" Section B.6.3 - Chedmac Secondary Plan (Chedoke Browlands Addition only) Map B.2.5-1 - Meadowlands Neighbourhood III Secondary Appendix "N" Plan - Land Use Plan Appendix "O" Map B.2.7-1 - Meadowlands Neighbourhood IV Secondary Plan - Land Use Plan Appendix "P" Map B.4.2-1 - Waterdown North Secondary Plan - Land Use Plan Appendix "Q" Map B.4.2-2 - Waterdown North Secondary Plan - Road Classification Plan Appendix "R" Appendix A - Waterdown North Secondary Plan - Community Structure Plan Map B.5.1-1 - Binbrook Village Secondary Plan - Land Use Plan Appendix "S" Appendix "T" Map B.5.1-2 - Binbrook Village Secondary Plan - Open Space Linkages Appendix "U" Map B.5.2-1 - Rymal Road Secondary Plan - Land Use Plan

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

Volume 3

Appendix "GG" Chapter C – Urban Site Specific Policies

Appendix "HH" Map 2 – Urban Site Specific Key Map

Appendix "II" Map 2a – Urban Site Specific Key Map (Lower City)

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

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to:

- Incorporate several City Council approved Urban Hamilton Official Plan Amendments that were held in abeyance during the period when the Urban Hamilton Official Plan was approved by the Ministry of Municipal Affairs and Housing but under appeal to the Ontario Municipal Board (March 11, 2011 to August 13, 2016);
- Incorporate one Ontario Municipal Board Decision respecting an Official Plan Amendment to the former City of Hamilton Official Plan that occurred during the period when the Urban Hamilton Official Plan was approved by the Ministry of Municipal Affairs and Housing but under appeal to the Ontario Municipal Board (Decision Date June 22, 2012; Case No. PL100691);
- Add new policies and one definition and remove duplicate and/or

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redundant wording; and,

Correct policy and mapping errors.

2.0 Location:

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

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed amendments reflect existing land uses and approvals and will more accurately guide future development;
- The proposed amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Text

4.1.1 Chapter B – Communities

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

4.1.2 Chapter C - City Wide Systems and Designations

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

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• C.4.5.6.7

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

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

4.1.4 Chapter E – Urban Systems and Designations

- a. That the following policies of Volume 1: Chapter E Urban Systems and Designations be amended, as outlined in Appendix "D":
 - E.3.6.6.c)
 - E.3.6.7a)
 - E.5.2.4
 - E.5.3.2
 - E.5.3.2.1

- E.5.4.3
- E.5.4.4
- E.5.4.4 (second occurrence)
- E.5.6.1

4.1.5 Chapter F - Implementation

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

4.1.6 Chapter G – Glossary

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

Schedules and Appendices

4.1.6 Schedules

- a. That Volume 1: Schedule B Natural Heritage System be amended, as shown on Appendix "G".
- b. That Volume 1: Schedule B-2 Detailed Natural Heritage Features Key Natural Heritage Feature - Significant Woodlands, as shown on Appendix "H".
- c. That Volume 1: Schedule B-4 Detailed Natural Heritage Features Key Natural Heritage Feature and Key Hydrologic Feature Wetlands, as shown on Appendix "I".

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- d. That Volume 1: Schedule B-8 Detailed Natural Heritage Features Key Hydrologic Feature Streams, as shown on Appendix "J".
- c. That Volume 1: Schedule E-1 Urban Land Use Designations be amended, as shown on Appendix "K".

4.2 Volume 2 - Secondary Plans and Rural Settlement Areas

Text

4.2.1 Chapter B - Secondary Plans

- a. That Volume 2: Chapter B Secondary Plans be amended to revise, add or delete policies, as outlined in Appendix "L":
 - B.2.2.1.5
 - B.2.3.2.1
 - B.2.4.4.2
 - B.2.5.1.1
 - B.2.5.1.2 d) (new policy)
 - B.2.7.6.4
 - B.2.8.8.4
 - B.2.8.16
 - B.4.1.1
 - B.4.2.14.4
 - B.4.3.3.7
 - B.5.1.4.2
 - B.5.1.4.4
 - B.5.1.4.5 d) (new policy)
 - B.5.1.13.7
 - B.5.1.13.12

- B.5.2.14.2 (deleted)
- B.6.2.17
- B.6.2.17.1 (deleted)
- B.6.2.17.5
- B.6.2.17.7
- B.6.3.2.1
- B.6.3.2.3 a) (new policy)
- B.6.3.2.3 b)
- B.6.3.2.4 (new policy)
- B.6.3.7.1
- B.6.4.4.4
- B.7.1.1.1
- B.7.1.1.5 (new policy)

- B.7.2.2.4
- B.7.2.8.4
- B.7.2.8 (two new site specific policies)
- B.7.5.4.2 b)
- B.7.5.6.1
- B.7.5.6.2
- B.7.5.6.4
- B.7.5.5.2
- B.7.7.13 (add Section Heading and renumber subsequent policies)
- B.7.7.13.1
- B.7.7.14, B.7.7.15, B.7.7.16
- b. That Volume 2: Chapter B Secondary Plans, Section B.6.3 Chedmac Secondary Plan be amended by adding policies to the Chedmac Secondary Plan respecting the Chedoke Browlands, as outlined in Appendix "M".

Maps and Appendices

4.2.2 Maps

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- a. That Volume 2: Map B.2.5-1 Meadowlands Neighbourhood III Secondary Plan Land Use Plan be amended, as shown in Appendix "N".
- b. That Volume 2: Map B.2.7-1 Meadowlands Neighbourhood IV Secondary Plan Land Use Plan be amended, as shown on Appendix "O".
- c. That Volume 2: Map B.4.2-1 Waterdown North Secondary Plan Land Use Plan be amended, as shown on Appendix "P".
- d. That Volume 2: Map B.4.2-2 Waterdown North Secondary Plan Road Classification Plan be amended, as shown on Appendix "Q".
- e. That Volume 2: Appendix A Waterdown North Secondary Plan Community Structure Plan be amended, as shown on Appendix "R".
- f. That Volume 2: Map B.5.1-1 Binbrook Village Secondary Plan Land Use Plan be amended, as shown on Appendix "S".
- g. That Volume 2: Map B.5.1-2 Binbrook Village Secondary Plan Open Space Linkages be amended, as shown on Appendix "T".
- h. That Volume 2: Map B.5.2-1 Rymal Road Secondary Plan Land Use Plan be amended, as shown on Appendix "U".
- i. That Volume 2: Map B.6.2-1 Ainslie Wood Westdale Secondary Plan Land Use Plan be amended, as shown on Appendix "V".
- j. That Volume 2: Map B.2.3-1 Map B.6.3-1 Chedmac Secondary Plan Land Use Plan be amended, as shown on Appendix "W".
- k. That Volume 2: Map B.6.3-1 Chedmac Secondary Plan Land Use Plan be amended, as shown on Appendix "X".
- I. That Volume 2: Map B.7.1-1 Western Development Area Secondary Plan Land Use Plan be amended, as shown on Appendix "Y".
- m. That Volume 2: Map B.7.2-1 Old Town Secondary Plan Land Use Plan be amended, as shown on Appendix "Z".
- n. That Volume 2: Map B.7.3-1 Urban Lakeshore Area Secondary Plan Land Use Plan be amended, as shown on Appendix "AA".



- o. That Volume 2: Map B.7.5-1 Nash Neighbourhood Secondary Plan Land Use Plan be amended, as shown on Appendix "BB".
- p. That Volume 2: Map B.7.6-1 West Mountain (Heritage Green) Secondary Plan Land Use Plan be amended, as shown on Appendix "CC".
- q. That Volume 2: Map B.7.7-1 Trinity West Secondary Plan Land Use Plan be amended, as shown on Appendix "DD".
- q. That Volume 2: Map B.7.7-1 Trinity West Secondary Plan Natural Heritage System be amended, as shown on Appendix "EE".

4.2.3 Appendices

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

<u>4.3 Volume 3 - Special Policy Areas, Area Specific Policies, Site Specific Policies</u>

Text

4.3.1 Chapter 3 - Urban Site Specific Policies

- a. That the following policies of Volume 3: Chapter C Urban Site Specific Policies be amended as outlined in in Appendix "GG":
 - Preamble
 - UAN-4
 - UGC-3 (new policy area)
 - UHN-26 (new policy area)
 - USCN-7 (new policy area)

Schedules and Appendices

4.3.2 Maps

- a. That Volume 3: Map 2 Urban Site Specific Policy Key Map be amended, as shown on Appendix "HH".
- b. That a new Map called "Map 2a Urban Site Specific Policies Key Map Lower City" be added to Volume 3, as shown in Appendix "II".

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5.0	Imi	plementation:

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

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

	The City of Hamilton	
F. Eisenberger MAYOR	J. Pilon ACTING CITY CLERK	

Proposed Change

Grey highlighted strikethrough text = text to be deleted

B.3.2.2 Housing Targets

The housing targets in Tables B.3.2.1 – Housing Targets – Ownership and B.3.2.2 – Housing Targets – Rental are based on future population growth forecasts to the year 2031 and future housing need. Targets for affordable rental housing are divided into housing affordable for low and moderate income households. Meeting the housing targets for housing affordable for low and moderate income households will require sustainable and predictable funding from senior levels of government.

B.3.2.2.1 In addition to projected housing needs based on population forecasts in Table B.3.2.1 – Housing Targets – Ownership, the City has a substantial existing shortage affordable rental housing. In particular, 12,650 renter households (1 in 5) are currently paying more than 50% of their income on rent (2006 Census) and are at risk of homelessness. This need shall be addressed through a target of 1,265 new annual rent supplements/housing allowances, over a period of ten years (2006 to 2016), in addition to the targets for future new rental housing shown in Table B.3.2.42 -Housing Targets - Rental. This need will require sustainable and predictable funding from senior levels of government to be met.

Proposed New / Revised Policy

Bolded text = text to be added

B.3.2.2 Housing Targets

The housing targets in Tables B.3.2.1 – Housing Targets – Ownership and B.3.2.2 – Housing Targets - Rental are based on future population growth forecasts to the year 2031 and future housing need. Targets for affordable rental housing are divided into housing affordable for low and moderate income households. Meeting the housing targets for housing affordable for low and moderate income households will require sustainable and predictable funding from senior levels of government.

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

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
C.2.5.1 Permitted uses within Core Areas as identified on Schedule B – Natural Heritage System are established through the designations and policies of Chapter E – Urban Systems and Designations and Volume 3 of this Plan. Boundaries of Core Areas and associated vegetation protection zones may be further refined by the completion of an Environmental Impact Statement. Generally, permitted uses in Core Areas shall include: a) to f) in Rural Hamilton Official Plan; g) forest, fish and wildlife management; h) conservation, and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered; i) existing uses, in accordance with Section F.1.12 - Existing, Non- Complying and Non-Conforming Uses, and according to the requirements in Section C.2.6 – Environmental Impact Statements; j) passive recreation uses and small scale structures for recreation uses (such as boardwalks, footbridges, fences, docks, and picnic facilities) where permitted by Conservation Authority policies; however, the negative impacts on these features should be minimized; k) in Rural Hamilton Official Plan; and, hk) infrastructure projects, in accordance with Section C.5.0 - Infrastructure.	C.2.5.1 Permitted uses within <i>Core Areas</i> as identified on Schedule B – Natural Heritage System are established through the designations and policies of Chapter E – Urban Systems and Designations and Volume 3 of this Plan. Boundaries of <i>Core Areas</i> and associated vegetation protection zones may be further refined by the completion of an Environmental Impact Statement. Generally, permitted uses in <i>Core Areas</i> shall include: a) to f) in Rural Hamilton Official Plan; g) forest, fish and wildlife management; h) conservation, and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered; i) <i>existing</i> uses, in accordance with Section F.1.12 - Existing, Non- Complying and Non-Conforming Uses, and according to the requirements in Section C.2.6 – Environmental Impact Statements; j) passive recreation uses and <i>small scale</i> structures for recreation uses (such as boardwalks, footbridges, fences, docks, and picnic facilities) where permitted by Conservation Authority policies; however, the <i>negative impacts</i> on these features should be minimized; k) infrastructure projects, in accordance with Section C.5.0 - Infrastructure.
Replace the phrases "Road Widening" and "Road allowance" with the phrase "Right-of-Way Dedication" throughout the entire chapter.	Rignt-of-way Dedication
Replace the phrase "Future Road Widenings" with the phrase "Future Right-of-Way Dedications" throughout the entire chapter.	Future Right-of-Way Dedications

Proposed Change	Proposed New / Pavised Policy
Proposed Change Grey highlighted strikethrough text = text to be deleted	Proposed New / Revised Policy Bolded text = text to be added
C.4.5.2 f)	C.4.5.2 f)
v) Sidewalks should be provided on one or	v) Sidewalks should be provided on both sides
both sides of the street, but	of the street.
cycling facilities shall not be required.	of the silect.
Road Widening	Road Widening
C.4.5.6 The City shall reserve or obtain road	C.4.5.6 The City shall reserve or obtain right-of-
widenings for rights of way right-of-way	way dedications as described in Schedule C-2
dedications as described in Schedule C-2 –	- Future Right-of-Way Dedications. Where a
Future Road Widenings Right-of-Way	right-of-way is not described in Schedule C-2 –
Dedications . Where a road right-of-way is not	Future Right-of-Way Dedications, the City shall
described in Schedule C-2 – Future Road	reserve or obtain dedications for right-of-ways
Widenings Right-of-Way Dedications, the City	as described in Section C.4.5.2. The aforesaid
shall reserve or obtain road widenings	dedications shall be reserved or obtained
dedications for rights-of-ways as described in	through subdivision approval, condominium
Section C.4.5.2. The aforesaid road widenings	approval, land severance consent, site plan
dedications shall be reserved or obtained	approval or by gift, bequeathment, purchase
through subdivision approval, condominium	or through expropriation where necessary and
approval, land severance consent, site plan	feasible.
approval or by gift, bequeathment, purchase	
or through expropriation where necessary and	
feasible.	
C.4.5.6.3 Where a proposed development is	C.4.5.6.3 Where a proposed development is
subject to site plan approval as detailed in	subject to site plan approval as detailed in
Policy F.1.7 – Site Plan Control, the following	Policy F.1.7 – Site Plan Control, the following
provisions shall apply:	provisions shall apply:
b) Where feasible, the City shall acquire land	b) Where feasible, the City shall acquire land
through dedication, equally from both sides of	through dedication, equally from both sides of
the road unless otherwise specified. However,	the road unless otherwise specified. However,
in the built up areas of the City, it may be	in the built up areas of the City, it may be
necessary to acquire more than half of the total dedication from one side of the road	necessary to acquire more than half of the
	total dedication from one side of the right-of-
right-of-way. Where the City requires more than one half of the widening from one side of	way. Where the City requires more than one half of the widening from one side of the right-
the read right-of-way, the City shall require,	of-way, the City shall require, from said side of
from said side of the read right-of-way,	the right-of-way, dedication at no cost to the
dedication at no cost to the City of one half of	City of one half of the total proposed widening
the total proposed widening and shall acquire	and shall acquire the remaining land required
the remaining land required	for the right-of-way dedication through gift,
for the road right-of-way widening dedication	bequeathment, purchase, expropriation or
through gift, bequeathment, purchase,	other methods.
expropriation or other methods.	5.1.56.116.65.
expreprietion or other methods.	

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

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

Proposed New / Revised Policy
Bolded text = text to be added
Future Right-of-Way Dedications
Barton Street from Wellington Street to Ottawa Street - 26.213
Charlton Street from Queen Street to Dundurn Street – 20.117
Dartnall Road from Lincoln Alexander Parkway to Rymal Road – 36.576
Highway 8 from Donn Ave to East City Limits – 36.576.
John Street from St. Joseph's Drive to Augusta Street – 30.480
Lawrence Road from Gage Avenue to King Street – 26.213
Nash Road from End (Kenora Ave) to King Street East - 26.213
Nebo Road from Stone Church Road to Dartnall Road Extension - 30.480
Scenic Drive from Upper Paradise Road to Garth Street - 30.480
Springbrook Avenue from Meadowlands Boulevard to Garner Road - 20.117
Twenty Road West (south side only) from Smith Road to Upper James Street – 37

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

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

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
E.3.6.6.c) Notwithstanding the maximum	E.3.6.6.c) Notwithstanding the maximum
density requirement in Policy E.3.6.6 b), for	density requirement in Policy E.3.6.6 b), for
smaller sites fronting on arterial roads, an	smaller sites fronting on arterial roads, an
increase in density may be considered, without	increase in density may be considered, without
an amendment to this Plan, provided the	an amendment to this Plan, provided the
policies of this Plan are met.	policies of this Plan are met.
E.3.6.7a) Development should have direct	E.3.6.7a) Development should have direct
access to a collector or major or minor arterial	access to a collector or major or minor arterial
road. If direct access to such a road is not	road. If direct access to such a road is not
possible, the development may be permitted	possible, the development may be permitted
direct access to a collector or major or minor	indirect access to a collector or major or minor
arterial roads via from a local road upon which	arterial roads via a local road upon which only
abut only a small number of low density	a small number of low density residential
residential category dwellings are fronting on	dwellings are fronting on the local road.
the local road.	
E.5.2.4 Uses permitted in the Employment Area	E.5.2.4 Uses permitted in the Employment Area
designations shall may include clusters of	designations may include clusters of business
business and economic activities such as,	and economic activities such as,
manufacturing, research and development,	manufacturing, research and development,
transport terminal, building or contracting	transport terminal, building or contracting
supply establishment, tradesperson's shop,	supply establishment, tradesperson's shop,
warehousing, waste management facilities,	warehousing, waste management facilities,
private power generation, office, and	private power generation, office, and
accessory uses. Ancillary uses which primarily	accessory uses. Ancillary uses which primarily
support businesses and employees within the	support businesses and employees within the
Employment Area shall may also be permitted.	Employment Area may also be permitted.
Permitted uses specific to the four Employment	Permitted uses specific to the four Employment
Area designations are contained in Policies	Area designations are contained in Policies
E.5.3.2, E.5.4.3, E.5.5.1, E.5.5.2 and E.5.6.1.	E.5.3.2, E.5.4.3, E.5.5.1, E.5.5.2 and E.5.6.1.
E.5.3.2 The following uses shall may be	E.5.3.2 The following uses may be permitted on
permitted on lands designated Employment	lands designated Employment Area - Industrial
Area - Industrial Land on Schedule E-1 - Urban	Land on Schedule E-1 - Urban Land Use
Land Use Designations, in accordance with the	Designations, in accordance with the Zoning
Zoning By-law:	By-law:

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
Add new policy as Policy E.5.3.2.1.	E.5.3.2.1 In addition to Policy E.5.3.2 c), ancillary uses may be permitted within the Employment Area provided the following conditions are met: a) the uses shall be determined through the Zoning By-law in accordance with the policies of this Plan; b) Notwithstanding Policy E.5.3.2.1a), the Zoning By-law may: i) permit a limited number of restaurants where a need for the use can be justified; and ii) restrict or limit the number of ancillary uses from occupying Employment Areas. c) the need for the uses to support the businesses and employees within the Employment Area has been determined; d) the uses shall only be located along the exterior of the Employment Area and should generally be located at intersections of arterial or collector roads; and, e) where possible, the uses should be clustered on single sites to limit the impact on the supply of developable lands for use permitted in
E.5.4.3 The following uses shall may be	Policy E.5.3.2 a). E.5.4.3 The following uses may be permitted on
permitted on lands designated Employment	lands designated Employment Area -Industrial
Area -Industrial Land on Schedule E-1 - Urban	Land on Schedule E-1 - Urban Land Use
Land Use Designations, in accordance with the	Designations, in accordance with the Zoning
Zoning By-law:	By-law:

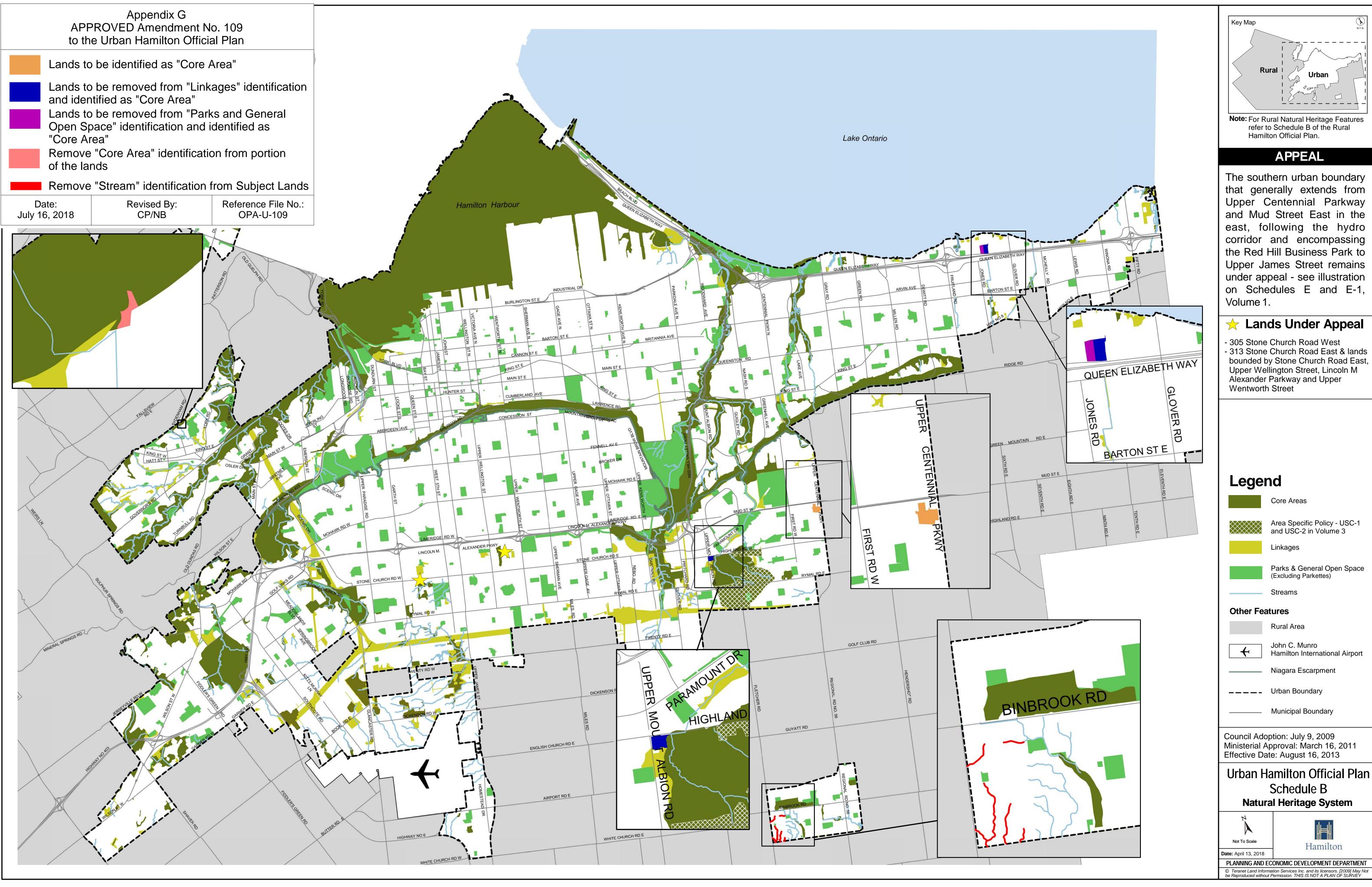
Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
Delete Policy E.5.4.4 and replace it with a new Policy. E.5.4.4 Ancillary uses which serve the businesses and employees of the business park as described in Policy E.5.4.3 c), shall only be permitted at locations fronting arterial roads or collector roads into the business parks.	E.5.4.4 In addition to Policy E.5.4.3 c), ancillary uses may be permitted within the Employment Area provided the following conditions are met: a) the uses shall be determined through the Zoning By-law in accordance with the policies of this Plan; b) Notwithstanding Policy E.5.4.4 a), the Zoning By-law may:
	i) permit a limited number of restaurants where a need for the use can be justified; ii) restrict or limit the number of ancillary uses from occupying Employment Areas. c) the need for the uses to support the businesses and employees within the Employment Area has been determined; d) the uses shall only be located along the exterior of the Employment Area and should generally be located at intersections of arterial or collector roads; and, e) where possible, the uses should be clustered on single sites to limit the impact on the supply of developable lands for use permitted in Policy E.5.4.3 a).
E.5.45.4 Ancillary uses shall only be permitted at strategic locations and may contain a gross floor area restriction, as identified in the Airport Employment Growth District Secondary Plan.	E.5. 5 .4 <i>Ancillary</i> uses shall only be permitted at strategic locations and may contain a gross floor area restriction, as identified in the Airport Employment Growth District Secondary Plan.
E.5.6.1 The following uses shall be permitted on lands owned by the Hamilton Port Authority, specifically Piers 10 to 15 inclusive, Piers 22 to 27 inclusive, and the canal reserve lands south of the Burlington Ship Canal, excluding Windermere Basin Special Policy Area, identified on Volume 3, Map 2a as "UHOS-1", and designated "Employment Area – Shipping and Navigation" on Schedule E-1 – Urban Land Use Designations:	E.5.6.1 The following uses shall be permitted on lands owned by the Hamilton Port Authority, specifically Piers 10 to 15 inclusive, Piers 22 to 27 inclusive, and the canal reserve lands south of the Burlington Ship Canal, excluding Windermere Basin Special Policy Area, identified on Volume 3, Map 2a as "UHOS-1", and designated "Employment Area – Shipping and Navigation" on Schedule E-1 – Urban Land Use Designations:
ose Designations.	1 030 Designations.

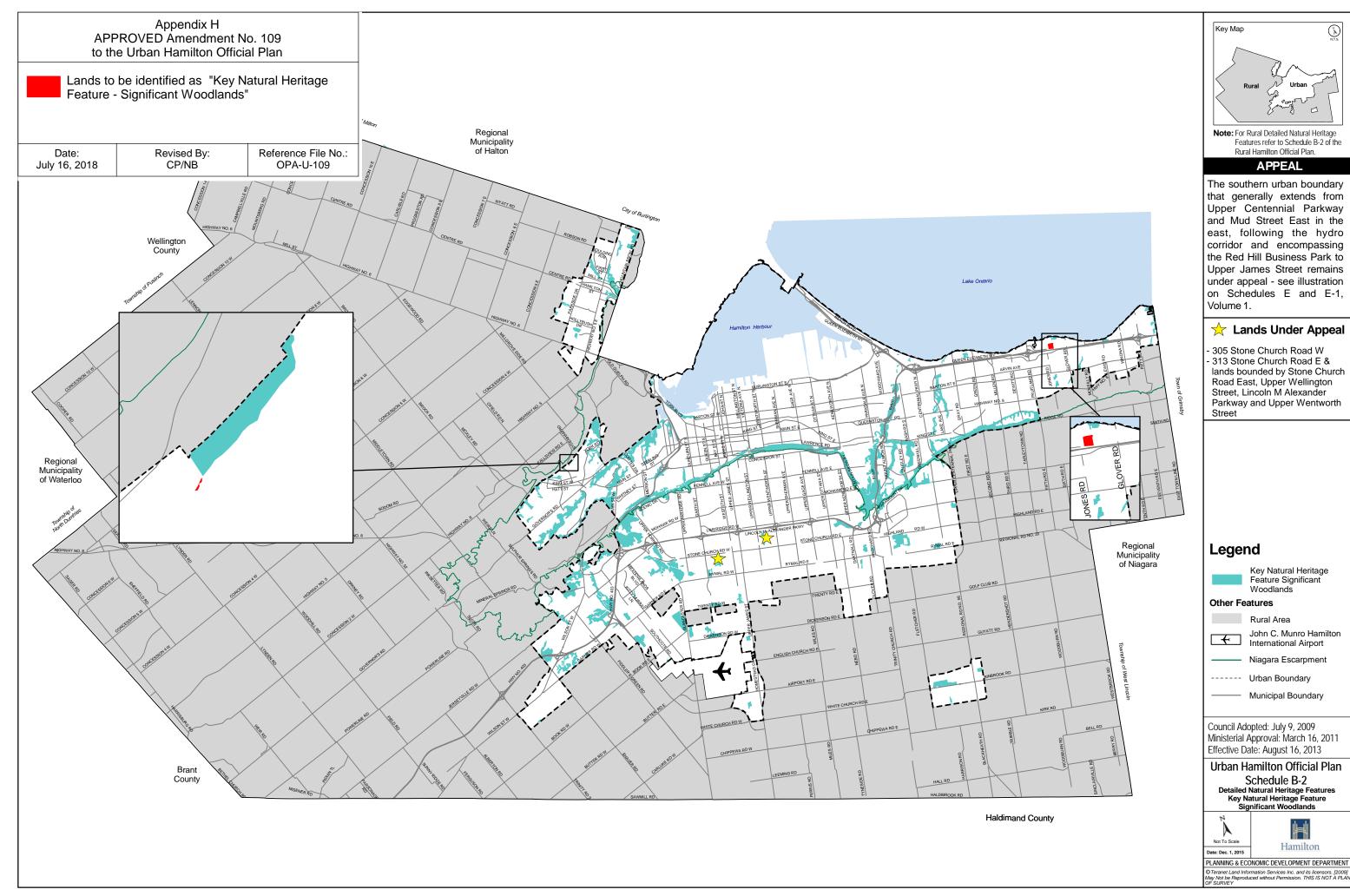
Appendix "E" - Volume 1, Chapter F - Implementation

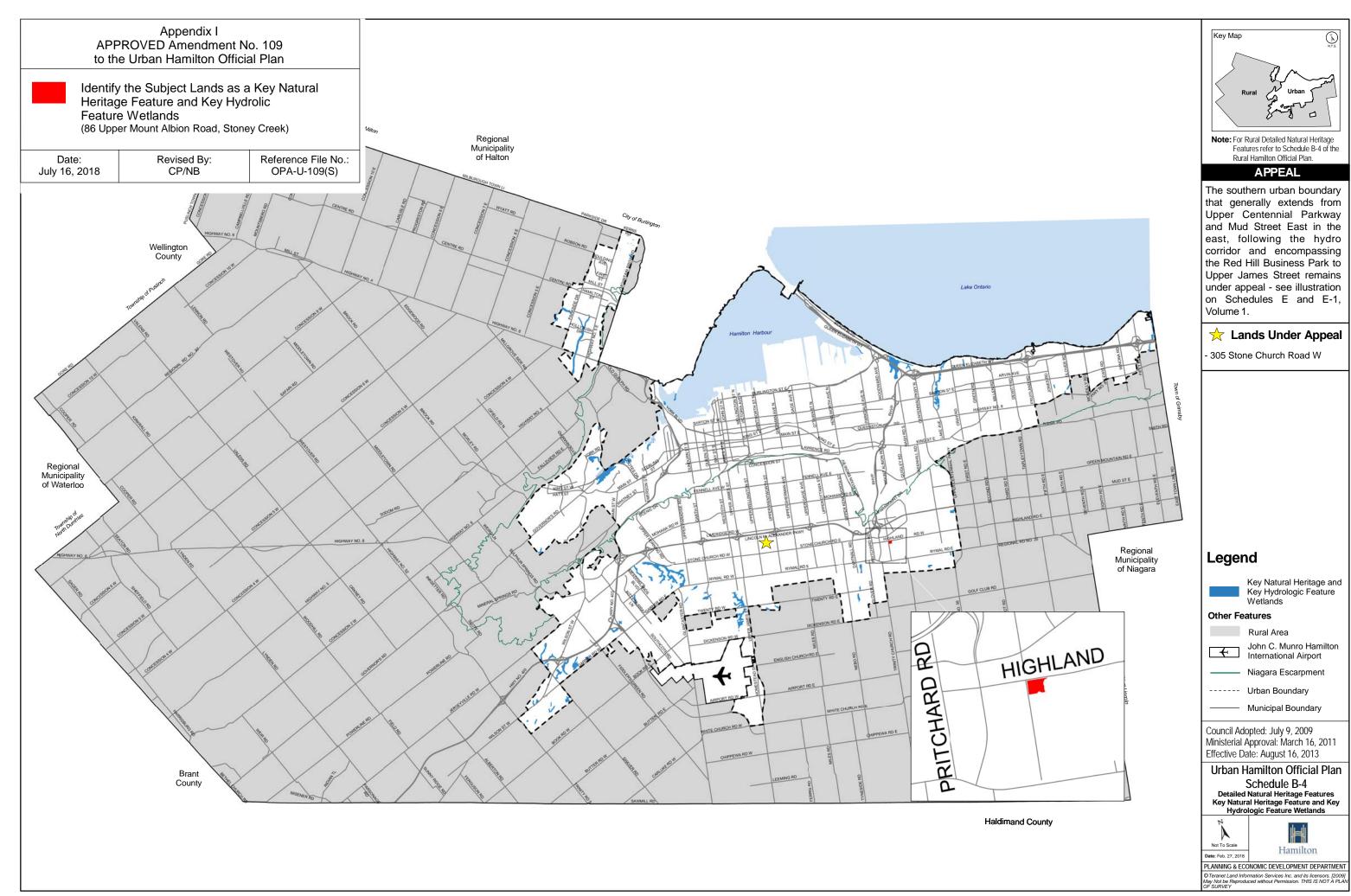
Proposed Change	Proposed New Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
Add new policies to Section F.1.5 – Zoning Bylaw.	F.1.5.5 There are instances where intended zoning for certain lands in the urban area has not yet been determined, and lands remain zoned for agricultural purposes or have been zoned as a future development zone. These lands may be rezoned to a Future Development zone to allow for the following matters to be addressed: a) to implement the provisions of the Urban Hamilton Official Plan, including, but not limited to policies relating to natural heritage and environmental considerations, cultural heritage, built form, urban design, and principle of use; b) to ensure adequate transportation and municipal servicing to support the land use; and, c) to establish phasing to ensure orderly development and/or redevelopment of the lands.
	F.1.5.6 Until such time as the lands within the Future Development zone are rezoned, the Zoning By-law may permit interim land uses which may include an existing use or other use(s) that is permitted by the Zoning By-law and does not jeopardize the land for future development. F.1.5.7 Council may pass a By-law to rezone all or parts of the lands within the Future Development zone to permit development or redevelopment at such time as the City is satisfied that conditions of Policy F.1.5.5 are met.

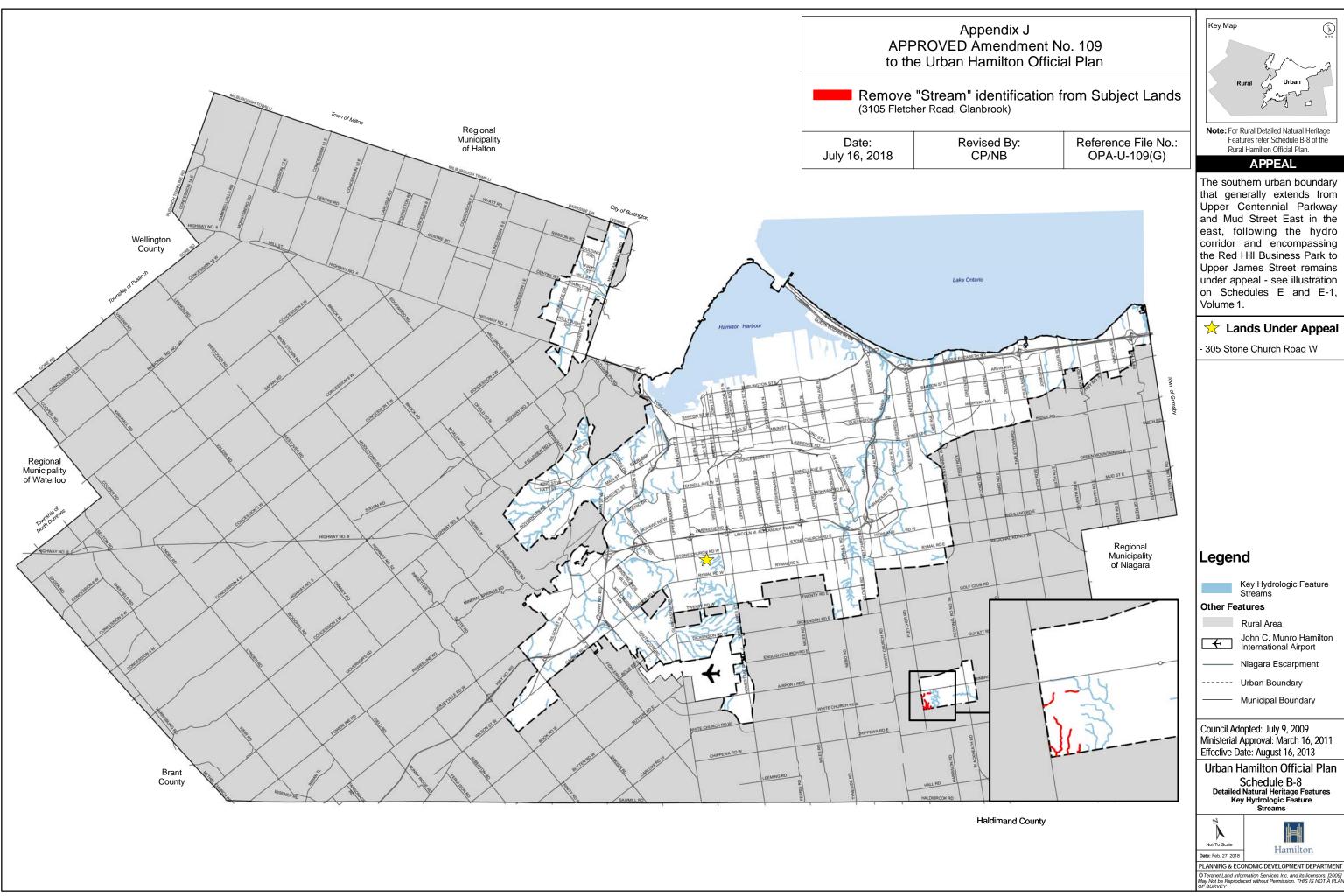
Appendix "F" - Volume 1, Chapter G - Glossary

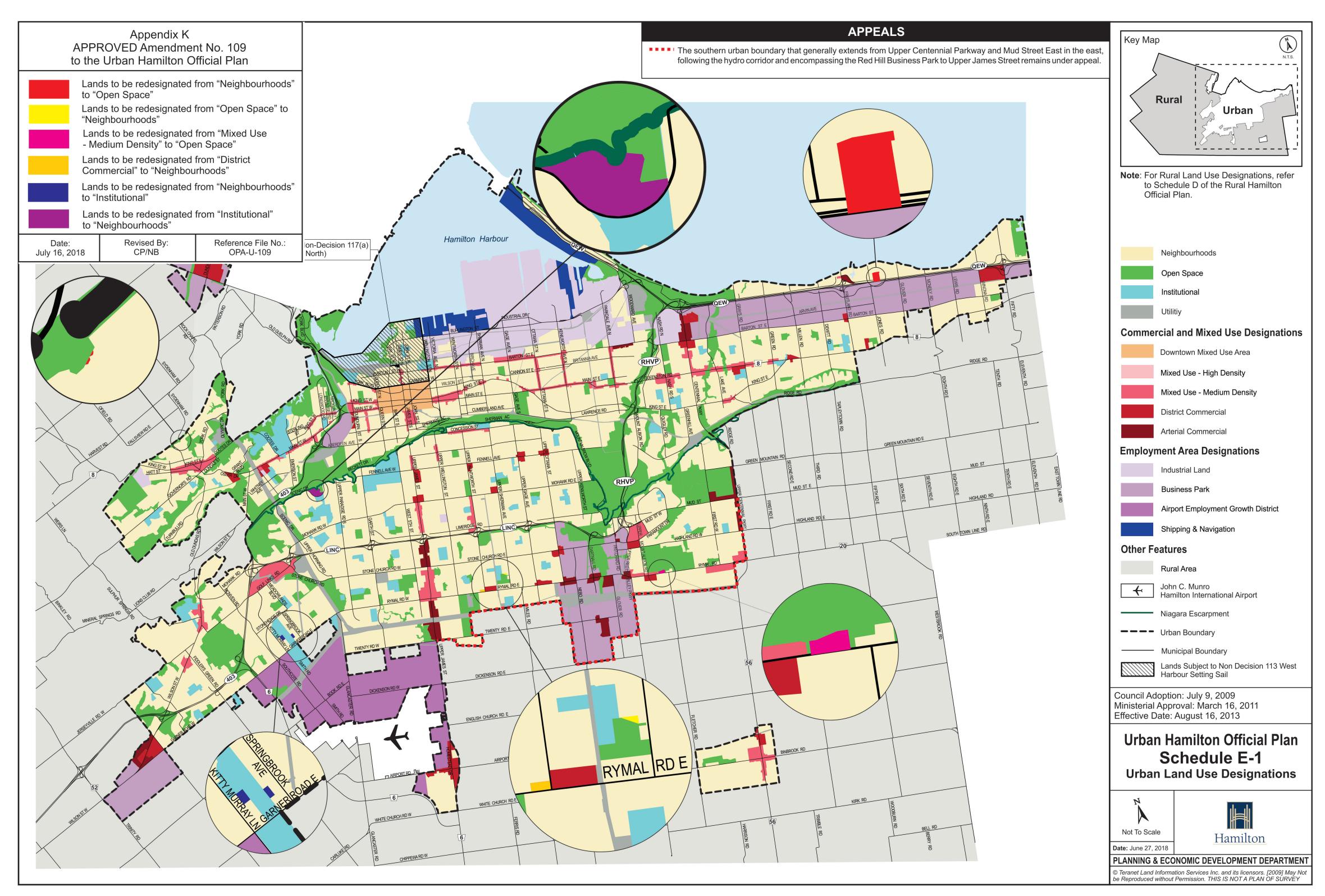
Proposed Change	Proposed New Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
Add definition of Small Scale to Chapter G -	Small Scale: used to describe a permitted or
Glossary.	accessory use, shall mean those uses that are
	characterized by a size and intensity of activity
	that is clearly secondary to and does not
	negatively impact the predominant use of the
	lands or surrounding lands, and which meet
	the maximum floor area, site coverage and
	other provisions of the Zoning By-law specific to
	that use.











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

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted Bo	Ided text = text to be added
B.2.2.1.5 High Density Residential 1 Designation Notwithstanding Section E.3.6 - High Density Residential Policy E.3.6.6 of Volume 1, and Policy B.2.2.1.2 a) of Volume 2, the following policies shall apply to the High Density Residential 1 designation identified on Map B.2.2-1 - Shaver Neighbourhood - Land Use Plan:	B.2.2.1.5 High Density Residential 1 Designation Notwithstanding Policy E.3.6.6 of Volume 1, and Policy B.2.2.1.2 a) of Volume 2, the following policies shall apply to the High Density Residential 1 designation identified on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan:
B.2.3.2.1 In addition to Section E.3.8 - Local Commercial Designation and Nnotwithstanding Section E.3.8 - Local Commercial Policy E.3.8.8 of Volume 1, the following policies shall apply to the lands designated Local Commercial on Map B.2.3-1 - Garner Neighbourhood - Land Use Plan:	B.2.3.2.1 In addition to Section E.3.8 – Local Commercial Designation and notwithstanding Policy E.3.8.8 of Volume 1, the following policies shall apply to the lands designated Local Commercial on Map B.2.3-1 – Garner Neighbourhood – Land Use Plan:
B.2.4.4.2 Low Density Residential 2c Designation Notwithstanding Policies Policy E.3.4.4 of Volume 1, the following policies policy shall apply to the lands designated Low Density Residential 2c on Map B.2.4-1 – Meadowlands Mixed Use – Land Use Plan: a) the density shall not exceed of 25 units per net hectare (including local roads).	B.2.4.4.2 Low Density Residential 2c Designation Notwithstanding Policy E.3.4.4 of Volume 1, the following policy shall apply to the lands designated Low Density Residential 2c on Map B.2.4-1 - Meadowlands Mixed Use - Land Use Plan: a) the density shall not exceed of 25 units per net hectare (including local roads).
B.2.5.1.1 The residential areas are designated Low Density Residential (Infill), Low Density Residential 1, Low Density Residential 2a, Low Density Residential 2c, and Low Density Residential 3b as identified on B.2.5-1 - Meadowlands Neighbourhood III - Land Use Plan.	B.2.5.1.1 The residential areas are designated Low Density Residential (Infill), Low Density Residential 1, Low Density Residential 2a, Low Density Residential 2c, and Low Density Residential 3b as identified on B.2.5-1 - Meadowlands Neighbourhood III - Land Use Plan.
Add new policy to Section B.2.5 – Meadowlands Neighbourhood III Secondary Plan as Policy B.2.5.1.2 d) and renumber subsequent policies accordingly.	 B.2.5.1.2 d) In the Low Density Residential 2c designation: i) The permitted use shall be street, block, and courtyard townhouses, as well as other innovative ground oriented attached housing forms; ii) The density shall not exceed 27 units per gross/net residential hectare.

Proposed Change	Proposed New / Revised Policy
	Ided text = text to be added
Site Specific Policy – Area D	Site Specific Policy - Area D
B.2.7.6.4 A 24 unit, 3 storey apartment	B.2.7.6.4 A 24 unit, 3 storey apartment building
building shall be permitted at 8686 Golf Links	shall be permitted at 886 Golf Links Road on
Road on lands designated Medium Density	lands designated Medium Density Residential 3
Residential 3 and identified as Site Specific	and identified as Site Specific Policy - Area D
Policy – Area D on Map B.2.7-1 – Meadowlands	on Map B.2.7-1 – Meadowlands
Neighbourhood V - Land Use Plan.	Neighbourhood V - Land Use Plan.
B.2.8.8.4 Mixed Use - Medium Density	B.2.8.8.4 Mixed Use - Medium Density
Designation Wedian Bensity	Designation Designation
Village Core Area	Village Core Area
village core rivea	<u>vinage core virou</u>
h) Commercial facilities to be encouraged	h) Commercial facilities to be encouraged
with-within the Village Core area may include	within the Village Core area may include retail
retail stores, service commercial uses, banks,	stores, service commercial uses, banks,
restaurants with sit-down service, and offices.	restaurants with sit-down service, and offices.
The lands to be used for commercial purposes	The lands to be used for commercial purposes
shall be those lands that front onto Wilson	shall be those lands that front onto Wilson
Street.	Street.
B.2.8.16 Area and Site-Specific Policies	B.2.8.16 Area and Site Specific Policies
The sites within the Ancaster Wilson Street	
Secondary Plan, which are identified as Site-	
Specific Policy Areas and identified on Map	
B.2.8 1 Ancaster Wilson Street Secondary	
Plan: Land Use Plan, include:	
a) Site Specific Policy Area A	
437 Wilson Street East;	
b) Site-Specific Policy Area B	
Part of 449 Wilson Street East and part	
of 548 Old Dundas Road;	
c) Site-Specific Policy Area C	
143 and 153 Wilson Street West;	
d) Site-Specific Policy Area D	
129-139 Wilson Street West	
e) Site-Specific Policy Area E	
357 Wilson Street East;	
f) Site Specific Policy Area F	
385 Wilson Street East;	
g) Site-Specific Policy Area G	
370 Wilson Street East; and,	
h) Site-Specific Policy Area H	
54 Wilson Street West.	
B.4.1.1 Residential Designations	B.4.1.1 Residential Designations The residential
The residential policies define the location and	policies define the location and scale of each
scale of each type of residential use and shall	type of residential use and shall ensure that a
ensure that a variety of housing types are	variety of housing types are provided to meet
provided to meet the requirements needs of	the needs of residents of the City and
residents of the City and provincial policy	provincial policy requirements.
requirements by providing a range of dwelling	
types.	



Proposed Change	Proposed New / Revised Policy
	Ided text = text to be added
Area Specific Policy - Area D (OPA 37)	Area Specific Policy - Area D (OPA 37)
B.4.2.14.4 In addition to Sections E.3.4 - Low	B.4.2.14.4 In addition to Sections E.3.4 – Low
Density Residential and E.3.5 - Medium Density	Density Residential and E.3.5 - Medium Density
Residential of Volume 1, ∓the following policies	Residential of Volume 1, the following policies
shall apply to the lands identified as Area	shall apply to the lands identified as Area
Specific Policy – Area D on Map B.4.2-1 –	Specific Policy – Area D on Map B.4.2-1 –
Waterdown North - Land Use Plan:	Waterdown North - Land Use Plan:
a) Notwithstanding Policies E.3.5.2 and E.3.5.8	a) Notwithstanding Policies E.3.5.2 and E.3.5.8
of Volume 1, and Policy B.4.2.4.5 a), for the	of Volume 1, and Policy B.4.2.4.5 a), for the
lands designated Medium Density Residential	lands designated Medium Density Residential
3, permitted uses shall be restricted to block	3, permitted uses shall be restricted to block
townhouses with a maximum height of 3	townhouses with a maximum height of 3
stories.	stories.
b) Notwithstanding Policy Policies B.4.2.4.4 c)	b) Notwithstanding Policies B.4.2.4.4 c) and
and B.4.2.4.5 b), a maximum density of 48 units	B.4.2.4.5 b), a maximum density of 48 units per
per net residential hectare shall be permitted.	net residential hectare shall be permitted.
B.4.3.3.7 Medium Density Residential 2	B.4.3.3.7 Medium Density Residential 2
Designation	Designation
In addition to the policies of Section E.3.5 -	In addition to the policies of Section E.3.5 -
Medium Density Residential of Volume 1, the	Medium Density Residential of Volume 1, the
following policies shall apply to the lands	following policies shall apply to the lands
designated Medium Density Residential 2 on	designated Medium Density Residential 2 on
Map B.4.3-1 - Waterdown South - Land Use	Map B.4.3-1 - Waterdown South - Land Use
Plan:	Plan:
b) The overall density of lands designated	b) The overall density of lands designated
Medium Density Residential 2 shall be in the	Medium Density Residential 2 shall be in the
range of 60 to 75 units per net residential	range of 60 to 75 units per net residential
hectare (upnrh).	hectare (upnrh).
B.5.1.4.2 The residential areas are designated	B.5.1.4.2 The residential areas are designated
Low Density Residential 2d, 2e, 2h, 3c , and 3e,	Low Density Residential 2d, 2e, 2h, 3c, and 3e,
as indicated on Map B.5.1-1 – Binbrook	as indicated on Map B.5.1-1 – Binbrook
Village – Land use Plan. The policies which	Village – Land use Plan. The policies which
follow are applicable to each of these land	follow are applicable to each of these land
use designations.	use designations.
B.5.1.4.4 The residential areas are designated	B.5.1.4.4 The residential areas are designated
Low Density Residential 2d, Low Density	Low Density Residential 2d, Low Density
Residential 2e, Low Density Residential 2h, Low	Residential 2e, Low Density Residential 2h, Low
Density Residential 3c , and Low Density Residential 3e as identified on Map B.5.1-1 –	Density Residential 3c, and Low Density Posidential 3c as identified on Map P. 5.1.1
·	Residential 3e as identified on Map B.5.1-1 –
Binbrook Village - Land Use Plan. The following	Binbrook Village – Land Use Plan. The following policies shall apply to each respective
policies shall apply to each respective residential land use designation.	residential land use designation.
residential iand use designation.	residential and use designation.

Proposed Change	Proposed New / Revised Policy
	Ided text = text to be added
Add a new policy as B.5.1.4.5 d) and renumber subsequent policies.	B.5.1.4.5 d) Notwithstanding Policies E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to the lands designated Low Density Residential 3c on Map B.5.1-1 – Binbrook Village – Land Use Plan: i) The permitted uses shall be low rise apartments, row houses, stacked and block townhouses, and innovative forms of attached housing; ii) The density range shall be from 41 to 60 units per net hectare. iii) In locating new Low Density Residential 3c development, consideration shall be given to the following criteria: 1. Low Density Residential 3c uses shall generally be located on the periphery of the neighbourhood, in areas abutting commercial development, or fronting major or minor arterial or major collector Roads. 2. Some Low Density Residential 3c development in proximity to the Mixed-Use - Medium Density area is desirable. 3. Low Density Residential 3c dwelling forms shall be sensitively integrated with and adequately buffered from adjacent land uses. 4. Where Low Density Residential 3c areas are proposed adjacent to Low Density Residential 2e and 2h uses, consideration shall be given to appropriate integration and compatibility of the dwelling forms. Compatibility may be accomplished through attention to architectural massing, height, scale, buffering,
Site Specific Policy - Area G (OPA 51)	and landscaping. Site Specific Policy - Area G (OPA 51)
B.5.1.13.7 That notwithstanding Section E.4.3.4 (d) of Volume1 Pedestrian Predominant Streets, the The following policy shall apply to the lands located at 2605 Binbrook Road East (lands located at the southwest corner of Binbrook Road East and Southbrook Drive), and identified as Site Specific Policy – Area G on Map B.5.1.1-1 – Binbrook Village Secondary Plan Land Use Plan:	B.5.1.13.7 The following policy shall apply to the lands located at 2605 Binbrook Road East (lands located at the southwest corner of Binbrook Road East and Southbrook Drive), and identified as Site Specific Policy – Area G on Map B.5.1.1-1 – Binbrook Village Secondary Plan Land Use Plan:

Proposed Change

Proposed New / Revised Policy

Grey highlighted strikethrough text = text to be deleted

Bolded text = text to be added

Area Specific Policy - Area L (OPA 80)

B.5.1.13.12 In addition to Policy B.1.8 (Volume 2), for the lands known municipally as 3105 Fletcher Road, designated Low Density Residential 2e and identified as Area Specific Policy - Area L on Map B.5.1-1 - Binbrook Village Secondary Plan, the deletion of a local road from the road pattern shown on Maps B.5.1-1 and B.5.1-2 shall be permitted without a further amendment to the Binbrook Village Secondary Plan - Land Use Plan, if it is determined that such a road is not needed to connect to lands immediately to the east without a further amendment to the Binbrook Village Land Use Plan.

Area Specific Policy - Area L (OPA 80)

B.5.1.13.12 In addition to Policy B.1.8 (Volume 2), for the lands known municipally as 3105 Fletcher Road, designated Low Density Residential 2e and identified as Area Specific Policy - Area L on Map B.5.1-1 - Binbrook Village Secondary Plan, the deletion of a local road from the road pattern shown on Maps B.5.1-1 and B.5.1-2 shall be permitted without a further amendment to the Binbrook Village Secondary Plan - Land Use Plan, if it is determined that such a road is not needed to connect to lands immediately to the east.

Delete Policy B.5.2.14.2 Area Specific Policy -Area B in its entirety.

Area Specific Policy - Area B

lands abutting Trinity Church Road and Dakota include retail, personal services, and offices.

B.5.2.14.2 In addition to the uses permitted on the lands identified on Map B.5.2-1 - Rymal Road - Land Use Plan as Area Specific Policy Area B, live-work units containing graderelated commercial uses shall be permitted on Boulevard subject to provision of an acceptable site plan and building elevations which illustrate the nature and function of the development and demonstrate compatibility with adjacent development and adequate provisions for on-street parking. Permitted commercial uses within the live-work units shall

B.6.2.17 Area and Site Specific Policies **Area and** Site Specific Policies are designated to address specific areas or sites for which the identification of future land designations and policies involves a greater degree of complexity. The policies in this section provide more detailed guidance than contained in the other sections of this Secondary Plan. These areas and sites include large parcels with options for future use, and for which performance standards are especially important.

B.6.2.17 Area and Site Specific Policies Area and Site Specific Policies are designated to address specific areas or sites for which the identification of future land designations and policies involves a greater degree of complexity. The policies in this section provide more detailed guidance than contained in the other sections of this Secondary Plan. These areas and sites include large parcels with options for future use, and for which performance standards are especially important.

Proposed Change	Proposed New / Revised Policy
	Ided text = text to be added
Delete policy B.6.2.17.1 in its entirety and	
renumber subsequent policies accordingly.	
B.6.2.17.1 The sites within the Ainslie Wood	
Westdale community which are defined as Site	
Specific Policies and identified on Map B.6.2-1	
- Ainslie Wood Westdale - Land Use Plan are:	
a) Site Specific Policy - Area A - McMaster	
University;	
b) Site Specific Policy - Area B - Lands at the	
West End of Ward and Royal Avenues (Henkel	
site); and,	
c) Site Specific Policy - Area C - Lands located	
20, 22, 28, 45, 58 and 60 Ewen Road, and 5	
Ofield Road.	
B.6.2.17.5 Notwithstanding Policies B.6.2.5.5 a)	B.6.2.17.5 Notwithstanding E.4.6.7 and E.4.6.8 of
and b), E.4.6.7 and E.4.6.8 of Volume 1, and	Volume 1, for the lands designated Mixed Use
Policies B.6.2.7.2 b) of Volume 2, for the lands	- Medium Density, located at 17 Ewen Road,
designated Mixed Use - Medium Density,	and identified as Site Specific Policy - Area D
located at 17 Ewen Road, and identified as	on Map B.6.2-1 – Ainslie Wood Westdale – Land
Site Specific Policy – Area D on Map B.6.2-1 –	Use Plan, the following policies shall apply:
Ainslie Wood Westdale – Land Use Plan, the	
following policies shall apply:	
B.6.2.17.7 In addition to Policy B.6.2.17.6, the	B.6.2.17.7 In addition to Policy B.6.2.17.6, the
following policies shall apply to the lands	following policies shall apply to the lands
located on Main Street between Hollywood	located on Main Street between Hollywood
Avenue and Highway 403, designated Mixed	Avenue and Highway 403, designated Mixed
Use – Medium Density, and identified as Area	Use - Medium Density, and identified as Area
Specific Policy – Area E on Map B.6.2-1 – Ainslie	Specific Policy – Area E on Map B.6.2-1 – Ainslie
Wood Westdale – Land Use Plan:	Wood Westdale – Land Use Plan:
B.6.3.2.1 The residential areas are designated	B.6.3.2.1 The residential areas are designated
Low Density Residential 1, Low Density	Low Density Residential 1, Low Density
Residential 1a, and Low Density Residential 2c,	Residential 1a, Low Density Residential 2c, and
and Medium Density Residential 3 on Map B.6.3-1 – Chedmac - Land Use Plan. The	Medium Density Residential 3 on Map B.6.3-1 – Chedmac - Land Use Plan. The following
following policies shall apply to each of these	policies shall apply to each of these land use
land use designations.	designations.
Add new policy as B.6.3.2.3 a) and renumber	B.6.3.2.3 a) Notwithstanding Policies E.3.4.3 and
subsequent policies accordingly.	E.3.4.4 of Volume 1, land designated Low
subsequent policies decoralingly.	Density Residential 1 shall consist of only single
	detached units at a maximum density of 20
	units per hectare.
B.6.3.2.3 Low Density Residential Designations	B.6.3.2.3 Low Density Residential Designations
b) Notwithstanding Policy B.6.3.2.3 (a) b), for the	b) Notwithstanding Policy B.6.3.2.3 b), for the
lands designated Low Density Residential 1a	lands designated Low Density Residential 1a
abutting existing residential development at	abutting existing residential development at
the northern limit of Chedmac Planning Area	the northern limit of Chedmac Planning Area
the following policies apply:	the following policies apply:
and remarking policiou apply.	



Add new policy to Section B.6.3.2 - Residential Designations B.6.3.2.4 Medium Density Residential 3	Proposed Change	Proposed New / Revised Policy
Add new policy to Section B.6.3.2 – Residential Designations B.6.3.2.4 Medium Density Residential 3 Designations The following policies shall apply to the lands designated Medium Density Residential 3 on Map B.6.3.1 – Chedmac - Land Use Plan: a) In addition to Policies E.3.5.2 of Volume 1, lands designated Medium Density Residential 3 shall consist of block townhouses, stacked townhouses and multiple dwellings. b) Notwithstanding Policy E.3.5.7 of Volume 1, the net residential density shall be greater than 75 units per hectare and shall not exceed 100 units per hectare. B.6.3.3.1 In addition to Sections B.3.5.3 – Parkland Policies and C.3.3 – Open Space Designations, the following policies shall apply to the lands designated Medium Density Residential 3 and identified as Area Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designation of Wolume 2, the following policies shall apply: a) Notwithstanding Policies and C.3.3 - Open Space Designation of Wolume 1, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply to development of lands within the Auterial District Commercial designation on Map B.6.4-1 - West Hamilton Innovation District Land Use Plant the Auterial District Commercial designation on Map B.6.4-1 - West Hamilton Innovation District Land Use		
Designations Designations The following policies shall apply to the lands designated Medium Density Residential 3 on Map B.6.3-1 - Chedmac - Land Use Plan: a) In addition to Policies E.3.5.2 of Volume 1, lands designated Medium Density Residential 3 shall consist of block townhouses, stacked townhouses and multiple dwellings. b) Notwithstanding Policy E.3.5.7 of Volume 1, the net residential density shall be greater than 75 units per hectare and shall not exceed 100 units per hectare. B.6.3.3.1 In addition to Sections B.3.5.3 - Parkland Policies and C.3.3 - Open Space Designations, the following policies shall apply to the lands designated Neighbourhood Park, Community Park, and General Open Space, and Natural Open Space on Map B.6.3 - 1 - Chedmac - Land Use Plan: a) ##ree Four components make up the parks and open space system of the Chedmac community: ii) Community Park: and: iii) General Open Space. Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and 4.4.8 — Arterial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West Hamilton Innovation District Land Use The District Commercial designation on Map B.6.4-1 - West Hamilton Innovation District Land Use Designations to Foliowing policies shall apply to development of lands within the District Commercial designation on Map B.6.4-1 - West Hamilton Innovation District Land Use		
The following policies shall apply to the lands designated Medium Density Residential 3 on Map B.6.3.1 - Chedmac - Land Use Plan: a) In addition to Policies E.3.5.2 of Volume 1, lands designated Medium Density Residential 3 shall consist of block townhouses, stacked townhouses and multiple dwellings. b) Notwithstanding Policy E.3.5.7 of Volume 1, the net residential density shall be greater than 75 units per hectare and shall not exceed 100 units per hectare. B.6.3.3.1 In addition to Sections B.3.5.3 - Parkland Policies and C.3.3 - Open Space. Designations, the following policies shall apply to the lands designated Neighbourhood Park. Community Park, and General Open Space, and Natural Open Space on Map B.6.3 - 1 - Chedmac - Land Use Plan: a) There Four components make up the parks and open space system of the Chedmac community: i) Neighbourhood Park: and, iii) General Open Space, and Natural Open Space. Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy - Area A (OPA 56) Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy - Area A (OPA 56) Site Spec		<u> </u>
designated Medium Density Residential 3 on Map B.6.3-1 - Chedmac - Land Use Plan: a) in addition to Policies E.3.5.2 of Volume 1, lands designated Medium Density Residential 3 shall consist of block townhouses, stacked townhouses and multiple dwellings. b) Notwithstanding Policy E.3.5.7 of Volume 1, the net residential density shall be greater than 75 units per hectare and shall not exceed 100 units per hectare and shall not exceed 100 units per hectare. B.6.3.3.1 In addition to Sections B.3.3 - Parkland Policies and C.3.3 - Open Space Designations, the following policies shall apply to the lands designated Neighbourhood Park, Community Park, and General Open Space, and Natural Open Space on Map B.6.3.1 - Chedmac - Land Use Plan: a) Three Four components make up the parks and open space system of the Chedmac community: i) Neighbourhood Park: ii) General Open Space; and, iv) Natural Open Space; and, iv	Designations	Designations
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lands designated Medium Density Residential 3 shall consist of block townhouses, stacked townhouses, stacked townhouses and multiple dwellings. b) Notwithstanding Policy E.3.5.7 of Volume 1, the net residential density shall be greater than 75 units per hectare and shall not exceed 100 units per hectare. B.6.3.3.1 In addition to Sections B.3.5.3 – Parkland Policies and C.3.3 – Open Space Designations, the following policies shall apply to the lands designated Neighbourhood Park, Community Park, and General Open Space, and Natural Open Space on Map B.6.3 - 1 - Chedmac - Land Use Plan: a) Three Four components make up the parks and open space system of the Chedmac community: i) Neighbourhood Park: ii) Community Park; and, iii) General Open Space; and, iv) Natural Open Space; and Open Space; and, iv) Natural Open Space; ii) Community Park: ii) Community Park: iii) General Open Space; iii) Gen		· ·
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b) Notwithstanding Policy E.3.5.7 of Volume 1, the net residential density shall be greater than 75 units per hectare and shall not exceed 100 units per hectare. B.6.3.3.1 In addition to Sections B.3.5.3 – Parkland Policies and C.3.3 – Open Space Designations, the following policies shall apply to the lands designated Neighbourhood Park, Community Park, and General Open Space, and Natural Open Space on Map B.6.3.1 – Chedmac - Land Use Plan: a) Three Four components make up the parks and open space system of the Chedmac community: i) Neighbourhood Park: ii) Community Park, and General Open Space, and Natural Open Space on Map B.6.3.1 – Chedmac - Land Use Plan: a) Three Four components make up the parks and open space system of the Chedmac community: i) Neighbourhood Park: iii) Community Park, and General Open Space, and, iv) Natural Open Space. Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: b.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 - Arterial Commercial Areas E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to the lands designated Neighbourhood Park, Community Park, General Open Space, and Natural Open Space, and Natural Open Space, and In Park I		·
the net residential density shall be greater than 75 units per hectare and shall not exceed 100 units per hectare and shall not exceed 100 units per hectare and shall not exceed 100 units per hectare. B.6.3.3.1 In addition to Sections B.3.5.3 – Parkland Policies and C.3.3 – Open Space Designations, the following policies shall apply to the lands designated Neighbourhood Park, Community Park, and General Open Space, and Natural Open Space on Map B.6.3 - 1 - Chedmac - Land Use Plan: a) Haree Four components make up the parks and open space system of the Chedmac community: i) Neighbourhood Park: ii) Community Park; and iii) General Open Space; and, iv) Natural Open Space; and, iv) Natural Open Space. Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 - Arterial Commercial Areas E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West		
B.6.3.3.1 In addition to Sections B.3.5.3 – Parkland Policies and C.3.3 – Open Space Designations, the following policies shall apply to the lands designated Neighbourhood Park, Community Park, and General Open Space, and Natural Open Space on Map B.6.3 - 1 - Chedmac - Land Use Plan: a) Three Four components make up the parks and open space system of the Chedmac community: i) Neighbourhood Park; ii) Community Park; and, iii) General Open Space, iii) General Open Space, Ste Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 - Arterial Commercial Areas E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to the lands identified as Area Specific Policy Area A on Map B.6.4.1 - West Hamilton Innovation District Land Use 75 units per hectare. 86.3.3.1 In addition to Sections B.3.5.3 - Open Space Designations, the following policies shall apply to the lands designated Neighbourhood Park, Community Park, General Open Space on Map B.6.3 - 1 - Chedmac - Land Use Plan: a) Four components make up the parks and open space system of the Chedmac community: i) Neighbourhood Park; ii) Community Park; iii) General Open Space. Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply to the lands item the lands located at 1 Redfern Avenue, designate		, ,
units per hectare. B.6.3.3.1 In addition to Sections B.3.5.3 – Parkland Policies and C.3.3 – Open Space Designations, the following policies shall apply to the lands designated Neighbourhood Park, Community Park, and General Open Space, and Natural Open Space on Map B.6.3 - 1 - Chedmac - Land Use Plan: a) Three Four components make up the parks and open space system of the Chedmac community: i) Neighbourhood Park; ii) Community Park; and, iii) General Open Space; and, iv) Natural Open Space; Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 — Arterial Commercial Areas E.4.7 – District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West B.6.3.3.1 In addition to Sections B.3.5.3 - Urban Design and E.4.7 – District Commercial designation on Map B.6.4-1 - West		
B.6.3.3.1 In addition to Sections B.3.5.3 – Parkland Policies and C.3.3 – Open Space Designations, the following policies shall apply to the lands designated Neighbourhood Park, Community Park, and General Open Space, and Natural Open Space on Map B.6.3 - 1 - Chedmac - Land Use Plan: a) Three Four components make up the parks and open space system of the Chedmac community: i) Neighbourhood Park; ii) Community Park; and. iii) General Open Space; and, iv) Natural Open Space. Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 - Arterial Commercial Areas E.4.7 - District Commercial Designation of Volume 1 (lands designated Neighbourhood Park; in Community Park, General Open Space, and Natural Open Space on Map B.6.3 - 1 - Chedmac Land Use Plan: a) Four components make up the parks and open space system of the Chedmac community: b) Neighbourhood Park; ii) Community Park, General Open Space, and Natural Open Space on Map B.6.3 - 1 - Chedmac Land Use Plan; ii) Community Park, General Open Space, and Natural Open Space on Map B.6.3 - 1 - Chedmac Land Use Plan; ii) Community Park, General Open Space, and Natural Open Space on Map B.6.3 - 1 - Chedmac Land Use Plan; iii) Community Park, General Open Space, and Natural Open Space on Map B.6.3 - 1 - Chedmac Land Use Plan; iii) Community Park, General Open Space, and Natural Open Space on Map B.6.3 - 1 - Chedmac Land Use Plan; iii) Community Park, General Open Space, and Natural Open Space, and Natural Open Space, and Space on Map B.6.3 - 1 - Chedmac Space on Map B.6.		l :
Parkland Policies and C.3.3 - Open Space Designations, the following policies shall apply to the lands designated Neighbourhood Park, Community Park, and General Open Space, and Natural Open Space on Map B.6.3 - 1 - Chedmac - Land Use Plan: a) Three Four components make up the parks and open space system of the Chedmac community: i) Neighbourhood Park; ii) Community Park; and; ii) General Open Space; and, iv) Natural Open Space. Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West Parkland Policies and C.3.3 - Open Space Designations, the following policies shall apply to the lands designated Neighbourhood Park, Community Park, General Open Space on Map B.6.3 - 1 - Chedmac - Land Use Plan: a) Four components make up the parks and open space system of the Chedmac community: i) Neighbourhood Park; ii) Community Park; iii) General Open Space on Map B.6.3 - 1 - Chedmac - Land Use Plan: a) Four components make up the parks and open space system of the Chedmac community: i) Neighbourhood Park; ii) Community Park; iii) General Open Space; and Natural Open Space on Map B.6.3 - 1 - Chedmac - Land Use Plan: a) Four components make up the parks ii) Community Park; iii) General Open Space; and, iv) Natural Open Space; Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the f	B.6.3.3.1 In addition to Sections B.3.5.3 –	
Designations, the following policies shall apply to the lands designated Neighbourhood Park, Community Park, and General Open Space, and Natural Open Space on Map B.6.3 - 1 - Chedmac - Land Use Plan: a) Three Four components make up the parks and open space system of the Chedmac community: i) Neighbourhood Park; ii) Community Park; and, iii) General Open Space; and, iv) Natural Open Space; and, iv) Notarial Open Space; ii) Community Park; iii) General Open Space; iii) Community Park; iii) General Open Space; iii) Community Park; iii) General Open Space; iii) Community Park; iii) Comm	Parkland Policies and C.3.3 - Open Space	Parkland Policies and C.3.3 - Open Space
to the lands designated Neighbourhood Park, Community Park, and General Open Space, and Natural Open Space on Map B.6.3 - 1 - Chedmac - Land Use Plan: a) Three Four components make up the parks and open space system of the Chedmac community: i) Neighbourhood Park; ii) Community Park; and, iii) General Open Space; and, iv) Natural Open Space; Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 — Arterial Commercial Areas E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West Hamilton Innovation District Land Use		
Community Park, and General Open Space, and Natural Open Space on Map B.6.3 - 1 - Chedmac - Land Use Plan: a) Three Four components make up the parks and open space system of the Chedmac community: i) Neighbourhood Park: ii) Community Park; and, iii) General Open Space, and, iv) Natural Open Space; and, iv) Natural Open Space; Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 - Arterial Commercial Areas E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West Hamilton Innovation District Land Use		to the lands designated Neighbourhood Park,
Chedmac - Land Use Plan: a) Three Four components make up the parks and open space system of the Chedmac community: i) Neighbourhood Park: ii) Community Park; and, iii) General Open Space; and, iv) Natural Open Space. Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 - Arterial Commercial Areas E.4.7 - District Commercial Designation on Map B.6.4-1 - West Hamilton Innovation District Land Use	Community Park, and General Open Space,	Community Park, General Open Space, and
a) Three Four components make up the parks and open space system of the Chedmac community: i) Neighbourhood Park; ii) Community Park; and, iii) General Open Space; and, iv) Natural Open Space; and, iv) Natural Open Space. Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 - Arterial Commercial Areas E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West Hamilton Innovation District Land Use	and Natural Open Space on Map B.6.3 - 1 -	Natural Open Space on Map B.6.3 - 1 -
open space system of the Chedmac community: i) Neighbourhood Park; ii) Community Park; and, iii) General Open Space-; and, iv) Natural Open Space. Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 - Arterial Commercial Areas E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West open space system of the Chedmac community: i) Neighbourhood Park; ii) Community Park; iii) General Open Space; and, iii) General Open Space; and, iii) General Open Space; and, iii) Matural Open Space; and, iii) Community Park; iii) Communi	Chedmac - Land Use Plan:	Chedmac - Land Use Plan:
community: i) Neighbourhood Park; ii) Community Park; and, iii) General Open Space; and, iv) Natural Open Space. Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 - Arterial Commercial Areas E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West Ommunity: i) Neighbourhood Park; ii) Community Park; iii) General Open Space; and, iv) Natural Open Space. Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the District Commercial designation on Map B.6.4-1 - West Hamilton Innovation District Land Use	a) Three Four components make up the parks	a) Four components make up the parks and
i) Neighbourhood Park; ii) Community Park; and, iii) General Open Space; and, iv) Natural Open Space. Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 - Arterial Commercial Areas E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West ii) Community Park; iii) General Open Space; and, iv) Natural Open Space. Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the District Commercial designation on Map B.6.4-1 - West Hamilton Innovation District Land Use	and open space system of the Chedmac	open space system of the Chedmac
ii) Community Park; and, iii) General Open Space; and, iv) Natural Open Space. Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 — Arterial Commercial Areas E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West iii) Community Park; iiii) General Open Space; and, iv) Natural Open Space. Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the District Commercial designation on Map B.6.4-1 - West		
iii) General Open Space; and, iv) Natural Open Space. Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 - Arterial Commercial Areas E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West iii) General Open Space; and, iv) Natural Open Space. Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the District Commercial designation on Map B.6.4-1 - West 1 - West Hamilton Innovation District Land Use		
iv) Natural Open Space. Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 - Arterial Commercial Areas E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West iv) Natural Open Space. Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 - Arterial Commercial Areas E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the District Commercial designation on Map B.6.4-1 - West Hamilton Innovation District Land Use	· ·	I
Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 - Arterial Commercial Areas E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West Site Specific Policy - Area A (OPA 56) B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the District Commercial designation on Map B.6.4- 1 - West Hamilton Innovation District Land Use		
B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 - Arterial Commercial Areas E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West B.6.3.7.1 For the lands located at 1 Redfern Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the District Commercial designation on Map B.6.4-1 - West 1 - West Hamilton Innovation District Land Use		
Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 - Arterial Commercial Areas E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West Avenue, designated Medium Density Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the District Commercial designation on Map B.6.4- 1 - West Hamilton Innovation District Land Use		
Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 — Arterial Commercial Areas E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West Hamilton Innovation District Land Use Residential 3, and identified as Area Specific Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the District Commercial designation on Map B.6.4-1 - West Hamilton Innovation District Land Use		
Policy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 — Arterial Commercial Areas E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West Bolicy Area A on Map B.6.3.1 - Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the District Commercial designation on Map B.6.4-1 - West Chedmac Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the District Commercial designation on Map B.6.4-1 - West		
Secondary Plan - Land Use Plan, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 — Arterial Commercial Areas E.4.7 – District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West Hamilton Innovation District Land Use		·
policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 - Arterial Commercial Areas E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to the following policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply:	· ·	
a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 — Arterial Commercial Areas E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West a) Notwithstanding Policies E.3.5.6 and E.3.5.7 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the District Commercial designation on Map B.6.4-1 - West Hamilton Innovation District Land Use	_ _	j
of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 - Arterial Commercial Areas E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West Of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.7 - District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the District Commercial designation on Map B.6.4-1 1 - West Hamilton Innovation District Land Use	1.	1
the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 — Arterial Commercial Areas E.4.7 – District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West the following policies shall apply: B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.7 – District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the District Commercial designation on Map B.6.4- 1 - West Hamilton Innovation District Land Use		
B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.8 — Arterial Commercial Areas E.4.7 – District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West B.6.4.4.4 In addition to Sections B.3.3 - Urban Design and E.4.7 – District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the District Commercial designation on Map B.6.4-1 - West Hamilton Innovation District Land Use		
Design and E.4.8 — Arterial Commercial Areas E.4.7 – District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West Design and E.4.7 – District Commercial Design and E.4.8 – Arterial District Commercial Design and E.4.7 – District Commercial Design and E.4.8 – Arterial Commercial	the following policies shall apply.	the following policies shall apply.
Design and E.4.8 — Arterial Commercial Areas E.4.7 – District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West Design and E.4.7 – District Commercial Design and E.4.8 – Arterial District Commercial Design and E.4.7 – District Commercial Design and E.4.8 – Arterial Commercial	B 6 4 4 4 In addition to Sections B 3 3 - Urban	B 6 4 4 4 In addition to Sections B 3 3 - Urban
E.4.7 – District Commercial Designation of Volume 1, the following policies shall apply to development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West Designation of Volume 1, the following policies shall apply to development of lands within the District Commercial designation on Map B.6.4-1 - West Hamilton Innovation District Land Use		
Volume 1, the following policies shall apply to development of lands within the development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West Hamilton Innovation District Land Use	-	=
development of lands within the Arterial District Commercial designation on Map B.6.4-1 - West District Commercial designation on Map B.6.4-1 - West Hamilton Innovation District Land Use		
Commercial designation on Map B.6.4-1 - West 1 - West Hamilton Innovation District Land Use		1 ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '
Harrinton innovation district Land Osci Tari. Flatti	Hamilton Innovation District Land Use Plan:	Plan:



Proposed Change	Proposed New / Revised Policy
7 0 0	Ided text = text to be added
B.7.1.1.1 The residential areas are designated Low Density Residential 2b, Low Density Residential 3c, and Medium Density 3, and High Density Residential 1 on Map B.7.1-1 – Western Development Area - Land Use Plan. Add new policy to Section B.7.1 – Western Development Area Secondary Plan as Policy B.7.1.1.5.	B.7.1.1.1 The residential areas are designated Low Density Residential 2b, Low Density Residential 3c, Medium Density 3, and High Density Residential 1 on Map B.7.1-1 – Western Development Area - Land Use Plan. B.7.1.1.5 High Density Designation Section E.3.6 - High Density Residential of Volume 1 shall apply to the lands designated High Density on Map B.7.1-1 – Western Development Area Secondary Plan - Land Use Plan.
B.7.2.2.4 High Density Residential 1 Designation In addition to Section E.3.6 – High Density Residential of Volume 1, the following policies policy shall apply to the lands designated High Density Residential 1 on Map B.7.2-1 – Old Town – Land Use Plan: a) Notwithstanding Policy E.3.6.6 of Volume 1, the density range for development shall be from 100 to 200 units per net residential hectare. High density residential uses should be located within the Stoney Creek Community Node and along Queenston Road. b) Notwithstanding Policies E.3.6.2 and E.3.6.3 of Volume 1, permitted uses shall include apartment buildings above six storeys in height.	B.7.2.2.4 High Density Residential 1 Designation In addition to Section E.3.6 – High Density Residential of Volume 1, the following policy shall apply to the lands designated High Density Residential 1 on Map B.7.2-1 – Old Town – Land Use Plan: a) High density residential uses should be located within the Stoney Creek Community Node and along Queenston Road.
B.7.2.8.4 For the lands identified as Site Specific Policy – Area D on Map B.7.2.1 - Old Town - Land Use Plan - designated as "Local Commercial" and known as 60, 8 and 72 Centennial Parkway South, the following policy shall apply: a) That notwithstanding Policy B.7,2.4.1 b) of Volume 2 upon the redevelopment of the subject lands, the maximum gross floor area for medical clinic uses shall be 1,203 square metres, the maximum gross floor area for retail uses combined shall be402 square metres and the total maximum gross floor area shall be 1,605 square metres."	B.7.2.8.4 For the lands identified as Site Specific Policy – Area D on Map B.7.2.1 - Old Town - Land Use Plan - designated as "Local Commercial" and known as 60, 8 and 72 Centennial Parkway South, the following policy shall apply: a) That notwithstanding Policy B.7,2.4.1 b) of Volume 2 upon the redevelopment of the subject lands, the maximum gross floor area for medical clinic uses shall be 1,203 square metres, the maximum gross floor area for retail uses combined shall be402 square metres and the total maximum gross floor area shall be 1,605 square metres."

Proposed Change	Proposed New / Revised Policy
	ded text = text to be added
B.7.2.8.6 - Site Specific Policies - Add a new site	Site Specific Policy – Area F
specific policy.	B.7.2.8.6 Lands Located at 120 and 124
	King Street West, Stoney Creek, with an area of
	0.791 hectares, designated "Medium Density
	Residential 3" and identified as Site Specific
	Policy – Area "F" on Map B.7.2-1 – Old Town
	Secondary Plan – Land Use Plan, shall be
	developed according to the following:
	a) Notwithstanding Policy 7.2.2.3 a), the development of a 6-storey, multiple dwelling
	containing a maximum of 80 units, and 10
	commercial and residential live-work
	townhouse units, shall be permitted to a
	maximum net residential density of 114 units
	per net residential hectare for the entirety of
	the subject lands. "
B.7.2.8.7 - Site Specific Policies - Add a new site	Site Specific Policy - Area G
specific policy.	B.7.2.8.7 Lands located at 135 and 137
	King Street East, and 42 Passmore Street,
	designated Institutional and identified as Site
	Specific Policy - Area G on Map B.7.2-1 - Old
	Town Secondary Plan - Land Use Plan shall be
	developed according to the following:
	a) Notwithstanding Policy E.6.2.2 of Volume 1
	and Policy B.7.2.6 of Volume 2, a retirement home shall be permitted. A commercial
	component consisting of a restaurant and
	office space only in conjunction with a use
	permitted under this designation shall also be
	permitted.
B.7.5.4.2 b) Medium Density Residential 3	B.7.5.4.2 b) Medium Density Residential 3
Designation:	Designation:
i) Notwithstanding Policy Policies E.3.5.3 and	i) Notwithstanding Policies E.3.5.3 and E.3.5.8 of
E.3.5.8 of Volume 1, apartment buildings and	Volume 1, apartment buildings and street and
street and block townhouses shall be	block townhouses shall be permitted providing
permitted providing that heights do not	that heights do not exceed eight storeys.
exceed eight storeys.	
B.7.5.6.1 The policies of Section B.3.5.3 –	B.7.5.6.1 The policies of Section B.3.5.3 –
Parkland Policies, Section C.2.0 – Natural	Parkland Policies, Section C.2.0 - Natural
Heritage System, and Section C.3.3 – Open	Heritage System, and Section C.3.3 – Open
Space Designations of Volume 1, shall apply to lands designated General Open Space,	Space Designations of Volume 1, shall apply to lands designated General Open Space,
Neighbourhood Parks, Community City-Wide	Neighbourhood Parks, City-Wide Parks and
Parks and Natural Open Space on Map B.7.5-1	Natural Open Space on Map B.7.5-1 – Nash
- Nash Neighbourhood - Land Use Plan.	Neighbourhood - Land Use Plan.
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Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted Bo	Ided text = text to be added
B.7.5.6.2 The open space system for the Nash Neighbourhood includes the following designations and components designated on Map B.7.5-1 – Nash Neighbourhood – Land Use Plan:	B.7.5.6.2 The open space system for the Nash Neighbourhood includes the following designations and components designated on Map B.7.5-1 – Nash Neighbourhood – Land Use Plan:
c) Community City-Wide Parks;	c) City-Wide Parks;
B.7.5.6.4 The former Taro Quarry West lands designated Open Space located west of First Road West, between Mud Street West and the Heritage Green Community City-Wide Park and east of the unopened road allowance are ultimately intended for open space and/or recreational use and may include a golf course.	B.7.5.6.4 The former Taro Quarry West lands designated Open Space located west of First Road West, between Mud Street West and the Heritage Green City-Wide Park and east of the unopened road allowance are ultimately intended for open space and/or recreational use and may include a golf course.
B.7.56.5.2 The open space system for the West Mountain (Heritage Green) Secondary Plan area includes the following designations and components designated on Map B.7.5-1 – Nash Neighbourhood – Land Use Plan: Insert new Section Heading for Area and Site Specific Policies in Trinity West Secondary Plan:	B.7.6.5.2 The open space system for the West Mountain (Heritage Green) Secondary Plan area includes the following designations and components designated on Map B.7.5-1 – Nash Neighbourhood – Land Use Plan: B.7.7.13 Area and Site Specific Policies
Renumber existing policy B.7.7.13 to B.7.7.13.1 as follows:	B.7.7.13.1 Area Specific Policy - USC - 1 (Eramosa Karst)
B.7.7.13.1 Area Specific Policy - USC - 1 (Eramosa Karst)	
B.7.7.14 B.7.7.13.2 Site Specific Policy – Area A (OPA 53)	B.7.7.13.2 Site Specific Policy – Area A (OPA 53)
Notwithstanding Policy B.7.7.3.4 b), for the lands designated Low Density Residential 1, located at 1831 Rymal Road East east of the Upper Red Hill Valley Parkway between Highland Road East and Rymal Road East, and identified as Site Specific Policy – Area A on Map B.7.7-1 – Trinity West Secondary Plan – Land Use Plan, the maximum net residential density of development shall not exceed 23 units per net hectare.	Notwithstanding Policy B.7.7.3.4 b), for the lands designated Low Density Residential 1, located east of the Upper Red Hill Valley Parkway between Highland Road East and Rymal Road East, and identified as Site Specific Policy – Area A on Map B.7.7-1 – Trinity West Secondary Plan – Land Use Plan, the maximum net residential density of development shall not exceed 23 units per net hectare.

Proposed Change

Proposed New / Revised Policy

Grey highlighted strikethrough text = text to be deleted

Bolded text = text to be added

B.7.7.15 B.7.7.13.3 Site Specific Policy – Area B (OPA 53)

Notwithstanding Policy B.7.7.3.5 a), for the lands designated Low Density Residential 2, at 1831 Rymal Road East east of the Upper Red Hill Valley Parkway between Highland Road East and Rymal Road East, and identified as Site Specific Policy – Area B on Map B.7.7-1 – Trinity West Secondary Plan – Land Use Plan, the maximum net residential density of development shall not exceed 42 units per net hectare.

B.7.7.13.3 Site Specific Policy - Area B (OPA 53)

Notwithstanding Policy B.7.7.3.5 a), for the lands designated Low Density Residential 2, located east of the Upper Red Hill Valley Parkway between Highland Road East and Rymal Road East, and identified as Site Specific Policy – Area B on Map B.7.7-1 – Trinity West Secondary Plan – Land Use Plan, the maximum net residential density of development shall not exceed 42 units per net hectare.

B.7.7.<mark>16</mark>13.4 Site Specific Policy - Area C (OPA 53)

Notwithstanding Policy B.7.7.3.6 b), for the lands designated Medium Density Residential 2, located at 1831 Rymal Road East, the minimum net residential density of development shall not exceed be less than 55 units per net hectare.

B.7.7.13.4 Site Specific Policy – Area C (OPA 53) Notwithstanding Policy B.7.7.3.6 b), for the lands designated Medium Density Residential 2, located at 1831 Rymal Road East, the minimum net residential density of development shall not be less than 55 units per net hectare.

B.7.7.13. **45** Site Specific Policy – Area D (OPA 78)

For the lands identified as Site Specific Policy Area "D", on Map B.7.7-1 – Trinity West Secondary Plan: Land Use Plan, designated "Low Density Residential 1", "Low Density Residential 2", and "Mixed Use – Medium Density", and known as 26 Upper Mount Albion Road, the following policy shall apply:

- a) Notwithstanding Section E.3.4.3 **of Volume** 17 and Policy Section B.7.7.3.4 a), a two (2) storey multiple dwelling, for the purposes of a Residential Care Facility, shall also be permitted; and, the minimum net residential density shall be 5 units per hectare, and the maximum shall be 20 units per hectare.
- b) Notwithstanding Policy B.7.7.3.5, the minimum net residential density shall be 5 units per hectare, and the maximum shall be 20 units per hectare.

B.7.7.13.5 Site Specific Policy – (OPA 78)

For the lands identified as Site Specific Policy
Area "D", on Map B.7.7-1 – Trinity West
Secondary Plan: Land Use Plan, designated
"Low Density Residential 1", "Low Density
Residential 2", and "Mixed Use – Medium
Density", and known as 26 Upper Mount Albion
Road, the following policy shall apply:

- a) Notwithstanding Section E.3.4.3 of Volume 1 and Policy B.7.7.3.4 a), a two (2) storey multiple dwelling, for the purposes of a Residential Care Facility, shall also be permitted; and,
- b) Notwithstanding Policy B.7.7.3.5, the minimum net residential density shall be 5 units per hectare, and the maximum shall be 20 units per hectare.

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

Area Specific Policy - Area B

6.3.7.2 Chedoke Browlands

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

6.3.7.2.1 Objectives

- a) In addition to Section B.6.3.1 of Volume 2, the following objectives shall apply to the Chedoke Browlands (Area B):
 - i) To provide for the opportunity of small scale commercial and business uses in close proximity to residential uses, live/work dwelling units are encouraged;
 - ii) To ensure that the development of the Chedoke Browlands (Area B) shall provide a safe, attractive and pedestrian-oriented residential environment with a high quality of design of buildings, public spaces and streets;
 - ii) To encourage energy conservation through community planning, site planning and urban design;
 - iv) To integrate natural and cultural heritage features into the design of the site with specific focus on the open space areas as well as providing a strong link to the Niagara Escarpment;
 - To integrate significant cultural heritage landscape features and characteristics such as the pavilion design, the curvilinear street pattern, as well as the sense of openness and park-like setting, into the development;
 - vi) To identify and protect historically or architecturally significant buildings and cultural heritage landscape features;
 - vii) To ensure compatibility with the existing residential area;
 - viii) To develop a land use pattern and transportation system that supports transit, cyclists and pedestrians and vehicular traffic;



- ix) To provide public linkages to and through the site; and,
- x) To provide and/or protect significant views and encourage sensitive development adjacent to the Niagara Escarpment.

6.3.7.2.2 Residential Policies

Areas B-1 and B-2

- a) The following policies shall apply to those lands designated Medium Density Residential 3 Land Use Plan and identified as Areas B-1 and B-2 in Area Specific Policy B on Map B.6.3-1 Chedmac Secondary Plan Land Use Plan:
 - i) In addition to Sections E.3.5.2 Medium Density designation of Volume 1 and B.6.3.2.4 Medium Density Residential 3 Designation, a retirement home and amenity uses may be permitted.
 - ii) Notwithstanding Sections E.3.5.2 Medium Density Residential designation of Volume 1 and B.6.3.2.3 Medium Density Residential 3 Designation, live/work units may be permitted in block townhouses only, except for lands fronting on Scenic Drive and shall be limited to only the following uses:
 - 1. Artists' or photographers' studios;
 - 2. Personal services;
 - 3. Custom workshop; and,
 - 4. Office.
 - iii) Notwithstanding Sections E.3.5.4 Medium Density Residential designation of Volume 1 and B.6.3.2.4 Medium Density Residential 3 Designation, limited local commercial uses may be permitted within apartment buildings on the ground floor only and within the heritage buildings existing as of June 22, 2012 and in accordance with the Zoning By-law.
 - iv) Notwithstanding Sections E.3.5.7 Medium Density designation (scale) of Volume 1 and B.6.3.2.4 Medium Density 3 Residential Designation, the maximum net residential density shall not exceed 80 units per hectare.
 - v) Notwithstanding Policy B.6.3.7.2.2 a) iv), a maximum of 529 dwelling units shall be permitted. For the purposes of overall unit count and density:
 - 1. Up to 100 of the permitted dwelling units may be allocated as retirement dwelling units and two retirement dwelling units shall be equivalent to one residential dwelling unit.



- 2. Should the land owner choose to implement the equivalency option in Policy B.6.3.7.2.2 a) v) 1, a maximum of 429 residential dwelling units and 200 retirement dwelling units shall be permitted within the Area Specific Policy Areas B-1 and B-2.
- 3. Notwithstanding the equivalency option in Policy B.6.3.7.2.2 a) v) 1, retirement dwelling units may also be permitted on a one to one basis exceeding the 200 equivalency units, provided the total number of dwelling units shall not exceed 629.
- vi) The Long Bisby building, existing as of June 22, 2012, and shown on Map B.6.3-2 Cultural Heritage Landscapes, shall be retained and conserved through sympathetic adaptive reuse, where structurally feasible.
- vii) Notwithstanding Policies B.6.3.7.2.2 a) v), b) i) and c) i), uses contained within any existing heritage building shall not contribute to the overall unit count gross floor area or density.
- viii) Direct vehicular access to individual buildings shall be prohibited from Scenic Drive. The site shall be developed on the premise of a private condominium road network.
- ix) New buildings and structures shall be set back a minimum of 30 metres from the staked limit of the brow of the Niagara Escarpment. If enlarging any part of an existing building which is located closer than the 30 metres, no part of the new construction shall be within the 30 setback to the staked limit of the Niagara Escarpment or closer to the brow than the existing building.

Area B-1

- b) In addition to Section B.6.3.7.2.2 a), the following policies shall apply to the lands designated Medium Density Residential 3 and identified as Area specific B-1, on Map B.6.3-1 Chedmac Land Use Plan:
 - i) Notwithstanding Policy E.3.5.7 and B.6.3.2.4 b),
 - 1. a maximum of 195 units; shall be permitted and,
 - 2. the overall gross floor area for all residential units shall not exceed 20,000 square metres.
 - ii) Notwithstanding Section E.3.5.8 Medium Density Residential (scale), the maximum height of buildings shall not exceed
 - 1. 4 storeys for buildings located in the interior of the site; and,
 - 2. 3 storeys for buildings located on Scenic Drive.



- iii) Notwithstanding Policy B.6.3.7.2.2 a) ix), a residential building shall be permitted in the vicinity of the former Brow Infirmary building provided:
 - 1. it maintains the existing setbacks from the Escarpment brow; and,
 - 2. the design of the building shall incorporate the recommendations of the Cultural Heritage Impact Assessment.

Area B-2

- c) In addition to Section B.6.3.7.2.2 a), the following policies shall apply to the lands designated Medium Density Residential 3 and identified as Area Specific B-2, on Map B.6.3-1 Chedmac Land Use Plan:
 - i) Notwithstanding Policy E.3.5.7 and B.6.3.2.4 b),
 - 1. a maximum of 335 units shall be permitted; and,
 - 2. the overall gross floor area for all residential units shall not exceed 34,000 square metres.
 - ii) Notwithstanding Section E.3.5.8 Medium Density Residential (scale), the maximum height of buildings shall not exceed
 - 1. 3 storeys for block or stacked townhouses; and,
 - 2. 4 storeys for apartment buildings.
 - iii) In addition to Policy E.3.5.4 of Volume 1 and B.6.3.2.4 b) and notwithstanding Policy E.3.8.2 a) Local Commercial Permitted Uses in Volume 1, only the following commercial and institutional uses shall be permitted in the existing "Long and Bisby" building:
 - 1. Art Gallery;
 - 2. Artist Studio;
 - 3. Craftsperson Shop;
 - 4. Office:
 - Personal Services:
 - 6. Retail Store, excluding a Convenience Store, not to exceed 200 square metres;
 - 7. Day Nursery;
 - 8. Library;
 - 9. Museum;
 - 10. Community Centre;
 - 11. Lecture Room: and.
 - 12. Medical Clinic.
 - iv) The existing "Long and Bisby" building may also be converted to a maximum of 12 residential dwelling units provided the heritage character of the building is not altered significantly.



6.3.7.2.3 Natural Open Space

- a) Lands designated "Natural Open Space" and identified as B-3 and B-4 on Map B.6.3-1 Chedmac Secondary Plan – Land Use Plan shall be preserved as natural open space and no development shall be permitted. Conservation, flood and erosion control, and passive recreation uses shall be permitted.
- b) Notwithstanding Policy B.6.3.7.2.3 a), the existing heritage building may be converted to other uses in accordance with Policies B.6.3.7.2.2 c) iii) and iv); and,
- c) A vegetative protection zone (buffer) will be provided along B-3, as identified through an approved Environmental Impact Statement, and revegetated in accordance with the recommendations of this study.

6.3.7.2.4 Urban Design

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

- a) Prior to the approval of site plan and/or plan of condominium applications, the applicant is required to submit:
 - i) A Master Site Plan including, among other matters, a phasing plan, visual impact assessment and urban design guidelines, in accordance with Policies B.6.3.7.2.4 b) to f);
 - ii) A Precinct Plan, in accordance with Policies B.6.3.7.2.4 g) and h) below;
 - iii) Architectural Control Guidelines, in accordance with Policy B.6.3.7.2.4 i); and,
 - iv) An Urban Design Report, in accordance with Policy B.6.3.7.2.4 j).

Visual Impact Assessment/Viewshed Analysis

- b) All new development proposals within Chedoke Browlands (Area B) shall conform to an approved Visual Impact Assessment prepared to the satisfaction of the City of Hamilton, in consultation with the Niagara Escarpment Commission. The Visual Impact Assessment shall:
 - i) determine the potential for adverse impacts on the Niagara Escarpment.
 - ii) recommend mitigation measures to assist in the visual integration of buildings into the landscape of the Niagara Escarpment, including



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

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

Master Site Plan

- e) A Master Site Plan shall be prepared prior to the removal of any "H" Holding Provision in the implementing Zoning By-law and prior to Site Plan Approval.
- f) Master Site Plan shall provide a general site plan for all of the lands within Chedoke Browlands (Area B) and shall include:
 - i) Key neighbourhood design and built form elements, such as: the internal road system; pedestrian and cycling circulation and connectivity; buildings and associated parking areas; open space and recreational areas; cultural heritage buildings, structures and features that are to be preserved; locations of commercial and other non-residential uses; and other neighbourhood and site design elements (such as viewsheds identified in the Visual Impact Assessment as set out in Policy B.6.3.7.2.4 b) to d);
 - ii) General urban design guidelines to illustrate the intended character of buildings, streets and exterior spaces, and building relationships to streets and public spaces, to natural environment areas, to heritage buildings and structures to be preserved and to the surrounding neighbourhood. The guidelines shall address how the proposed development features such as new buildings, entry features, streetscape and landscape design are to be sympathetic in nature to the historical significant of the Chedoke Browlands (Area B), retained natural heritage features (including the Niagara Escarpment) and, to the heritage architectural and cultural landscape features that will be conserved; and,
 - iii) A phasing plan for Chedoke Browlands (Area B);

Precinct Plans

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





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

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

<u>Architectural control guidelines</u>

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

<u>Urban Design Report</u>

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

Other Policies

- k) Significant views to and from the Escarpment Urban Area shall be maintained and enhanced, consistent with the cultural heritage landscape.
- Surface parking shall be prohibited between Scenic Drive and the main wall of any building that faces Scenic Drive.
- m) The majority of parking shall be accommodated either through underground structures or within buildings.
- n) A minimum of 30% of landscaped open space shall be maintained for each of Areas B-1 and B-2. In order to preserve the open, park-like setting, the established groupings of trees shall be preserved, where possible.



- o) Continuous building walls along Scenic Drive shall be prohibited. Buildings shall provide appropriate spacing based on building height to allow light, reduce shadow impacts and provide privacy between buildings. The spacing of the buildings will also promote views into and through the site.
- p) All block townhouse units shall have the principal front door orientated towards Scenic Drive or an internal private condominium road or driveway. For townhouse units fronting both Scenic Drive and an internal public street, private condominium road or driveway, the principal entrance shall be orientated towards the public street.
- q) All apartment buildings shall have a minimum podium height of 2 storeys and a maximum podium height of 4 storeys. Those portions of apartment buildings that abut Scenic Drive shall be setback above 4 storeys.
- r) Green roofs shall be incorporated, where feasible, for all buildings that exceed 4 storeys in height.
- s) Development of the Chedoke Browlands (Area B) shall incorporate sustainable site and building features and technologies to minimize energy consumption, conserve water, reduce waste, improve air quality and promote human health and wellbeing. All new development shall incorporate Leadership in Energy and Environmental Design (LEED) certification for new construction and neighbourhood development and Low Impact Development (LID) approaches, where possible.

6.3.7.2.5 Transportation

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

- a) The Chedoke Browlands (Area B) will be developed on the premise of a network of private driveways together with a private condominium road or public street, with a minimum of two driveway accesses to Scenic Drive.
- b) New development shall support the use of public transit by creating a comfortable pedestrian environment with links to the public arterial road system where transit will be provided.
- c) A pedestrian pathway network shall be established throughout the Chedoke Browlands (Area B) to connect to the Brow Trail. A public access easement shall be granted for pedestrian linkages within the



- north-south portion of the private road (as shown as a dashed line on Map B.6.3-1 Chedmac Secondary Plan Land Use Plan).
- d) A roundabout may be required at the southerly intersection of Scenic Drive and the private road (as shown as a dashed line on Map B.6.3-1 Chedmac Secondary Plan Land Use Plan) and any land required to accommodate the roundabout shall be dedicated to the City.
- e) The Owner shall submit a streetscape plan for existing Sanatorium Road either as a private condominium road or as a public street.
- f) A bicycle pathway, as identified in the City's Trails Master Plan, shall be provided and maintained through an easement along the north-south alignment of the Sanatorium Road either as a private condominium road or public street (as shown as a dashed line on Map B.6.3-1 Chedmac Secondary Plan Land Use Plan).
- g) Any private condominium road shall be engineered and built to carry the load of fire apparatus to the satisfaction of the Fire Chief.

6.3.7.2.6 Cultural Heritage Resources

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

- a) The lands contained within the Chedoke Browlands (Area B) have been included in the City of Hamilton's Inventory of Buildings of Architectural and/or Historical Interest, Appendix A: Inventory of Cultural Heritage Landscapes, as such, development and redevelopment within the Chedoke Browlands (Area B) shall be sympathetic to the cultural heritage landscape and shall ensure the conservation of significant built heritage and cultural heritage resources.
- b) The Chedoke Browlands (Area B) shall be developed in accordance with the following built heritage conservation and planning principles and objectives:
 - The continuation of a pedestrian corridor along the brow of the Niagara Escarpment;
 - ii) The protection and retention of the "Long and Bisby" Building as shown as LB on Map B.6.3-2 – Chedmac Secondary Plan – Cultural Heritage Landscapes, in situ and through sympathetic adaptive reuse;
 - iii) A new building in the location of the former "Brow Infirmary" Building shall be designed to respect the heritage architecture of



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

- iv) The preservation and conservation of the pedestrian bridge over the Chedoke Creek and the stone vehicular bridge and associated stone wall/pillars; and,
- v) The preservation and conservation of other heritage resources shall be encouraged. Where these resources cannot be retained, then the City will require the appropriate documentation of all buildings to be demolished be provided prior to removal.

Cultural Heritage Landscapes

- c) The cultural heritage landscape consists of the curvilinear street pattern, open park-like setting, the undulating topography, the natural areas, the views through the site and the spatial organization of the buildings. In addition, the buildings themselves, the pedestrian bridge, the Cross of Lorraine, the stone pillars and stone wall, the stormwater management facility and Escarpment stairs are elements of the cultural heritage landscape.
- d) Development within the Chedoke Browlands (Area B) shall have regard to the following cultural heritage landscape requirements:
 - i) Development shall be compatible with the existing cultural heritage landscape, such that open spaces, plantings and the curvilinear street pattern are maintained and/or referenced in the new development and that the layout and scale of buildings reflect the existing site, where possible;
 - ii) The existing topography of the perimeter roads, woodlots and Chedoke Creek and stormwater management facility shall be maintained, where feasible.
 - iii) The existing trees and vegetation within the Chedoke Creek/stormwater management facility shall be maintained and enhanced.
 - iv) A tree preservation plan shall be submitted to determine the opportunities for the protection and preservation of individual trees and the recommendations shall be implemented to the satisfaction of the City. The plan shall be prepared in association with the Heritage Impact Assessment so that trees that contribute to the



- cultural heritage landscape can be identified and considered for preservation;
- v) Significant view and view corridors to, through, and from Chedoke Browlands (Area B) shall be protected, as identified in the Master Site Plan, identified in Section B.6.3.7.2.4 Urban Design of Volume 2.
- vi) An open, park-like landscape setting shall be provided in front of the "Long and Bisby" Building. Limited parking may be permitted provided there are no other feasible alternative locations; and,
- vii) The existing curvilinear road alignment of old Sanatorium Road shall be respected, where technically feasible.

<u>Cultural Heritage Impact Assessment</u>

- e) A Cultural Heritage Impact Assessment or Assessments shall be undertaken prior to Site Plan Approval for any development within Chedoke Browlands (Area B) and shall contain the following matters:
 - i) Identification and evaluation of the following potentially affected cultural heritage resource(s): The "Long and Bisby" Building; including detailed site(s) history and cultural heritage resource inventory containing textual and graphic documentation;
 - ii) A descriptive of the proposed development or site alteration and alternative forms of the development or site alteration;
 - iii) A description of all cultural heritage resource(s) to be affected by the development and its alternative forms;
 - iv) A description of the effects on the cultural heritage resource(s) by the proposed development or site alteration and its alternative forms; and,
 - v) A description of the measures necessary to mitigate the adverse effects of the development or site alteration and its alternatives upon the cultural heritage resource(s).
- f) The City may require that, as part of the development or redevelopment of the lands, heritage features be retained on site and incorporated, used for adaptively re-used as appropriate.
- g) Where appropriate, the City may impose a condition on any development approval for the retention and conservation of the affected heritage features or the implementation of recommended mitigation



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

Archaeology

- h) An Archaeological Assessment shall be undertaken by an Ontario licensed archaeologist for the entire site to the satisfaction of the Ministry of Culture and the City of Hamilton prior to any development or site alteration (including site grading, tree planting/removal and topsoil disturbance);
- i) Where archaeological features are identified, the development proponent shall develop a plan, to protect, salvage or otherwise conserve the features within the context of the proposed development as recommended by a licensed archaeologist and approved by the Province and the City of Hamilton.

6.3.7.2.7 Stormwater Management and Engineering

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

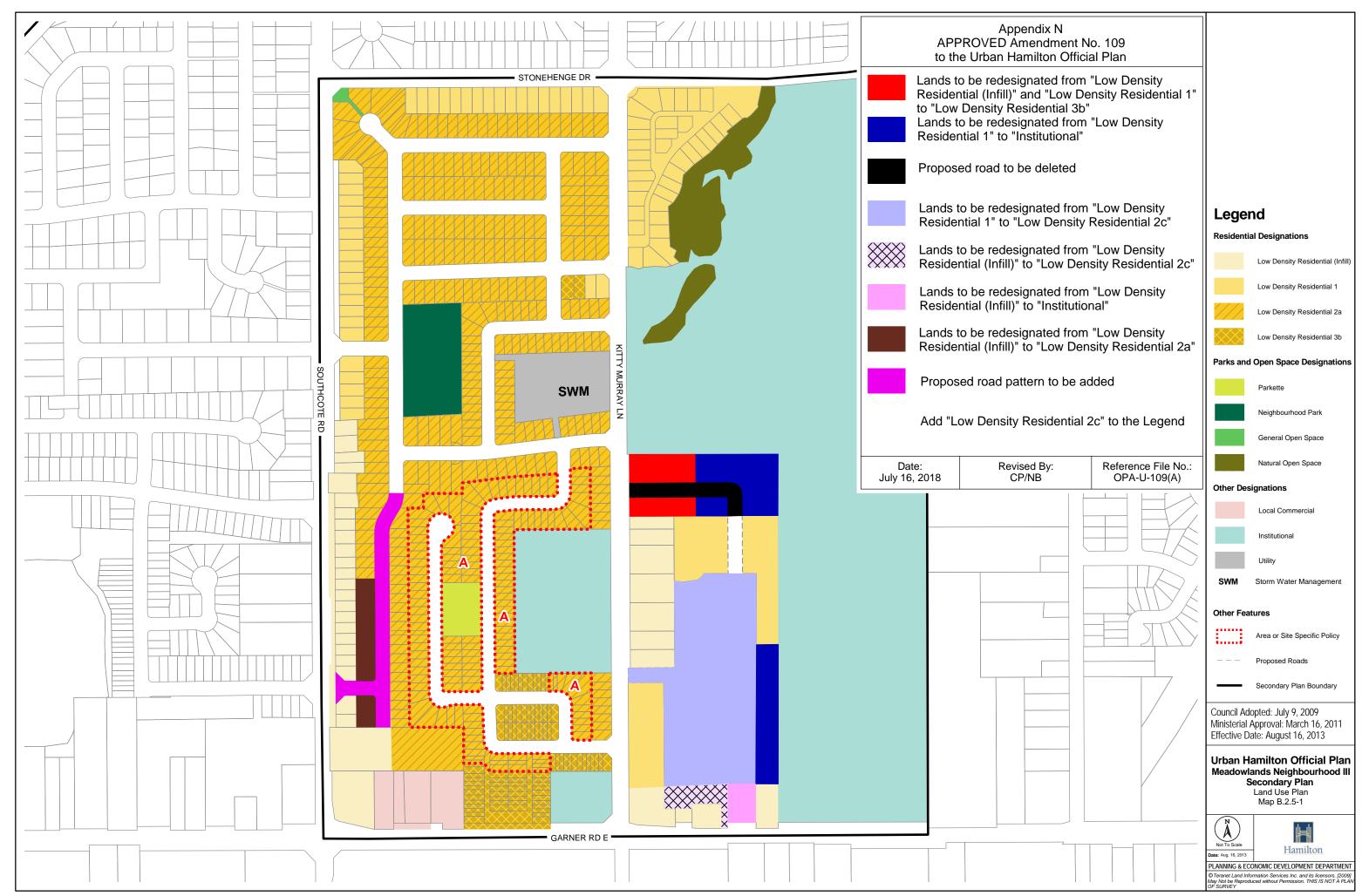
- a) Stormwater management facilities shall follow an integrated design process. The design of the facilities shall respect the recommendations of the Tree Preservation Plan and Heritage Impact Assessment.
- b) Submission of engineering and grading plans for stormwater management facilities shall demonstrate a low impact design and how impact to the important heritage features identified will be minimized.
- c) Due to the sensitive nature of the site a detailed engineering submission outlining how excavation for footings or underground parking on the subject lands can be achieve without adversely affecting the stability of the Niagara Escarpment. The report shall consider utilizing methods other than blasting, where possible.

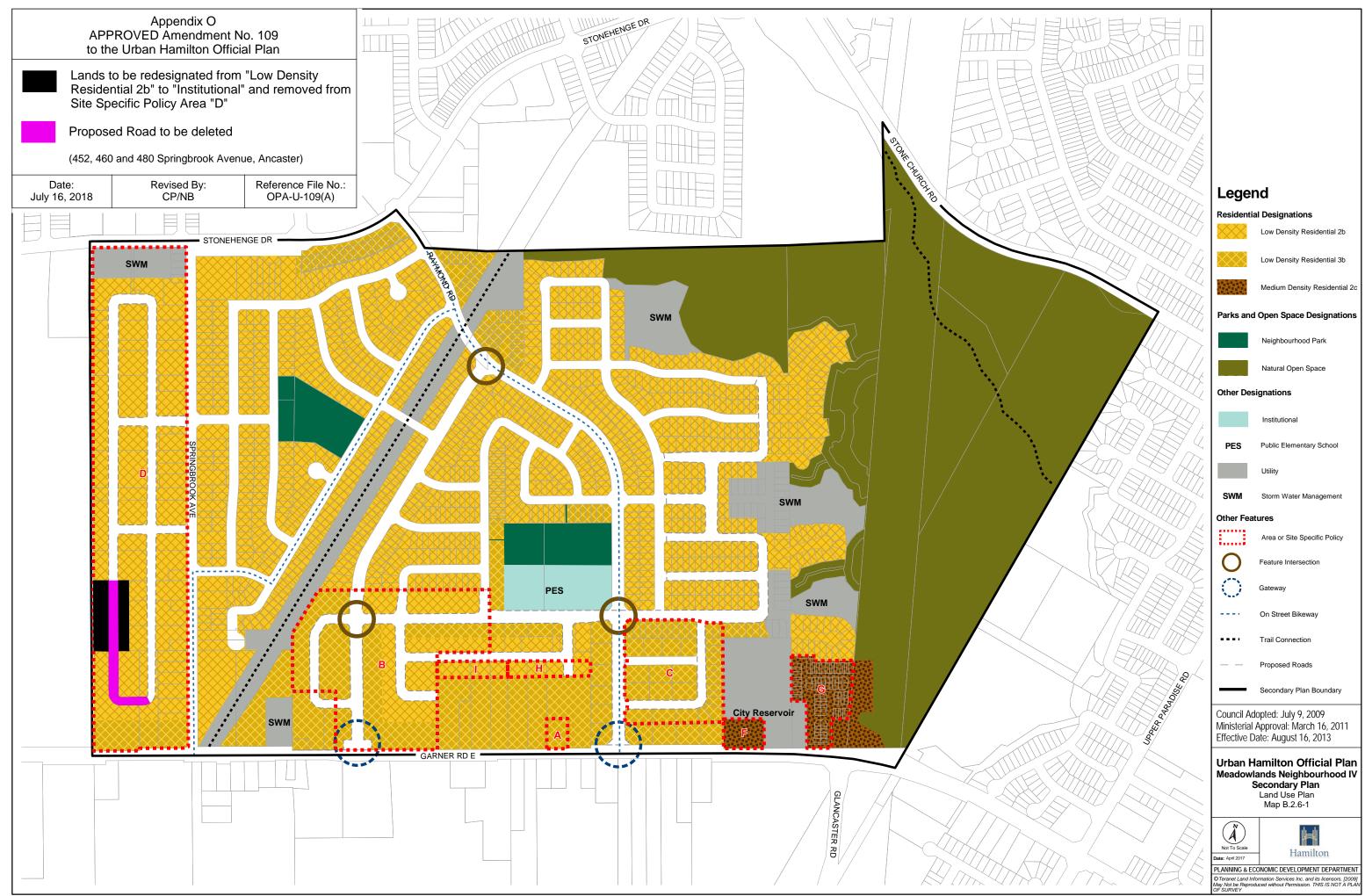
6.3.7.2.8 Implementation

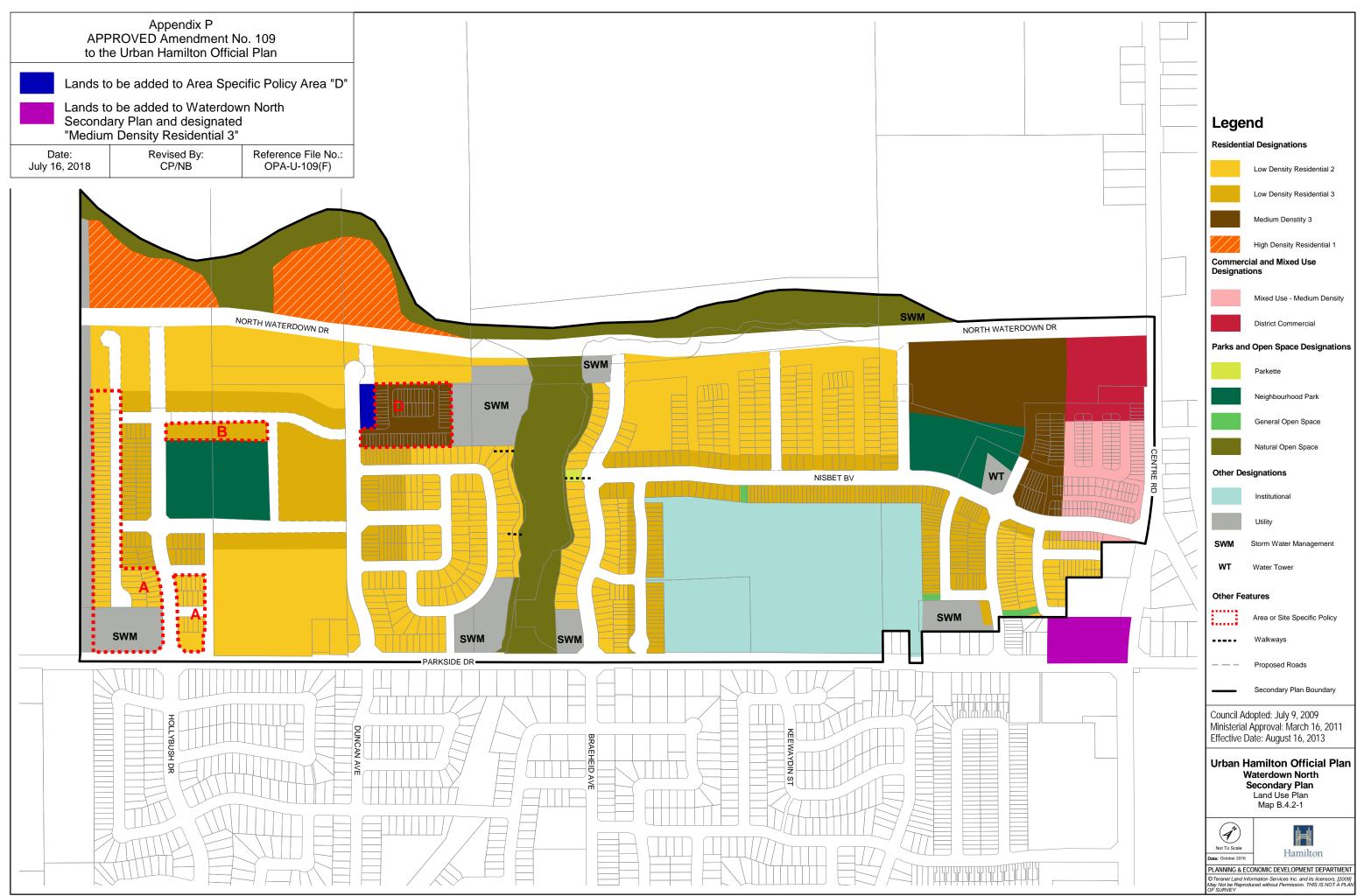
- a) The "H" Holding provisions in the implementing Zoning By-law shall include the following requirements and maybe lifted for portions of the site to allow development to occur in phases:
 - The Master Site Plan and/or Master Plan for the relevant development phase has been prepared to the satisfaction of the City;



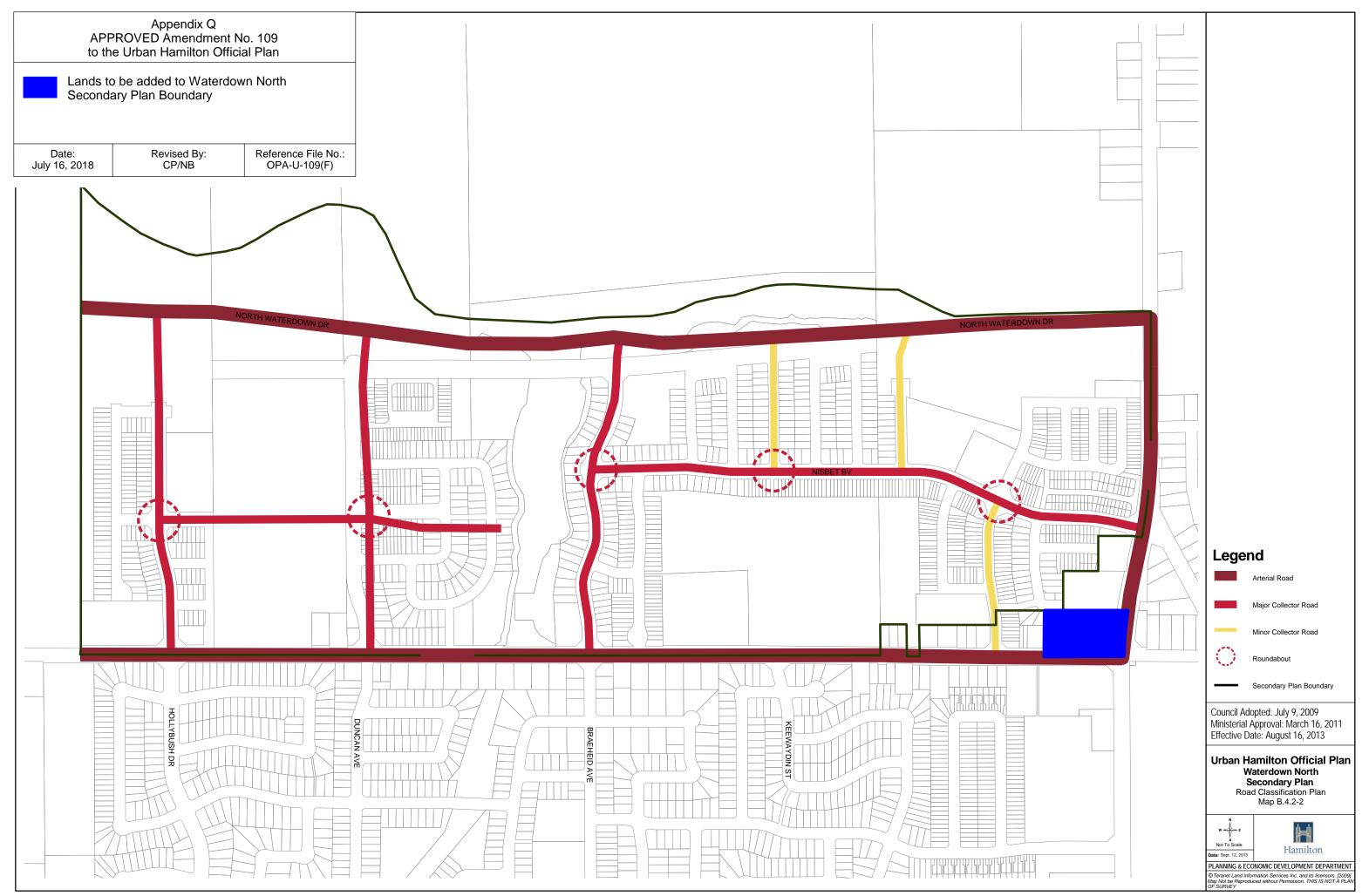
- ii) Studies or updates/addenda to existing studies, as determined by the Director of Planning and Chief Planner, have been prepared which inform and support the master plan(s), and which may include:
 - 1. Sustainability Strategy;
 - 2. Detailed Cultural Heritage Impact Assessment(s);
 - 3. Stormwater Management Report that considers Low Impact Development opportunities;
 - 4. Tree Preservation/Protection Plan;
 - 5. Traffic Impact Study;
 - 6. Visual Impact Assessment or Update;
 - 7. Archeological Assessments;
 - 8. Geotechnical/Engineering Study; and,
 - 9. Detailed Servicing Strategy;
- iii) The urban design guidelines have been prepared in accordance with Policy F.3.2.5.2 of Volume 1, to the satisfaction of the City;
- iv) An Urban Design Report has been submitted to demonstrate, to the satisfaction of the Director of Planning, compliance with the urban design policies contained in Section B.3.3 Urban Design Policies of Volume 1 and Section B.6.3.7.2.4 Chedoke Browlands (Area B).



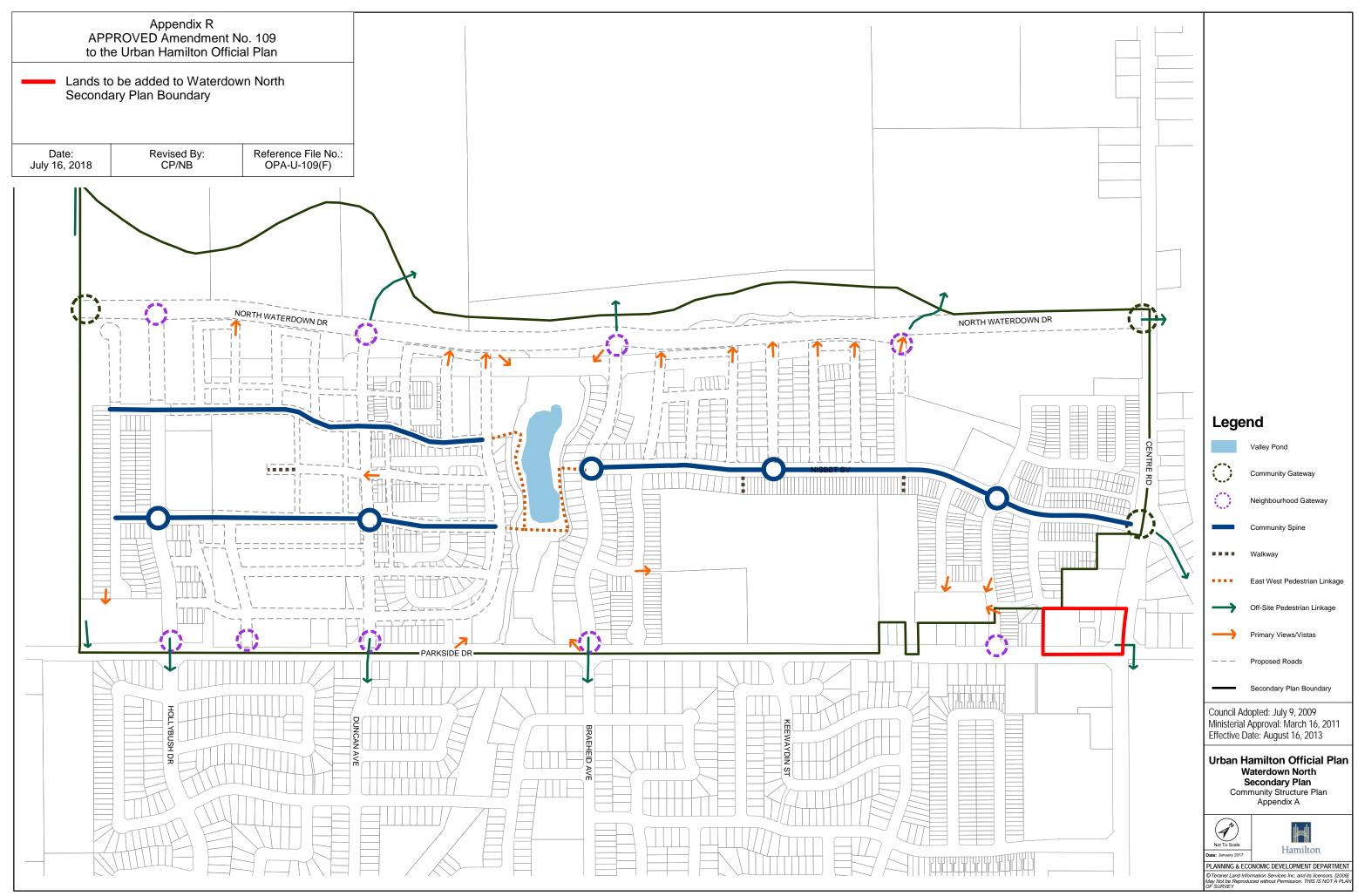


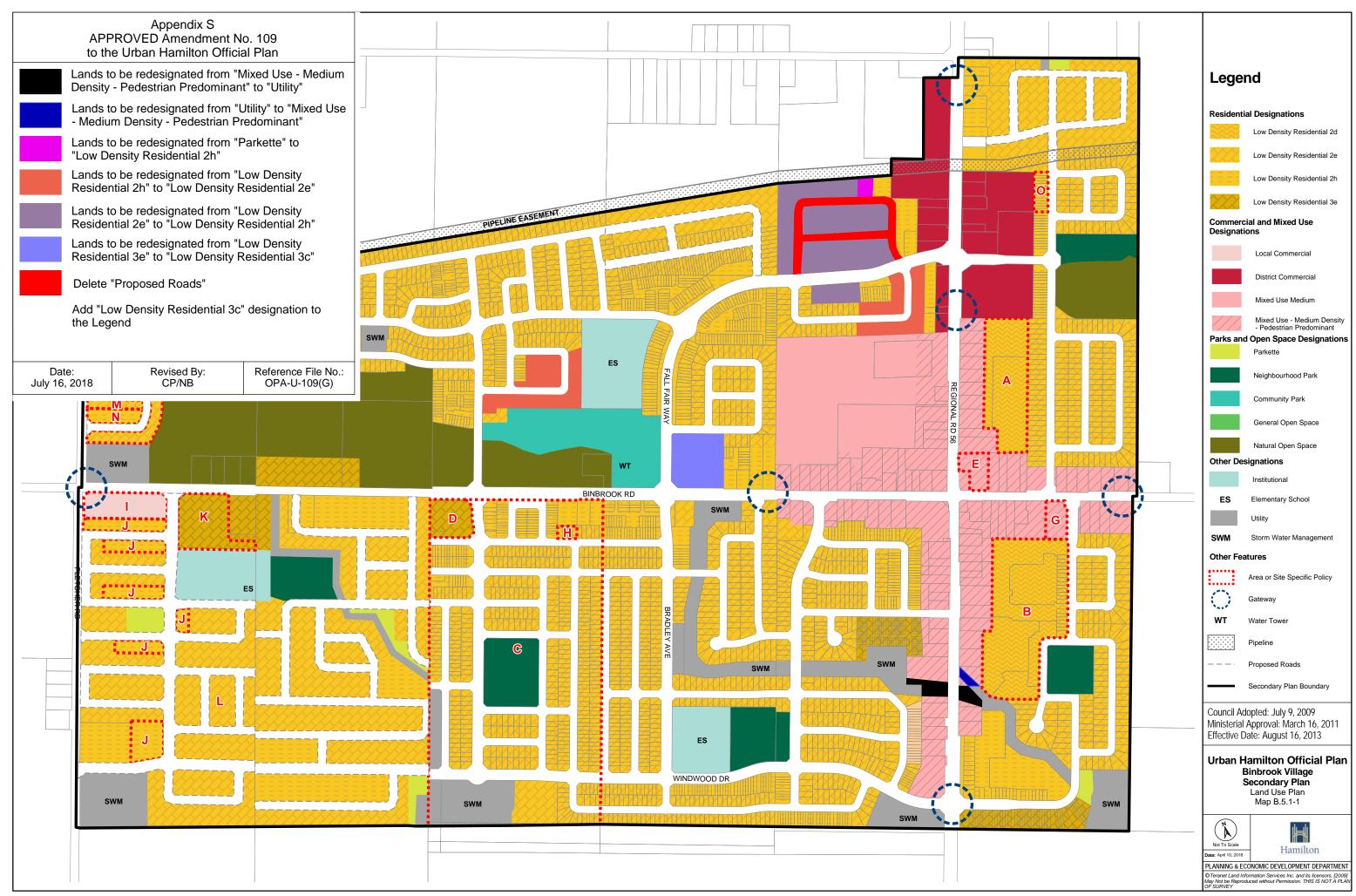


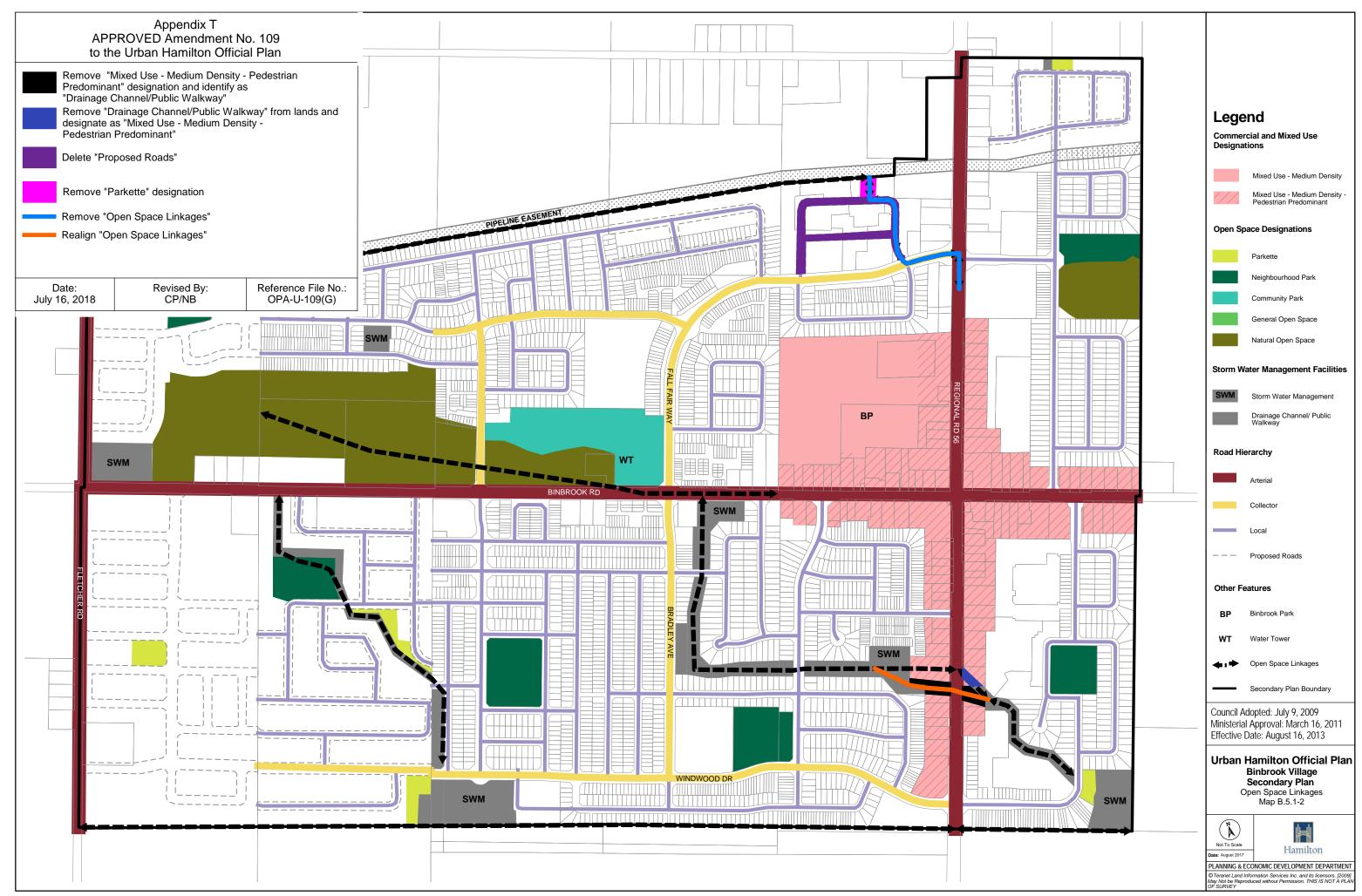
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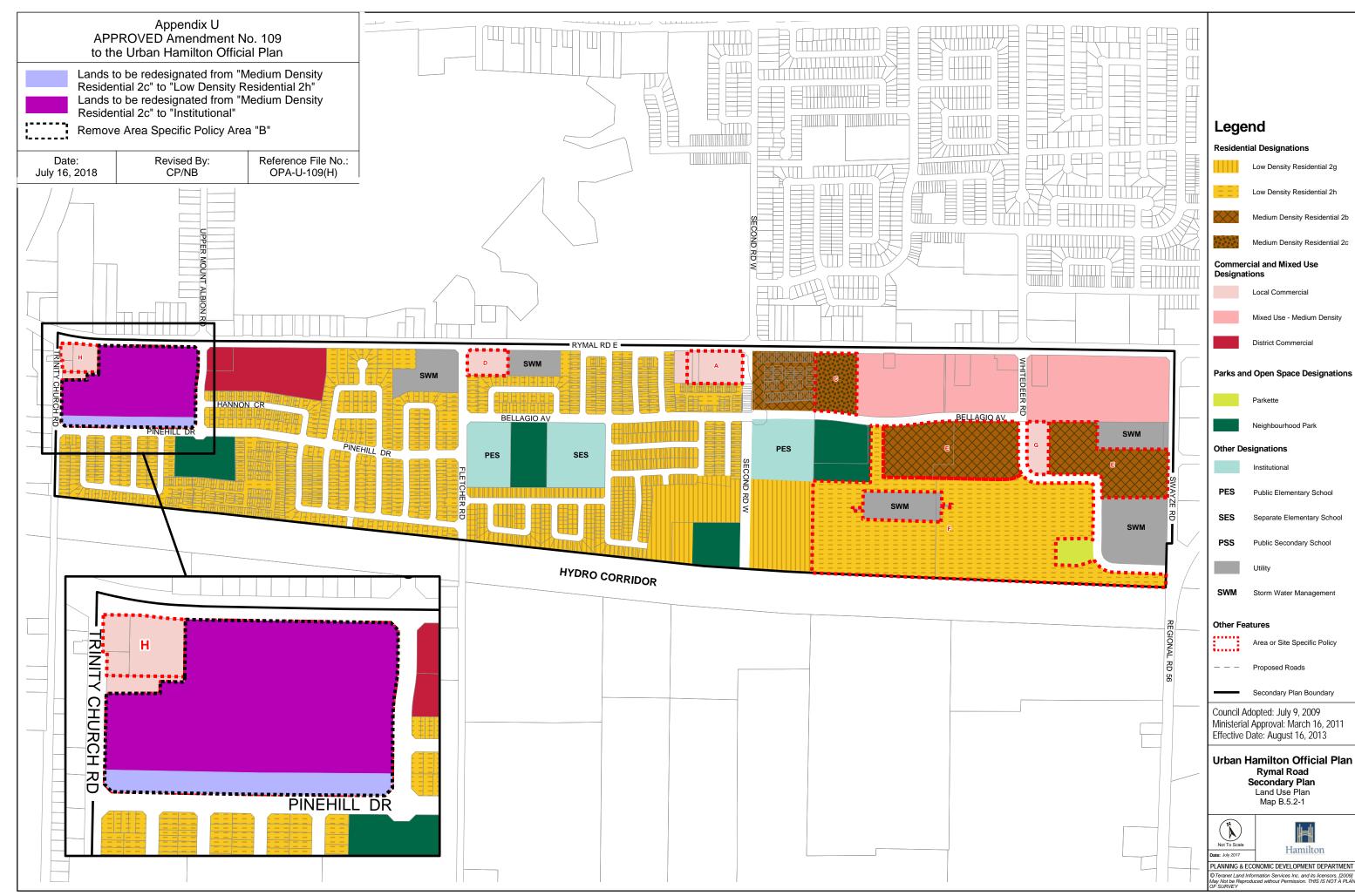


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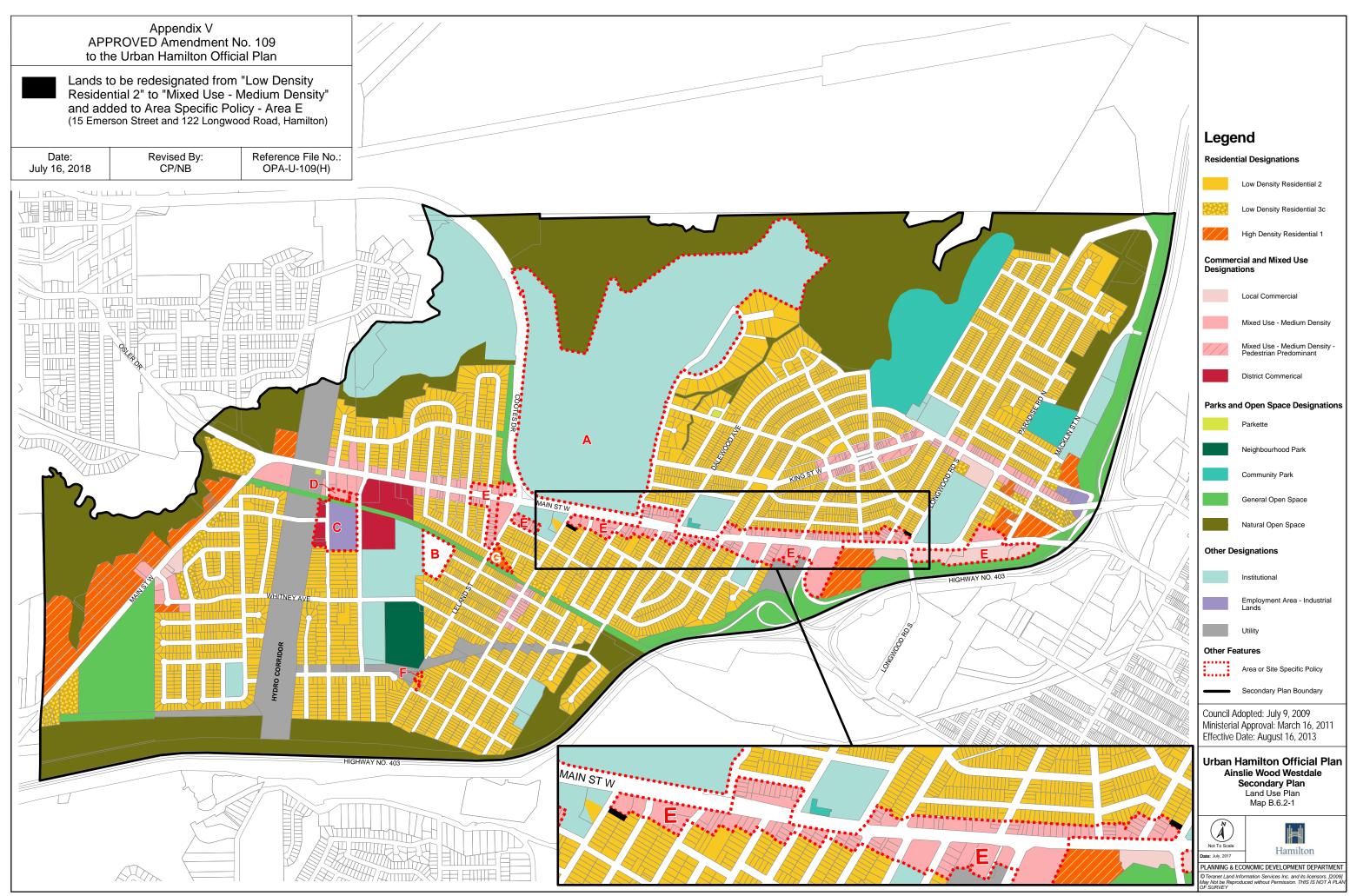


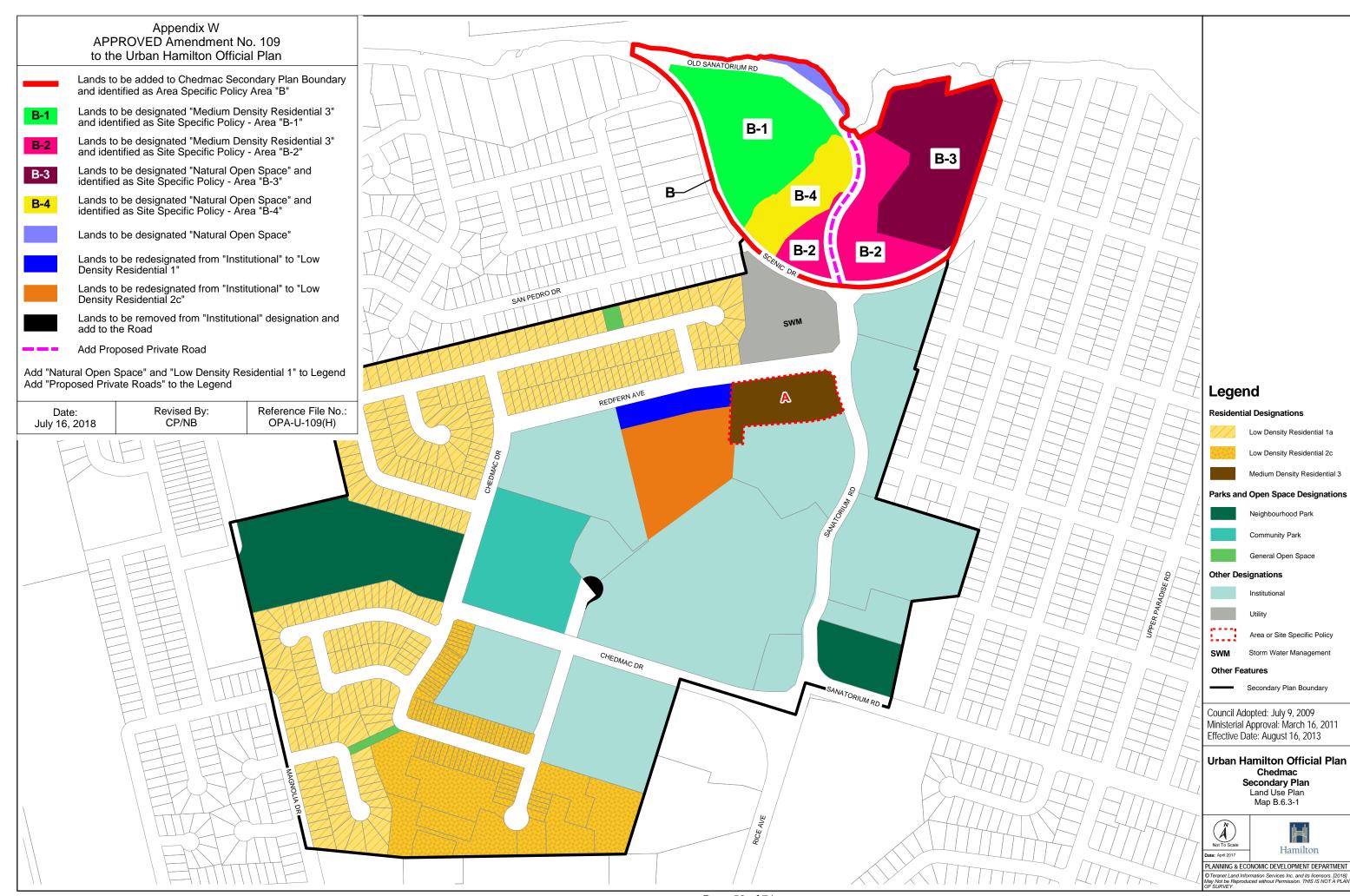


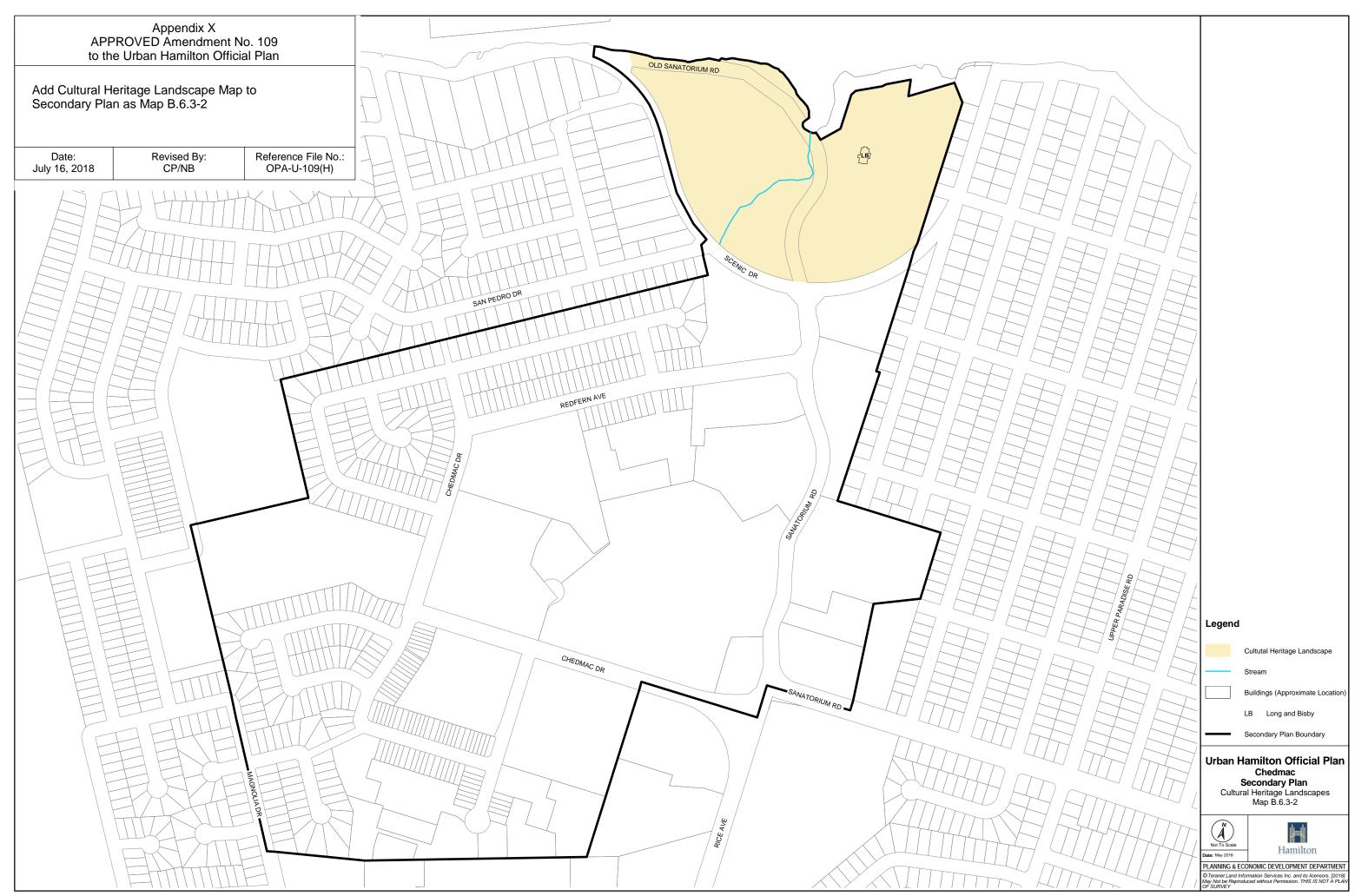


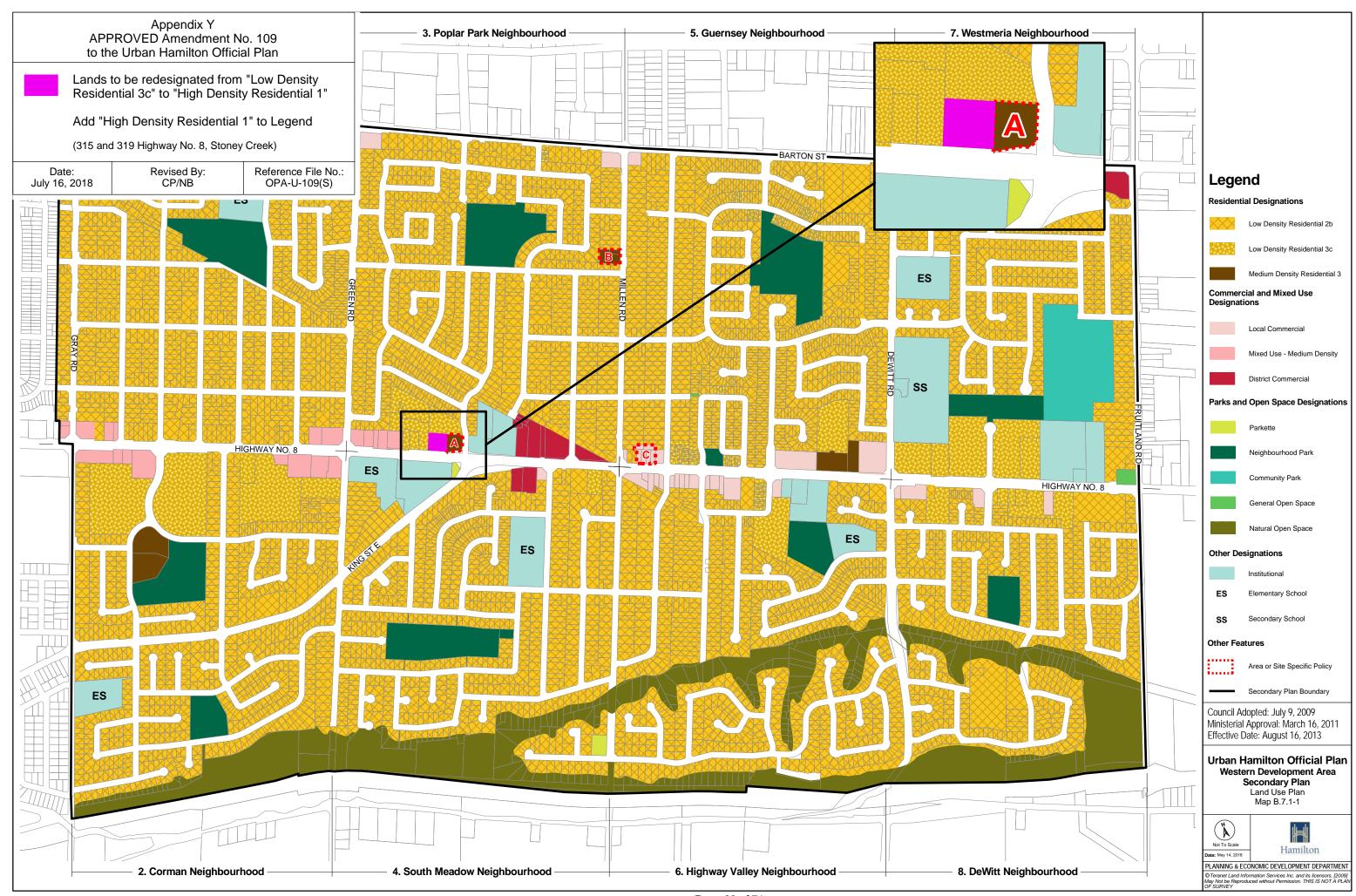


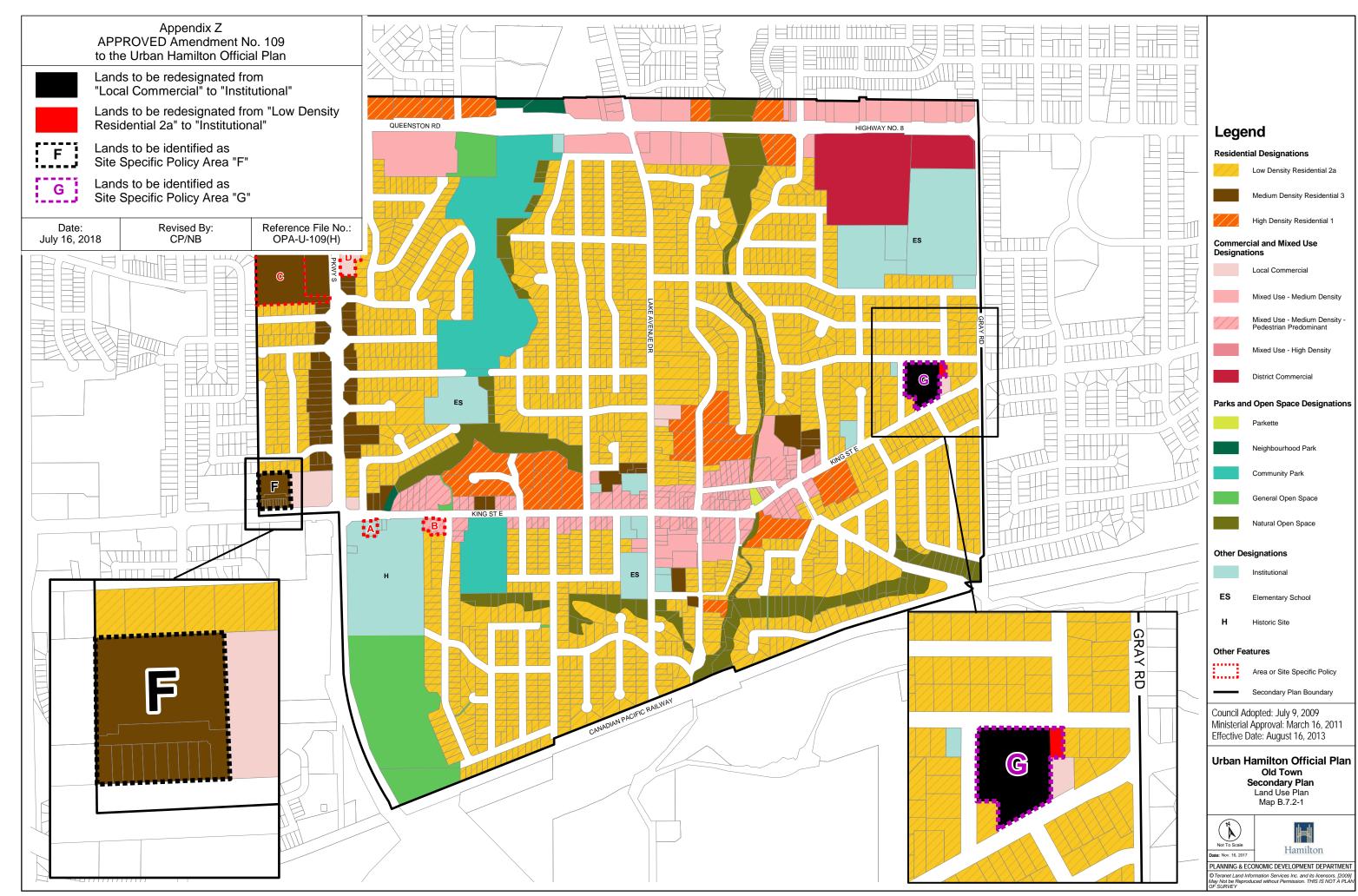
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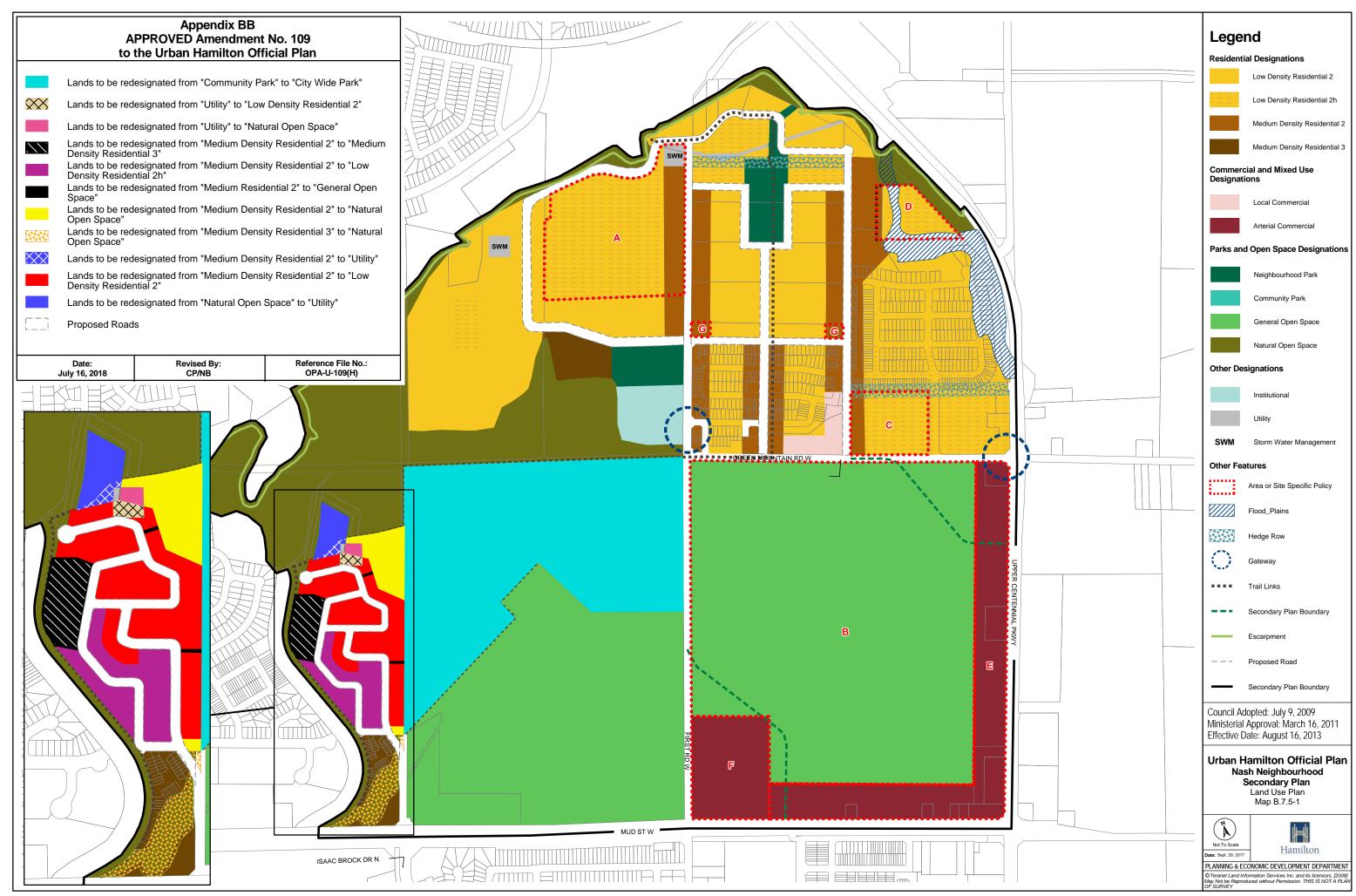


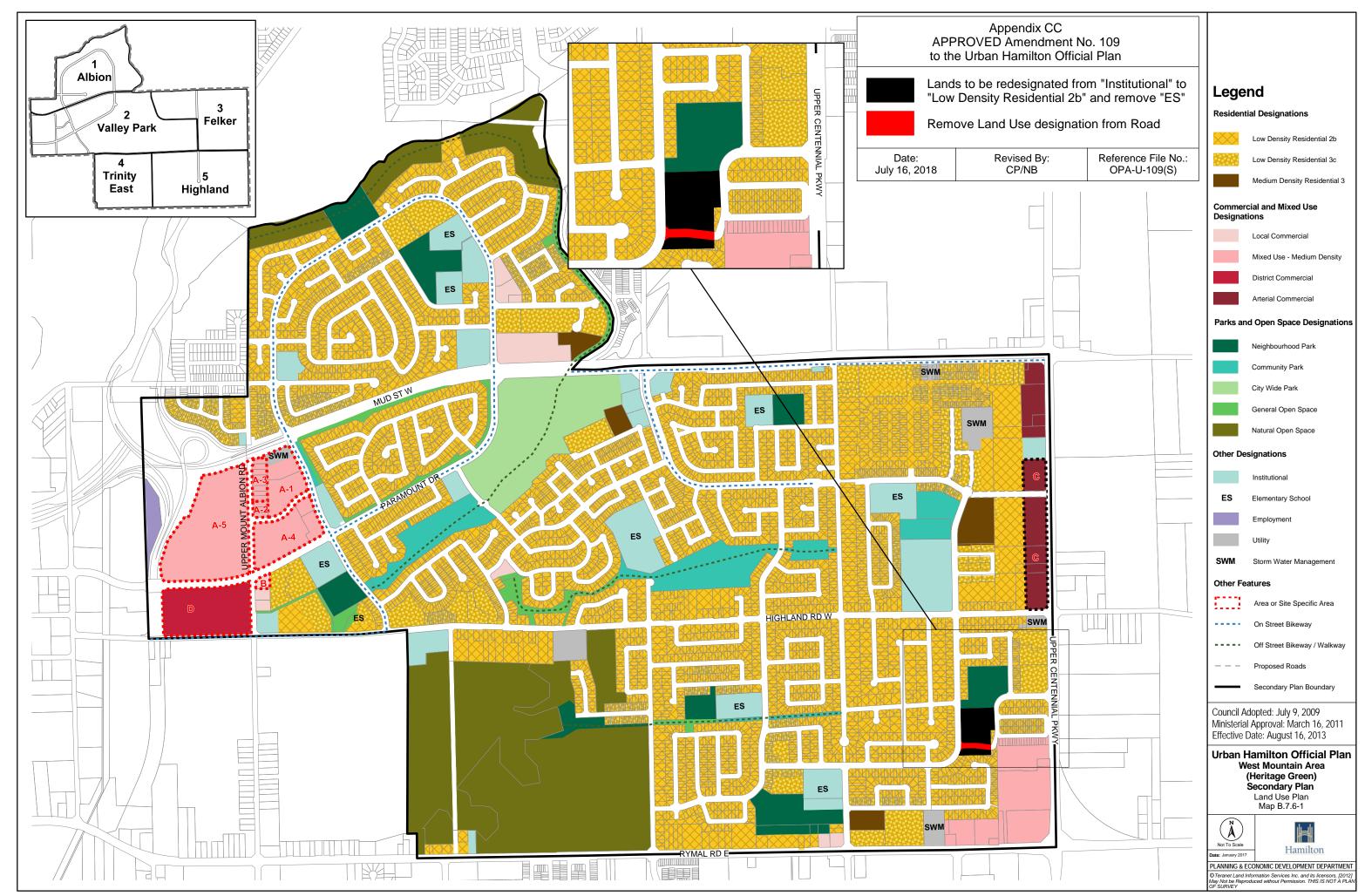




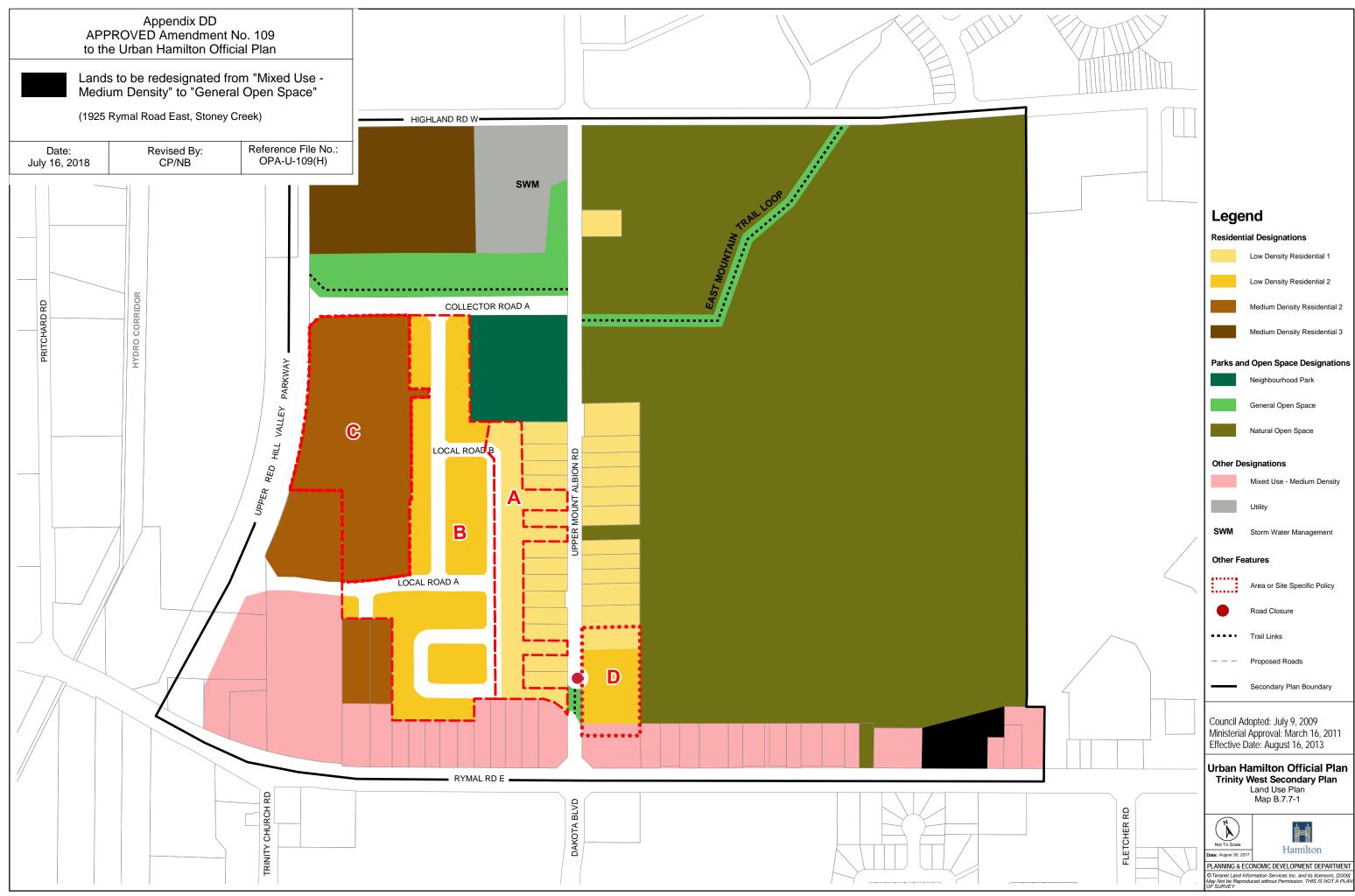
Appendix AA APPROVED Amendment No. 109 to the Urban Hamilton Official Plan Lands to be redesignated from "Institutional" to "Low Density Residential 3c" Lands to be redesignated from "Low Density Residential 2b" to "Low Density Residential 3c" Legend Lands to be redesignated from "Low Density Residential 2b" to "Local Commercial" **Residential Designations** Low Density Residential 2b Lands to be redesignated from "Neighbourhood Park" to "Natural Open Space" Low Density Residential 2e Low Density Residential 3c Lands to be redesignated from "Institutional" to "Natural Open Space" and remove "ES" Medium Density Residential 3 Date: Revised By: Reference File No.: Parks and Open Space Designations July 16, 2018 CP/NB OPA-U-109(S) Parkette Neighbourhood Parl City Wide Park General Open Space -Winona North Neighbourhood--Fifty Point Neighbourhood-Trillium Neighbourhood-Natural Open Space Other Designations Local Commercial Insitutional Storm Water Management Utility Other Features Area or Site Specific Policy On Street Bikeway Off Street_Bikeway / Walkway Municipal Boundary Secondary Plan Boundary Council Adopted: July 9, 2009 Ministerial Approval: March 16, 2011 Effective Date: August 16, 2013 Urban Hamilton Official Plan Urban Lakeshore Area Secondary Plan Land Use Plan Map B.7.3-1 LANNING & ECONOMIC DEVELOPMENT DEPARTMENT Teranet Land Information Services Inc. and its licensors. [2009] ay Not be Reproduced without Permission. THIS IS NOT A PLAN SURVEY

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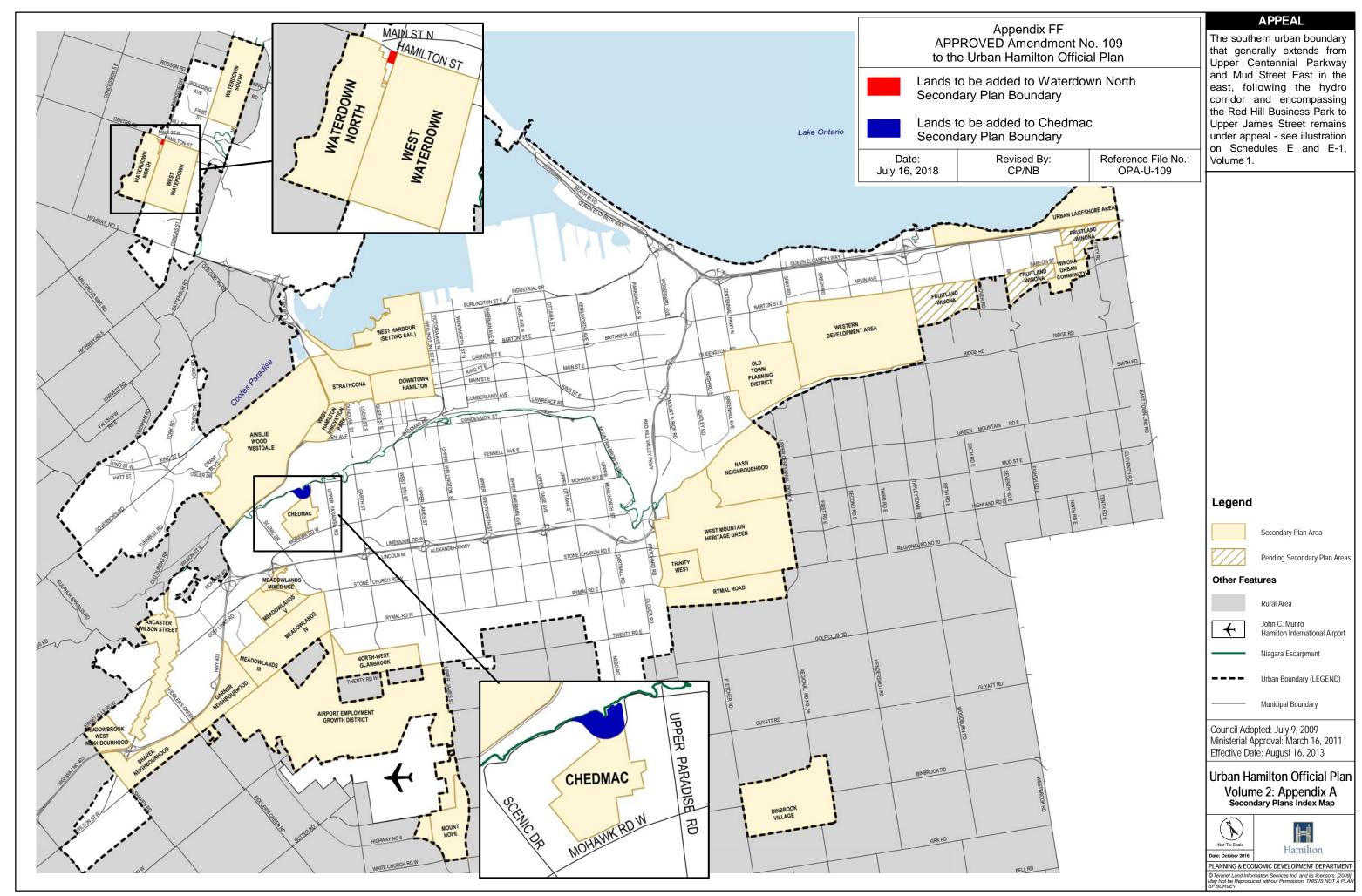




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Appendix "GG" - Chapter C - Urban Site Specific Policies

Proposed Change	Proposed New Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
Amend Preamble to chapter as follows:	Site specific policies (SSP) are policies that
	apply to individual properties. They are
Site specific policies (SSP) are policies that	adopted to address unique local
apply to individual properties. They are	circumstances that cannot be addressed in
adopted to address unique local	Volume 1 or secondary plans. The site specific
circumstances that cannot be addressed in	policies in this section apply to lands within the
Volume 1 or secondary plans. The site specific	urban area and outside of a secondary plan
policies in this section apply to lands within the	area. Site specific policies for lands contained
urban area and outside of a secondary plan	within a secondary plan area are found in the
area. Site specific policies for lands contained	appropriate secondary plan. Site specific
within a secondary plan area are found in the	policies are identified Map 2 – Urban Site
appropriate secondary plan. Site specific	Specific Key Map and Map 2a - Upper Site
policies are identified Map 2 – Urban Site	Specific Key Map (Lower City) of Volume 3.
Specific Key Map and Map 2a - Upper Site	
Specific Key Map (Lower City) of Volume 3.	
UAN-4 A portion of the lands located at 558	UAN-4 A portion of the lands located at 558
Golf Links Road, former Town of Ancaster (OPA	Golf Links Road, former Town of Ancaster (OPA
88)	88)
b) In addition to Policy C.2.3.3 of Volume 1,	b)In addition to Policy C.2.3.3 of Volume 1,
limited vegetation removal and	limited vegetation removal and
encroachment into the Core Area shall be	encroachment into the Core Area shall be
permitted to provide for private services and a	permitted to provide for private services and a
private service road connection.	private service road connection.

Proposed Change	Proposed New Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
Add Site Specific Policy UGC-3	Fast, located on the south side of Twenty Road E, east of the Dartnall Road Extension, in the former Township of Glanbrook 1.0 In addition to the uses permitted in Section E.4.2 - Commercial and Mixed Use Designations – General Policies and Policy E.4.8.2 of Volume 1, lands designated Arterial Commercial, located at 5365 Twenty Road East, the following policies shall apply: a) Limited manufacturing may be permitted in accordance with the Zoning By-law; b) Noxious uses, such as but not limited to slaughtering, eviscerating, rendering or cleaning of meat, poultry or fish, primary production of chemicals, vulcanizing of rubber, shall be prohibited, in accordance with the Zoning By-law; and, c) Salvage yards and other uses which are unsightly or otherwise incompatible with the design policies and image for business parks shall be prohibited, in accordance with the Zoning By-law.
Add Site Specific Policy UHN-26	UHN-26 Lands located at 360 Beach Road, former City of Hamilton 1.0 In addition to the local commercial uses permitted in Policy E.3.8.2 – Local Commercial – Neighbourhoods Designation of Volume 1, a medical clinic shall also be permitted only within the existing building located at 360 Beach Road. 2.0 The uses permitted in Policy UHN-26 shall only be permitted within the former school building located at 360 Beach Road. 3.0 Policies E.3.8.2b), E.3.8.8a), and E.3.8.9a) of Volume 1 shall not apply to the local commercial uses located at 360 Beach Road.
Add site specific policy USCN-7	USCN-7 Lands located at 98 Shoreview Place, former City of Stoney Creek
	1.0 Notwithstanding Policy E.3.5.7 of Volume 1, for medium density residential uses, the <i>net residential density</i> shall be between 35 and 100 units per hectare.

