

Authority: Item 8.5, Planning Committee Minutes PLC 25-015 (PED22154(c))
CM: November 19, 2025 Ward: City Wide
Written approval for this by-law was given by Mayoral Decision MDE-2025-19
Dated November 19, 2025

Bill No. 216

CITY OF HAMILTON

BY-LAW NO. 25-216

To Adopt:

**Official Plan Amendment No. 247 to the
Urban Hamilton Official Plan**

Respecting:

**Secondary Plan Amendments to Low Density Residential Designations
(City Wide)**

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

1. Amendment No. 247 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 19th day of November, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

Urban Hamilton Official Plan Amendment No. 247

The following text, together with:

Appendix “A”	Volume 2: Chapter B – Secondary Plan Policies
Appendix “B”	Volume 2: Chapter B-2 – Ancaster Secondary Plans
Appendix “C”	Volume 2: Chapter B-4 – Flamborough Secondary Plans
Appendix “D”	Volume 2: Chapter B-5 – Glanbrook Secondary Plans
Appendix “E”	Volume 2: Chapter B-6 – Hamilton Secondary Plans
Appendix “F”	Volume 2: Chapter B-7 – Stoney Creek Secondary Plans
Appendix “G”	Volume 2: Map B.2.1-1 – Meadowbrook West Secondary Plan – Land Use Plan
Appendix “H”	Volume 2: Map B.2.2-1 – Shaver Neighbourhood Secondary Plan – Land Use Plan
Appendix “I”	Volume 2: Map B.2.3-1 – Garner Neighbourhood Secondary Plan – Land Use Plan
Appendix “J”	Volume 2: Map B.2.4-1 – Meadowlands Mixed Use Secondary Plan – Land Use Plan
Appendix “K”	Volume 2: Map B.2.5-1 – Meadowlands Neighbourhood III Secondary Plan – Land Use Plan
Appendix “L”	Volume 2: Map B.2.6-1 – Meadowlands Neighbourhood IV Secondary Plan – Land Use Plan
Appendix “M”	Volume 2: Map B.2.7-1 – Meadowlands Neighbourhood V Secondary Plan – Land Use Plan
Appendix “N”	Volume 2: Map B.2.8-1 – Ancaster Wilson Street Secondary Plan – Land Use Plan
Appendix “O”	Volume 2: Map B.4.1-1 – West Waterdown Secondary Plan – Land Use Plan
Appendix “P”	Volume 2: Map B.4.2-1 – Waterdown North Secondary Plan – Land Use Plan
Appendix “Q”	Volume 2: Map B.4.3-1 – Waterdown South Secondary Plan – Land Use Plan
Appendix “R”	Volume 2: Map B.4.4-1 – Waterdown Community Node Secondary Plan – Land Use Plan
Appendix “S”	Volume 2: Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan
Appendix “T”	Volume 2: Map B.5.2-1 – Rymal Road Secondary Plan – Land Use Plan

Appendix “U”	Volume 2: Map B.5.3-1 – North-West Glanbrook Secondary Plan – Land Use Plan
Appendix “V”	Volume 2: Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan
Appendix “W”	Volume 2: Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan
Appendix “X”	Volume 2: Map B.6.3-1 – Chedmac Secondary Plan – Land Use Plan
Appendix “Y”	Volume 2: Map B.6.6-1 – Strathcona Secondary Plan – Land Use Plan
Appendix “Z”	Volume 2: Map B.6.7-1 – Centennial Neighbourhoods Secondary Plan – Land Use Plan
Appendix “AA”	Volume 2: Map B.7.1-1 – Western Development Area Secondary Plan – Land Use Plan
Appendix “AB”	Volume 2: Map B.7.2-1 – Old Town Secondary Plan – Land Use Plan
Appendix “AC”	Volume 2: Map B.7.3-1 – Urban Lakeshore Area Secondary Plan – Land Use Plan
Appendix “AD”	Volume 2: Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan
Appendix “AE”	Volume 2: Map B.7.5-1 – Nash Neighbourhood Secondary Plan – Land Use Plan
Appendix “AF”	Volume 2: Map B.7.6-1 – West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan
Appendix “AG”	Volume 2: Map B.7.7-1 – Trinity West Secondary Plan – Land Use Plan
Appendix “AH”	Volume 2: Appendix B – Secondary Plan Residential Density Chart

attached hereto, constitutes Official Plan Amendment No. “X” to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend Volume 2 of the Urban Hamilton Official Plan by amending the secondary plan policies and mapping to:

- redesignate certain low density residential designations into one consolidated low density residential designation with expanded permissions to align with the permissions of Volume 1; and,

- redesignate certain low density residential and medium density residential designations to a new low rise medium density residential designation to align with the structure of the residential categories in the Neighbourhoods Designation of Volume 1.

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:

- The Amendment provides consistency between the land use designations and permissions in Volume 1 and Volume 2 of the Urban Hamilton Official Plan, and the implementation of the new Low Density Residential Zones.
- The Amendment maintains the intent of the Urban Hamilton Official Plan and Secondary Plans by allowing for a range and mix of housing types.
- The Amendment is consistent with the Provincial Planning Statement, 2024.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plans

Text

4.1.1 Chapter B – Secondary Plan Policies

- a. That policy B.1.5 of Volume 2: Chapter B – Secondary Plan Policies be amended, as outlined in Appendix “A”, attached to this Amendment.

4.1.2 Chapter B-2 – Ancaster Secondary Plans

- a. That the following policies of Volume 2: Chapter B-2 – Ancaster Secondary Plans be amended, added, or deleted, as outlined in Appendix “B”, attached to this Amendment:

- | | | |
|-------------|-------------|-------------|
| • B.2.1.1 | • B.2.3.1.3 | • B.2.6.1.5 |
| • B.2.1.1.1 | • B.2.3.1.4 | • B.2.6.8.3 |
| • B.2.1.1.2 | • B.2.3.6.2 | • B.2.6.8.4 |
| • B.2.1.1.3 | • B.2.3.6.3 | • B.2.6.8.6 |

- B.2.1.1.4 (existing)
- B.2.1.1.4 (new)
- B.2.1.1.5
- B.2.1.1.6
- B.2.1.1.7
- B.2.2.1
- B.2.2.1.1
- B.2.2.1.2
- B.2.2.1.3
- B.2.2.1.4
- B.2.2.5.2
- B.2.2.5.4
- B.2.2.5.5
- B.2.3.1
- B.2.3.1.1
- B.2.3.1.2
- B.2.3.6.4
- B.2.4.4
- B.2.4.4.1
- B.2.4.4.2 (new)
- B.2.4.4.2 (existing)
- B.2.4.4.3 (existing)
- B.2.5.1
- B.2.5.1.1
- B.2.5.1.2 (new)
- B.2.5.1.2 (existing)
- B.2.5.1.4 (new)
- B.2.5.7.1
- B.2.5.7.2
- B.2.6.1.1
- B.2.6.1.2
- B.2.6.1.3
- B.2.6.1.4
- B.2.6.8.7
- B.2.6.8.8
- B.2.6.8.9
- B.2.7.1.1
- B.2.7.1.2
- B.2.7.1.3 (new)
- B.2.7.1.3 (existing)
- B.2.7.1.4 (existing)
- B.2.7.6.1
- B.2.7.6.2
- B.2.7.6.3
- B.2.7.6.4
- B.2.8.7
- B.2.8.7.1
- B.2.8.7.3
- B.2.8.7.4

4.1.3 Chapter B-4 – Flamborough Secondary Plans

- a. That the following policies of Volume 2: Chapter B-4 – Flamborough Secondary Plans be amended, added, or deleted, as outlined in Appendix “C”, attached to this Amendment:

- B.4.1.1
- B.4.1.2 (existing)
- B.4.1.3 (existing)
- B.4.1.3 (new)
- B.4.1.7.2
- B.4.2.4.1
- B.4.2.4.2
- B.4.2.4.3
- B.4.2.4.4
- B.4.2.4.5
- B.4.2.4.6
- B.4.2.7.1
- B.4.2.11.1
- B.4.2.14.1
- B.4.2.14.2
- B.4.2.14.4
- B.4.3.3.1
- B.4.3.3.3
- B.4.3.3.4
- B.4.3.3.5
- B.4.3.3.6
- B.4.3.3.7
- B.4.3.12.1
- B.4.3.15.1
- B.4.3.15.3
- B.4.4.5.1
- B.4.4.5.2
- B.4.4.5.3
- B.4.4.5.4
- B.4.4.5.5
- B.4.4.5.6 (existing)
- B.4.4.5.7 (existing)
- B.4.4.11.2
- B.4.4.16.1
- B.4.4.16.5

4.1.4 Chapter B-5 – Glanbrook Secondary Plans

- a. That the following policies of Volume 2: Chapter B-5 – Glanbrook Secondary Plans be amended, added, or deleted, as outlined in Appendix “D”, attached to this Amendment:

Urban Hamilton Official Plan Amendment No. 247	Page 5 of 10	 Hamilton
---	-----------------	---

- B.5.1
- B.5.1.4.2
- B.5.1.4.3
- B.5.1.4.4 (existing)
- B.5.1.4.5 (existing)
- B.5.1.4.5 (new)
- B.5.1.10.1
- B.5.1.13.1
- B.5.1.13.2
- B.5.1.13.3
- B.5.1.13.4
- B.5.1.13.6
- B.5.1.13.8
- B.5.1.13.10
- B.5.1.13.11
- B.5.1.13.12
- B.5.1.13.13
- B.5.1.13.14
- B.5.1.13.15
- B.5.1.13.17
- B.5.1.13.18
- B.5.1.13.20
- B.5.1.13.21
- B.5.2.2
- B.5.2.2.1
- B.5.2.2.2
- B.5.2.2.3
- B.5.2.2.4
- B.5.2.5.1
- B.5.2.14.3
- B.5.2.14.5
- B.5.2.14.6
- B.5.3.2.1
- B.5.3.2.2
- B.5.3.2.3
- B.5.3.2.4 (new)
- B.5.3.8.1
- B.5.3.8.2
- B.5.3.8.4
- B.5.3.9.1
- B.5.3.9.2
- B.5.3.9.3
- B.5.4.2
- B.5.4.2.1
- B.5.4.2.2
- B.5.4.2.3
- B.5.4.11.5
- B.5.4.11.6
- B.5.11.11
- B.5.4.11.13

4.1.5 Chapter B-6 – Hamilton Secondary Plans

- a. That the following policies of Volume 2: Chapter B-6 – Hamilton Secondary Plans be amended, added, or deleted, as outlined in Appendix “E”, attached to this Amendment:

- B.6.2.4
- B.6.2.5
- B.6.2.5.1
- B.6.2.5.2
- B.6.2.5.3
- B.6.2.5.4
- B.6.2.5.5 (new)
- B.6.2.5.5 (existing)
- B.6.2.17.7
- B.6.2.17.8
- B.6.2.17.9
- B.6.3.2
- B.6.3.2.1
- B.6.3.2.2
- B.6.3.2.3
- B.6.3.2.4
- B.6.3.7.1
- B.6.3.7.2.2
- B.6.3.7.3
- B.6.6.5
- B.6.6.5.1
- B.6.6.5.2
- B.6.6.5.3
- B.6.6.5.4
- B.6.6.5.5
- B.6.6.6.1
- B.6.6.15.7
- B.6.6.15.10
- B.6.6.15.11
- B.6.6.15.14
- B.6.7.5.1
- B.6.7.6
- B.6.7.6.1
- B.6.7.6.2
- B.6.7.6.3
- B.6.7.6.4 (existing)
- B.6.7.6.5 (existing)
- B.6.7.6.6
- B.6.7.6.7 (existing)
- B.6.7.10.1
- B.6.7.18.2
- B.6.7.18.5

4.1.6 Chapter B-7 – Stoney Creek Secondary Plans

- a. That the following policies of Volume 2: Chapter B-6 – Stoney Creek Secondary Plans be amended, added, or deleted, as outlined in Appendix “F”, attached to this Amendment:

- | | | |
|------------------------|------------------------|------------------------|
| • B.7.1.1.1 | • B.7.3.6.2 | • B.7.6.2.1 |
| • B.7.1.1.2 (new) | • B.7.3.6.3 | • B.7.6.2.2 (new) |
| • B.7.1.1.2 (existing) | • B.7.3.6.4 | • B.7.6.2.2 (existing) |
| • B.7.1.1.3 | • B.7.3.6.5 | • B.7.6.2.3 (existing) |
| • B.7.1.1.4 | • B.7.4.4 | • B.7.6.2.4 (existing) |
| • B.7.1.5.1 | • B.7.4.4.1 | • B.7.6.9.5 |
| • B.7.1.5.2 | • B.7.4.4.2 | • B.7.6.9.22 |
| • B.7.1.5.4 | • B.7.4.4.3 | • B.7.6.9.23 |
| • B.7.1.5.6 | • B.7.4.4.4 | • B.7.6.9.24 |
| • B.7.2.5.8 | • B.7.4.4.5 (existing) | • B.7.6.9.26 |
| • B.7.2.6 | • B.7.4.4.6 (existing) | • B.7.7.3 |
| • B.7.2.6.7 | • B.7.4.18.2 | • B.7.7.3.1 |
| • B.7.2.6.8 | • B.7.4.18.9 | • B.7.7.3.3 |
| • B.7.2.6.9 | • B.7.4.18.11 | • B.7.7.3.4 |
| • B.7.3.1 | • B.7.4.18.12 | • B.7.7.3.5 |
| • B.7.3.1.1 | • B.7.4.18.13 | • B.7.7.3.6 (existing) |
| • B.7.3.1.2 (existing) | • B.7.4.18.14 | • B.7.7.3.7 |
| • B.7.3.1.2 (new) | • B.7.4.18.15 | • B.7.7.13.2 |
| • B.7.3.1.3 | • B.7.5.3.4 (new) | • B.7.7.13.3 |
| • B.7.3.1.4 | • B.7.5.4.1 | • B.7.7.13.4 |
| • B.7.3.1.5 | • B.7.5.4.2 | • B.7.7.13.5 |
| • B.7.3.1.6 | • B.7.5.14.4 | • B.7.7.13.6 |
| • B.7.3.1.7 (existing) | • B.7.5.14.7 | • B.7.7.13.7 |
| • B.7.3.6.1 | • B.7.5.14.8 | |

Maps and Schedules

4.2.2 Maps

- a. That Volume 2: Map B.2.1-1 – Meadowbrook West Secondary Plan – Land Use Plan be amended, as shown on Appendix “G”, attached to this Amendment.
- b. That Volume 2: Map B.2.2-1 – Shaver Neighbourhood Secondary Plan – Land Use Plan in the Node be amended, as shown on Appendix “H”, attached to this Amendment.

- c. That Volume 2: Map B.2.3-1 – Garner Neighbourhood Secondary Plan – Land Use Plan be amended, as shown on Appendix “I”, attached to this Amendment.
- d. That Volume 2: Map B.2.4-1 – Meadowlands Mixed Use Secondary Plan – Land Use Plan be amended, as shown on Appendix “J”, attached to this Amendment.
- e. That Volume 2: Map B.2.5-1– Meadowlands Neighbourhood III Secondary Plan – Land Use Plan be amended, as shown on Appendix “K”, attached to this Amendment.
- f. That Volume 2: Map B.2.6-1– Meadowlands Neighbourhood IV Secondary Plan – Land Use Plan be amended, as shown on Appendix “L”, attached to this Amendment.
- g. That Volume 2: Map B.2.7-1– Meadowlands Neighbourhood V Secondary Plan – Land Use Plan be amended, as shown on Appendix “M”, attached to this Amendment.
- h. That Volume 2: Map B.2.8-1 – Ancaster Wilson Street Secondary Plan – Land Use Plan be amended, as shown on Appendix “N”, attached to this Amendment.
- i. That Volume 2: Map B.4.1-1 – West Waterdown Secondary Plan – Land Use Plan be amended, as shown on Appendix “O”, attached to this Amendment.
- j. That Volume 2: Map B.4.2-1 – Waterdown North Secondary Plan – Land Use Plan be amended, as shown on Appendix “P”, attached to this Amendment.
- k. That Volume 2: Map B.4.3-1– Waterdown South Secondary Plan – Land Use Plan be amended, as shown on Appendix “Q”, attached to this Amendment.
- l. That Volume 2: Map B.4.4-1– Waterdown Community Node Secondary Plan – Land Use Plan be amended, as shown on Appendix “R”, attached to this Amendment.
- m. That Volume 2: Map B.5.1-1– Binbrook Village Secondary Plan – Land Use Plan be amended, as shown on Appendix “S”, attached to this Amendment.

- n. That Volume 2: Map B.5.2-1 – Rymal Road Secondary Plan – Land Use Plan be amended, as shown on Appendix “T”, attached to this Amendment.
- o. That Volume 2: Map B.5.3-1 – North-West Glanbrook Secondary Plan – Land Use Plan be amended, as shown on Appendix “U”, attached to this Amendment.
- p. That Volume 2: Map B.5.4-1– Mount Hope Secondary Plan – Land Use Plan be amended, as shown on Appendix “V”, attached to this Amendment.
- q. That Volume 2: Map B.6.2-1– Ainslie Wood Westdale Secondary Plan – Land Use Plan be amended, as shown on Appendix “W”, attached to this Amendment.
- r. That Volume 2: Map B.6.3-1– Chedmac Secondary Plan – Land Use Plan be amended, as shown on Appendix “X”, attached to this Amendment.
- s. That Volume 2: Map B.6.6-1– Strathcona Secondary Plan – Land Use Plan be amended, as shown on Appendix “Y”, attached to this Amendment.
- t. That Volume 2: Map B.6.7-1 – Centennial Neighbourhoods Secondary Plan – Land Use Plan be amended, as shown on Appendix “Z”, attached to this Amendment.
- u. That Volume 2: Map B.7.1-1 – Western Development Area Secondary Plan – Land Use Plan be amended, as shown on Appendix “AA”, attached to this Amendment.
- v. That Volume 2: Map B.7.2-1 – Old Town Secondary Plan – Land Use Plan be amended, as shown on Appendix “AB”, attached to this Amendment.
- w. That Volume 2: Map B.7.3-1 – Urban Lakeshore Area Secondary Plan – Land Use Plan be amended, as shown on Appendix “AC”, attached to this Amendment.
- x. That Volume 2: Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan be amended, as shown on Appendix “AD”, attached to this Amendment.

- y. That Volume 2: Map B.7.5-1 – Nash Neighbourhood Secondary Plan – Land Use Plan be amended, as shown on Appendix “AE”, attached to this Amendment.
- z. That Volume 2: Map B.7.6-1 – Western Mountain Area Secondary Plan – Land Use Plan be amended, as shown on Appendix “AF”, attached to this Amendment.
- aa. That Volume 2: Map B.7.7-1 – Trinity West Secondary Plan – Land Use Plan be amended, as shown on Appendix “AG”, attached to this Amendment.
- ab. That Volume 2: Appendix B – Secondary Plan Residential Density be amended, as shown on Appendix “AH”, attached to this Amendment.

5.0 Implementation:

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. 25-216 passed on the 19th day of November, 2025.

**The
City of Hamilton**

A. Horwath
Mayor

M. Trennum
City Clerk

Appendix “A” – Volume 2: Chapter B – Secondary Plan Policies

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
B.1.5 The residential density ranges and permitted built forms of Sections E.3.4, E.3.5 and E.3.6 – Residential Uses of Volume 1 shall apply to new secondary plans. The secondary plan policies and designations of Volume 2 may be more restrictive than the policies and designations contained in Volume 1. (OPA 64) a) Notwithstanding Policies B.1.2, B.1.5, and the policies contained in Sections B.2.0 to B.7, and Volume 1 Policy F.1.2.2, for all lands designated Low Density Residential 1, 1 a, 1 b, 2, 2a, 2b, 2e, and 2f on the land use plans appended to each secondary plan area, and for lands designed Low Density Residential 3 on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, Policies E.3.4.3, E.3.4.4, and E.3.4.5 of Volume 1 shall apply for the purposes of permitted density ranges, built form, and height. (OPA 202) b) Policy B. 1.5 a) shall not apply to the following: (OPA 202) i) Section B.4.4 – Waterdown Community Node Secondary Plan; ii) Policy B.5.3.8. – Area Specific Policies in the North-West Glanbrook Secondary Plan; iii) Policy B.5.4.1 1.10 Site Specific Policy – Area J in the Mount Hope Secondary Plan; and, iv) Section B.7.4 – Fruitland Winona Secondary Plan.	B.1.5 The residential density ranges and permitted built forms of Sections E.3.4, E.3.5 and E.3.6 – Residential Uses of Volume 1 shall apply to new secondary plans. The secondary plan policies and designations of Volume 2 may be more restrictive than the policies and designations contained in Volume 1. (OPA 64)

Appendix “B” – Volume 2: Chapter B-2 – Ancaster Secondary Plans

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
B.2.1 Meadowbrook West Secondary Plan	
B.2.1.1 Residential Designations The residential policies shall define the location and scale of each type of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents.	B.2.1.1 Residential Designations The residential policies shall define the location and scale of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents.
B.2.1.1.1 The residential areas are designated Low Density Residential 1, Low Density Residential 1b, Low Density Residential 2a, Low Density Residential 2c and Low Density Residential 13a Medium Density Residential 13a as identified on Map B.2.1-1 – Meadowbrook West – Land Use Plan.	B.2.1.1.1 The residential areas are designated Low Density Residential 1 and Medium Density Residential 1 as identified on Map B.2.1-1 – Meadowbrook West – Land Use Plan.
B.2.1.1.2 General Residential Policies a) Residential buildings in the designations listed in Policy B.2.1.1.1 shall have no more than three occupied storeys entirely above grade. b) To minimize the impact of new residential development in the Meadowbrook West Neighbourhood upon existing single detached residential areas to the immediate east and west of the neighbourhood, a transition in dwelling type and density shall be applied. Adjacent to those existing single detached residential areas, single detached dwellings shall be located on minimum 18.3 metre frontage lots and larger. When redevelopment occurs, to achieve compatibility, new residential infill development shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1. c) In proximity to those existing single detached residential areas, single detached dwellings on 12.2 metre to 18.3 metre frontage lots shall be located to act as a buffer/separator and transition between the smaller lot single detached and medium density residential	B.2.1.1.2 General Residential Policies a) When <i>redevelopment</i> occurs, to achieve <i>compatibility</i>, new residential infill development shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.
B.2.1.1.3 Low Density Residential 1b Designations Notwithstanding Policies E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to the Low Density Residential 1b designation	B.2.1.1.3 Low Density Residential Designations Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.2.1-1 – Meadowbrook West - Land Use Plan.

identified on Map B.2.1-1 – Meadowbrook West - Land Use Plan: Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.2.1-1 – Meadowbrook West - Land Use Plan. a) the permitted uses shall be single detached dwellings; b) the lot frontages shall be a minimum 12.2 metres to 18.3 metres or larger frontage lots; and, c) the density shall not exceed 15 dwelling units per gross/net residential hectare.	
Delete existing Policy B.2.1.1.4 in its entirety B.2.1.1.4 Low Density Residential 1 Designation 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 1 on Map B.2.1-1 – Meadowbrook West - Land Use Plan: a) the permitted uses shall be single detached dwellings; b) the lot frontages shall be a minimum 10.7 metres; and, c) the density shall not exceed 22 dwelling units per gross/net residential hectare.	
Insert new Policy B.2.1.1.4 B.2.1.1.4 Medium Density Residential Designations In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to lands designated Medium Density Residential 1 on Map B.2.1-1 – Meadowbrook West - Land Use Plan: a) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. b) Policy E.3.5.4 of Volume 1 shall not apply. c) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.	B.2.1.1.4 Medium Density Residential Designations In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the Medium Density Residential 1 designation on Map B.2.1-1 – Meadowbrook West - Land Use Plan: a) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. b) Policy E.3.5.4 of Volume 1 shall not apply. c) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.
Delete existing Policy B.2.1.1.5 in its entirety B.2.1.1.5 Low Density Residential 2a Designation 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 2a on Map B.2.1-1 – Meadowbrook West - Land Use Plan:	

a) the permitted uses shall be single and semi detached dwellings; b) the lot frontages shall be a minimum 9.1 metres; and, c) the density shall not exceed 27 dwelling units per gross/net residential hectare.	
Delete existing Policy B.2.1.1.6 in its entirety B.2.1.1.6 Low Density Residential 2c Designation 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 2c on Map B.2.1-1 – Meadowbrook West – Land Use Plan: a) the permitted uses shall be street townhouses, block townhouses, and other ground-oriented attached housing forms; and, b) the density shall not exceed 37 dwelling units per gross/net residential hectare.	
Delete existing Policy B.2.1.1.7 in its entirety B.2.1.1.7 Low Density Residential 3a Designation 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 3a on Map B.2.1-1 – Meadowbrook West – Land Use Plan: a) the permitted uses shall be block townhouses, courtyard townhouses and stacked townhouses; and, b) the density shall not exceed 49 dwelling units per gross/net residential hectare.	
B.2.2 Shaver Neighbourhood Secondary Plan	
B.2.2.1 Residential Designations The residential policies shall define the location and scale of each type of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents.	B.2.2.1 Residential Designations The residential policies shall define the location and scale of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents.
B.2.2.1.1 The residential areas are designated Low Density Residential 1, 2a, 2c, 3a and 3f, Medium Density Residential 1, 2a, 2b and 2ae, and High Density Residential 1, as identified on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan.	B.2.2.1.1 The residential areas are designated Low Density Residential 1, Medium Density Residential 1 and 2a, and High Density Residential 1, as identified on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan.
B.2.2.1.2 General Residential Policies a) Residential buildings shall have no more than three occupied storeys entirely above grade. b) Notwithstanding In addition to Section E.3.4 – Low Density Residential and Section E.3.5 –	B.2.2.1.2 General Residential Policies a) In addition to Section E.3.4 – Low Density Residential and Section E.3.5 – Medium Density Residential of Volume 1, a long term care facility shall be permitted in the Low Density Residential 1 designation and Medium

Medium Density Residential of Volume 1, a long term care facility shall be permitted in the Low Density Residential 12c, 3a and 3f designated and Medium Density Residential 1 designation areas on sites that are adjacent to boundary roads for the Shaver Neighbourhood Secondary Plan area. b) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.	Density Residential 1 designation on sites that are adjacent to boundary roads for the Shaver Neighbourhood Secondary Plan area. b) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.
B.2.2.1.3 Low Density Residential Designations Notwithstanding Policies E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to the Low Density Residential designations identified on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan: a) Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan. In the Low Density Residential 1 designation: i) the permitted use shall be single detached dwellings; ii) the lot frontages shall be a minimum 10.7 to 18.3 metres or larger; and, iii) the density shall not exceed 20 dwelling units per gross/net residential hectare. b) In the Low Density Residential 2a designation: i) the permitted uses shall be single and semi detached dwellings; ii) the lot frontages shall be a minimum 9.1 metres; and, iii) the density shall not exceed 27 dwelling units per gross/net residential hectare. c) In the Low Density Residential 2c designation: i) the permitted uses shall be street townhouses, block townhouses, other ground-oriented attached housing forms; and, ii) the density shall not exceed 37 dwelling units per gross/net residential hectare. d) In the Low Density Residential 3a designation: i) the permitted uses shall be street townhouses, block townhouses, and other	B.2.2.1.3 Low Density Residential Designations Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan.

ground-oriented attached housing forms; and, ii) the density shall not exceed 50 dwelling units per gross/net residential hectare. e) In the Low Density Residential 3f designation i) The permitted uses shall be low rise apartments; and, ii) the density shall range from 40 – 62 dwelling units per gross/net residential hectare.	
B.2.2.1.4 Medium Density Residential Designations Notwithstanding Policies E.3.5.2 and E.3.5.7 In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the Medium Density Residential designations identified on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan: a) In the Medium Density Residential 12a designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.the permitted use shall be low rise apartment buildings; and, ii) the density shall not exceed 62 dwelling units per gross/net residential hectare. b) In the Medium Density Residential 2a designation: i) the permitted uses shall be low rise apartment buildings and stacked townhouses; and, ii) the density shall have a minimum density of 40 units and a maximum density of 62 dwelling units per gross/net residential hectare. c) In the Medium Density Residential 2c designation: i) the permitted uses shall be low rise apartment buildings, street and block townhouses, stacked townhouses; and, ii) the density shall have a minimum density of 40 units and a maximum density of 62 dwelling units per gross/net residential hectare.	B.2.2.1.4 Medium Density Residential Designations In addition to Section E.3.5 – Medium Density Residential Policies of Volume 1, the following policies shall apply to the Medium Density Residential designations identified on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan: a) In the Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. b) In the Medium Density Residential 2a designation: i) the density shall have a minimum density of 40 units and a maximum density of 62 dwelling units per gross/net residential hectare.
Site Specific Policy – Area B (OPA 124)	Site Specific Policy – Area B (OPA 124)

B.2.2.5.2 For the lands located at 305 Garner Road West, designated Medium-Low Density Residential 13a and identified as Site Specific Policy – Area B on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan, the storm water management pond shall be maintained and manicured by the Condominium Board to be utilized by residents as open green space, subject to detailed design.	B.2.2.5.2 For the lands located at 305 Garner Road West, designated Medium Density Residential 1 and identified as Site Specific Policy – Area B on Map B.2.2-1 – Shaver Neighbourhood – Land Use Plan, the storm water management pond shall be maintained and manicured by the Condominium Board to be utilized by residents as open green space, subject to detailed design.
Delete Policy B.2.2.5.4 in its entirety Site Specific Policy – Area D (OPA 136) B.2.2.5.4 Notwithstanding Policy B.2.2.1.4 c) ii) of Volume 2, for the lands located at 527 Shaver Road and 629 Garner Road West, designated Medium Density Residential 2c and identified as Site Specific Policy – Area D on Map B.2.2-1 – Shaver Neighbourhood Secondary Plan – Land Use Plan, density shall be between 40 and 63 units per gross/net residential hectare.	
Site Specific Policy – Area E (OPA 184) B.2.2.5.5 Notwithstanding Policy B.2.2.1.2 a) and in addition to Policy B.2.2.1.4 c) i), f For the lands located at 487 Shaver Road, designated Medium Density Residential 12c and identified as Site Specific Policy – Area E on Map B.2.2-1 – Shaver Neighbourhood Secondary Plan – Land Use Plan, the following policies shall apply: a) Notwithstanding Policy B.2.2.1.4 a) iii), the height of a residential building shall have no more than four storeys entirely above grade; and, b) The location of buildings and outdoor amenity area shall be located adjacent to the northerly lot line to minimize risk to public health and safety.	Site Specific Policy – Area E (OPA 184) B.2.2.5.5 For the lands located at 487 Shaver Road, designated Medium Density Residential 1 and identified as Site Specific Policy – Area E on Map B.2.2-1 – Shaver Neighbourhood Secondary Plan – Land Use Plan, the following policies shall apply: a) Notwithstanding Policy B.2.2.1.4 a) iii), the height of a residential building shall have no more than four storeys entirely above grade; and, b) The location of buildings and outdoor amenity area shall be located adjacent to the northerly lot line to minimize risk to public health and safety.
B.2.3 Garner Neighbourhood Secondary Plan	
B.2.3.1 Residential Designations The residential policies shall define the location and scale of each type of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents.	B.2.3.1 Residential Designations The residential policies shall define the location and scale of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents.
B.2.3.1.1 The residential areas are designated Low Density Residential 1, Low Density Residential 1a, Low Density Residential 2a, Low Density Residential 2c, Low Density Residential 3a, and Medium Density Residential 12b as identified on Map 2.3-1 – Garner Neighbourhood – Land Use Plan.	B.2.3.1.1 The residential areas are designated Low Density Residential 1 and Medium Density Residential 1 as identified on Map 2.3-1 – Garner Neighbourhood – Land Use Plan.

B.2.3.1.2 General Residential Policies a) Residential buildings in the Low Density Residential and Medium Density Residential designations shall have no more than three occupied storeys entirely above grade. b) To minimize the impact of new residential development on existing single detached residential uses to the immediate east and west of the neighbourhood, a transition in dwelling type and density shall be applied. Adjacent to those existing single detached residential areas, single detached dwellings shall be located on minimum 15 metre frontage lots and larger. To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1. c) Where a higher density residential area (Low Density Residential 2a or higher) is adjacent or in proximity to a lower density residential area (Low Density Residential (Existing), 1 or 1a), potential conflicts related to physical compatibility of adjacent uses shall be reduced through the use of open space buffers, setbacks, screening, dwelling type and density, building/site design, and/or separator roads. d) Development in the Low Density Residential 2c, Low Density Residential 3a and Medium Density Residential 2b designations shall be subject to site plan control. e) b) Notwithstanding Sections E.3.4 – Low Density Residential and E.3.5 – Medium Density Residential of Volume 1, a long term care facility shall be permitted in the Low Density Residential 2c, Low Density Residential 3a and Medium Density Residential 12b designation areas on sites that are adjacent to boundary roads for the Garner Neighbourhood Secondary Plan area.	B.2.3.1.2 General Residential Policies a) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1. b) Notwithstanding Sections E.3.4 – Low Density Residential and E.3.5 – Medium Density Residential of Volume 1, a long term care facility shall be permitted in the Medium Density Residential 1 designation on sites adjacent to boundary roads for the Garner Neighbourhood Secondary Plan area.
B.2.3.1.3 Low Density Residential Designations Notwithstanding Policies E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to the Low Density Residential designations identified on Map B.2.3-1 – Garner Neighbourhood – Land Use Plan.	B.2.3.1.3 Low Density Residential Designations Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.2.3-1 – Garner Neighbourhood Secondary Plan – Land Use Plan.

a) The Low Density Residential (Existing) designation shall be the existing Maple Lane Annex, Maple Land Gardens, Harmony Hall and Greenwood Estates subdivisions.

Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.2.3-1 – Garner Neighbourhood Secondary Plan – Land Use Plan.

b) In the Low Density Residential 1a designation:

- i) the permitted uses shall be single detached dwellings;
- ii) the lot frontages shall be a minimum of 15 metres; and,
- iii) the density shall not exceed 18 dwelling units per gross/net residential hectare.

c) In the Low Density Residential 1 designation:

- i) the permitted uses shall be single detached dwellings;
- ii) the lot frontages shall be a minimum of 10.7 metres; and,
- iii) the density shall not exceed 20 dwelling units per gross/net residential hectare.

d) In the Low Density Residential 2a designation:

- i) the permitted uses shall be single detached and semi-detached dwellings;
- ii) the lot frontages for single detached dwellings shall be a minimum of 10 metres;
- iii) the lot frontages for semi-detached dwellings shall be a minimum of 9 metres; and,
- iv) the density shall not exceed 27 dwelling units per gross/net residential hectare.

e) In the Low Density Residential 2c designation:

- i) the permitted uses shall be street townhouses, block townhouses, courtyard townhouse and other innovative ground-oriented attached housing forms; and,
- ii) the density shall not exceed 37 dwelling units per gross/net residential hectare.

f) In the Low Density Residential 3a designation:

- i) the permitted uses shall be street townhouses, block townhouses, courtyard townhouse and stacked townhouses; and,
- ii) the density shall not exceed 50 dwelling units per gross/net residential hectare.

B.2.3.1.4 Medium Density Residential Designations Notwithstanding Policies E.3.5.2 and E.3.5.7 In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the Medium Density Residential designations identified on Map B.2.3-1 – Garner Neighbourhood – Land Use Plan: a) In the Medium Density Residential 12a designation: i) the permitted uses shall be stacked townhouses and low rise apartments; and, ii) the density shall not exceed 70 dwelling units per gross/net residential hectare. Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.	B.2.3.1.4 Medium Density Residential Designations In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the Medium Density Residential designations identified on Map B.2.3-1 – Garner Neighbourhood – Land Use Plan: a) In the Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.
Delete Policy B.2.3.6.2 in its entirety. Site Specific Policy – Area B (OPA 25) B.2.3.6.2 In addition to Section B.2.3.1.3(e), the following policy shall apply to the portion of the lands located at 435 Garner Road East and John Frederick Drive), identified as Site Specific Policy – Area B on Map B.2.3-1 – Garner Neighbourhood Land Use Plan: a) Notwithstanding Policy 2.3.1.3(e)(ii) the density shall not exceed 57 dwelling units per gross/net residential hectare.	
Delete Policy B.2.3.6.3 in its entirety Site Specific Policy – Area C (OPA 61) B.2.3.6.3 That in addition to Section B.2.3.1.4 (i), that block townhouses and maisonettes (back-to-back townhouses) shall also be permitted on the lands located at a portion of 435 Garner Road East (lands located at the northeast corner of Highway 6 and Garner Road East), and identified as Site Specific Policy – Area C on Map B.2.3-1 – Garner Neighbourhood Secondary Plan.	
Delete Policy B.2.3.6.4 in its entirety Site Specific Policy – Area D (OPA 189) B.2.3.6.4 For lands located at 382 Southcote Road, designated Low Density Residential 1a and identified as Site Specific Policy – Area D on Map B.2.3-1 – Garner	

Neighbourhood Secondary Plan – Land Use Plan, the following policies shall apply: a) Notwithstanding Policy B.2.3.1.2 b) and Policy B.2.3.1.3 b) ii) of Volume 2, single detached dwellings shall be located on lots with a minimum frontage of 12 metres; and, b) Notwithstanding Policy B.2.3.1.3 b) iii) of Volume 2, the density shall not exceed 24 dwelling units per gross/net residential hectare.	
B.2.4 Meadowlands Mixed Use Secondary Plan	
B.2.4.4 Residential Designations The residential policies shall define the location and scale of each type of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents.	B.2.4.4 Residential Designations The residential policies shall define the location and scale of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents.
B.2.4.4.1 The residential areas are designated Low Density Residential 1, Low Density Residential 2c, and Medium Density Residential 12c as identified on Map 2.4-1 – Meadowlands Mixed Use – Land Use Plan.	B.2.4.4.1 The residential areas are designated Low Density Residential 1 and Medium Density Residential 1 as identified on Map 2.4-1 – Meadowlands Mixed Use – Land Use Plan.
Insert new Policy B.2.4.4.2, as follows: B.2.4.4.2 To promote <i>compatible redevelopment</i>, new residential infill development shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.	B.2.4.4.2 To promote <i>compatible redevelopment</i>, new residential infill development shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.
B.2.4.4.23 Low Density Residential 2c Designations Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1. Notwithstanding Policy E.3.4.4 of Volume 1, 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.2.4.4.3 Low Density Residential Designations Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1.
B.2.4.4.34 Medium Density Residential Designations a) In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies apply to the lands north of Harrogate Drive and designated Medium Density Residential 1a and Medium Density Residential 2c on Map B.2.4-1 Meadowlands Mixed Use – Land Use Plan:	B.2.4.4.4 Medium Density Residential Designations In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to lands designated Medium Density Residential 1 on Map B.2.4-1 Meadowlands Mixed Use – Land Use Plan: a) In the Medium Density Residential 1 designation:

a) Medium Density Residential 1 designation: i) Policy E.3.5.4 of Volume 1 shall not apply. ii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. i) Notwithstanding Policy E.3.5.7 of Volume 1, the lands fronting on the new local road just west of Stone Church Road and designated Medium Density Residential 1a shall be developed for on street townhouses at a density not to exceed 50 units per hectare. ii) Notwithstanding Policy E.3.5.7 of Volume 1, the density of lands designated Medium Density Residential 2c shall not exceed 70 units per net hectare (including roads). iii) The buildings shall be similar or compatible in form and appearance to those already existing west of Cloverleaf Drive along Golf Links Road. iv) Buildings shall be sited in such a manner so as to allow an appropriate private open space and pedestrian connection between the buildings from Golf Links Road to the environmentally significant area along Tiffany Creek. v) No automobile access shall be provided from Golf Links Road, instead access shall be provided from Harrogate Drive; the majority of the parking for residents shall be provided underground or within enclosed buildings, and surface parking for visitors shall be located to the rear or side(s) of the building(s). vi) Landscaping and pedestrian amenities shall be provided along Golf Links Road (east of Cloverleaf Drive) and along Stone Church Road (south of Golf Links Road to approximately the new local road). b) In addition to Section E.3.5 – Medium Density Residential of Volume 1, policies B.2.4.4.3a i), v), and vi) shall apply to lands designated Medium Density Residential 1a located on the south side of Harrogate Drive and west of Stone Church Road.	i) Policy E.3.5.4 of Volume 1 shall not apply. ii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.
B.2.5 Meadowlands Neighbourhood III Secondary Plan	
B.2.5.1 Residential Designations The residential policies shall define the location and scale of each type of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents.	B.2.5.1 Residential Designations The residential policies shall define the location and scale of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents.

B.2.5.1.1 The residential areas are designated Low Density Residential (Infill), Low Density Residential 1a, Low Density Residential 2a, Low Density Residential 2c, and LowMedium Density Residential 13b as identified on B.2.5-1 – Meadowlands Neighbourhood III – Land Use Plan. (OPA 109)(OPA 128)	B.2.5.1.1 The residential areas are designated Low Density Residential 1 and Medium Density Residential 1 as identified on B.2.5-1 – Meadowlands Neighbourhood III – Land Use Plan. (OPA 109)(OPA 128)
Insert new Policy B.2.5.1.2, as follows: B.2.5.1.2 General Residential Policies a) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.	B.2.5.1.2 General Residential Policies a) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.
B.2.5.1.23 Low Density Residential Designations Notwithstanding Policies E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to the Low Density Residential designations identified on Map B.2.5-1 – Meadowlands Neighbourhood III – Land Use Plan. a) In the Low Density Residential (Infill) designation: i) the permitted use shall be single detached dwellings; and, ii) the lot frontages shall be a minimum of 15 metres. Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.2.5-1 – Meadowlands Neighbourhood III – Land Use Plan. b) In the Low Density Residential 1a designation: i) the permitted use shall be single detached dwellings; ii) the lot frontages shall be a minimum of 15 metres; and, iii) the density shall not exceed 18 dwelling units per gross/net residential hectare. c) In the Low Density Residential 2a designation: i) the permitted uses shall be single and semi detached dwellings; ii) the lot frontages shall be a minimum 10.7 metres; and, iii) the density shall not exceed 27 dwelling units per gross/net residential hectare.	B.2.5.1.3 Low Density Residential Designations Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.2.5-1 – Meadowlands Neighbourhood III – Land Use Plan.

d) In the Low Density Residential 2c designation: (OPA 109) i) the permitted uses shall be street, block, and courtyard townhouses, as well as other innovative ground oriented attached housing forms; and, ii) the density shall not exceed 27 units per gross/net residential hectare. e) In the Low Density Residential 3b designation: i) the permitted uses shall be street townhouses, block townhouses, and other ground-oriented attached housing forms; and, ii) the density shall not exceed 55 dwelling units per gross/net residential hectare.	
Insert new Policy B.2.5.1.4 B.2.5.1.4 Medium Density Residential Designations In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to lands designated Medium Density Residential on Map B.2.5-1 – Meadowlands Neighbourhood III – Land Use Plan: a) In the Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.	B.2.5.1.4 Medium Density Residential Designations In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to lands designated Medium Density Residential on Map B.2.5-1 – Meadowlands Neighbourhood III – Land Use Plan: a) In the Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.
Delete existing Policy B.2.5.7.1 in its entirety B.2.5.7.1 Notwithstanding Subsection B.2.5.1.2 c) ii) of this secondary plan, for lands located north of Garner Road East and west of Kitty Murray Lane, and identified on Map B.2.5-1 Meadowlands Neighbourhood III Secondary Plan – Land Use Plan as Area Specific Policy – Area A, the lot frontages shall be a minimum of 9.0 metres.	
Delete existing Policy B.2.5.7.2 in its entirety Site Specific Policy – Area “B” B.2.5.7.2 For the lands identified as Site Specific Policy – Area “B” on Map B.2.5-1 Meadowlands Neighbourhood III Secondary Plan – Land Use Plan, designated Low Density	

Residential 3b, and known as 559 Garner Road East, the following policies shall apply: a) In addition to Policy B.2.5.1.2 e) i), a multiple dwelling shall also be permitted. i) Notwithstanding Policy E.3.4.5 of Volume 1, Policies E.3.5.8 and E.3.5.9 shall apply to the multiple dwelling use. b) Notwithstanding Policy B.2.5.1.2 e) ii), the permitted density shall range from 270 to a maximum of 300 units per net residential hectare.	
B.2.6 Meadowlands Neighbourhood IV Secondary Plan	
B.2.6.1.1 The residential policies shall define the location and scale of each type of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents.	B.2.6.1.1 The residential policies shall define the location and scale of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents.
B.2.6.1.2 The residential areas are designated Low Density Residential 12b , Low-Medium Density Residential 13b , and Medium Density Residential 2c as identified on B.2.6-1 - Meadowlands Neighbourhood IV – Land Use Plan.	B.2.6.1.2 The residential areas are designated Low Density Residential 1, Medium Density Residential 1 and Medium Density Residential 2c as identified on B.2.6-1 - Meadowlands Neighbourhood IV – Land Use Plan.
B.2.6.1.3 General Residential Policies a) Residential buildings in the Low Density Residential and Medium Density Residential designations shall have no more than three occupied storeys entirely above grade. b) Development within the Meadowlands Neighbourhood IV is intended to provide a mix and diversity of housing opportunities in terms of lot size, unit size, style and tenure that are suitable for different age levels, income groups, lifestyles, and household structures. bc) To make best use of urban lands higher densities shall be encouraged throughout this neighbourhood. This density can be achieved through the provision of smaller lots in interior locations and higher density developments located at external locations within the neighbourhood. c) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.	B.2.6.1.3 General Residential Policies a) Development within the Meadowlands Neighbourhood IV is intended to provide a mix and diversity of housing opportunities in terms of lot size, unit size, style and tenure that are suitable for different age levels, income groups, lifestyles, and household structures. b) To make best use of urban lands higher densities shall be encouraged throughout this neighbourhood. This density can be achieved through the provision of smaller lots in interior locations and higher density developments located at external locations within the neighbourhood. c) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.
B.2.6.1.4 Low Density Residential Designations Notwithstanding Section E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to	B.2.6.1.4 Low Density Residential Designations Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low

the Low Density Residential designations identified on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan: a) In the Low Density Residential 2b designation: i) the density shall be approximately 1 to 30 units per net residential hectare; ii) predominantly single detached dwellings, duplex and semi-detached dwellings shall be permitted; and, iii) generally located at the interior of residential neighbourhoods adjacent to local and/or collector roads. Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan. b) In the Low Density Residential 3b designation: i) the density shall be a maximum of 50 units per net residential hectare; ii) predominantly town house dwellings and innovative attached housing dwelling forms shall be permitted; and, iii) generally located at the periphery of residential neighbourhoods adjacent to or close to arterial and/or collector roads.	Density Residential 1 on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan.
B.2.6.1.5 Medium Density Residential Designations Notwithstanding Section E.3.5.2 and E.3.5.7 of Volume 1, In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the Medium Density Residential 2c designations identified on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan: a) In the Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) In addition to Policy E.3.5.2 of Volume 1, street townhouses shall also be permitted. iii) Policy E.3.5.4 of Volume 1 shall not apply. iv) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. a)b) In the Medium Density Residential 2c designation:	B.2.6.1.5 Medium Density Residential Designations In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the Medium Density Residential designations identified on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan: a) In the Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) In addition to Policy E.3.5.2 of Volume 1, street townhouses shall also be permitted. iii) Policy E.3.5.4 of Volume 1 shall not apply. iv) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. b) In the Medium Density Residential 2c designation:

i) the density shall be a maximum of 70 units per net residential hectare; ii) predominantly apartment dwellings and innovative attached housing forms in buildings; and, iii) generally located adjacent to or in close proximity to Arterial and/or Collector Roads, community facilities/services and open space areas.	i) the density shall be a maximum of 70 units per net residential hectare.
Delete existing Policy B.2.6.8.3 in its entirety Site Specific Policy – Area C B.2.6.8.3 In addition to the permitted uses set out in Policy B.2.6.2.1. b) – Low Density Residential 3b, for the lands located just north of Garner Road East and east of Raymond Road, and identified on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan as Site Specific Policy – Area C the following policies shall apply: a) The lands may be developed for street townhouse dwellings provided that an on street parking plan, prepared by a qualified professional engineer, is provided as part of a development application. b) A minimum of 0.5 parking spaces per dwelling unit shall be provided for on street visitor parking associated with street townhouses.	
Area Specific Policy – Area D B.2.6.8.4 Notwithstanding the Policy B.2.6.2.1 b) and c), for the lands designated Low Density Residential 2b-1, Medium Density Residential 1 and 3b and Utility, located on the west side of Springbrook Road, and identified on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan as Area Specific Policy - Area D may be used in whole or part for the expansion of the institutional use located to the west (Redeemer University College), without amendment to this Plan, provided it can be demonstrated to the satisfaction of the City that the expansion shall not hinder or preclude development of adjacent lands for residential purposes and storm water management is provided on a comprehensive basis.	Area Specific Policy – Area D B.2.6.8.4 Notwithstanding the Policy B.2.6.2.1 b) and c), for the lands designated Low Density Residential 1, Medium Density Residential 1 and Utility, located on the west side of Springbrook Road, and identified on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan as Area Specific Policy - Area D may be used in whole or part for the expansion of the institutional use located to the west (Redeemer University College), without amendment to this Plan, provided it can be demonstrated to the satisfaction of the City that the expansion shall not hinder or preclude development of adjacent lands for residential purposes and storm water management is provided on a comprehensive basis.

Site Specific Policy – Area F (OPA 20)(OPA 119) B.2.6.8.6 Notwithstanding the Policy E.3.5.8 of Volume 1 and Policy B.2.6.1.5 b)a), for the lands designated Medium-High Density Residential 2c, known as 1117 Garner Road East, and identified on Map B.2.6-1 - Meadowlands Neighbourhood IV – Land Use Plan as Area Specific Policy – Area F, a nine (9) storey condominium apartment building with a maximum density of approximately 187 residential units per net hectare shall be permitted.	Site Specific Policy – Area F (OPA 20)(OPA 119) B.2.6.8.6 Notwithstanding Policy E.3.5.8 of Volume 1 and Policy B.2.6.1.5 b), for the lands designated Medium Density Residential 2c, known as 1117 Garner Road East, and identified on Map B.2.6-1 - Meadowlands Neighbourhood IV – Land Use Plan as Area Specific Policy – Area F, a nine (9) storey condominium apartment building with a maximum density of approximately 187 residential units per net hectare shall be permitted.
Site Specific Policy – Area G (OPA 44) Delete existing Policy B.2.6.8.7 in its entirety B.2.6.8.7 For the lands located at 1169 Garner Road East, and identified on Meadowlands Neighbourhood IV – Land Use Map B.2.6-1, the following shall apply: a) In addition to Policy B.2.6.1.5(a)(ii), townhouse dwellings shall be permitted, and a minimum overall density of 50 units per net residential hectare shall be permitted for the entire site.	
Site Specific Policy – Area H (OPA 42) Delete existing Policy B.2.6.8.8 in its entirety B.2.6.8.8 For the lands located at 1001, 1009, and 1035 Garner Road East, and identified as Meadowlands Neighbourhood IV – Land Use Map B.2.6-1, the following shall apply: a) For those lands designated as “Low Density Residential 2b1”: i) Street townhouse units shall be permitted; and, ii) i) The maximum density permitted shall be 45 units per net residential hectare.	
Site Specific Policy – Area I (OPA 50) Delete existing Policy B.2.6.8.9 in its entirety B.2.6.8.9 For the lands located at 961 – 989 Garner Road East, and identified on Map B.2.6-1 – Meadow Lands Neighbourhood IV – Land Use Plan as Site Specific Policy – Area I, the following shall apply: a) For those lands designated as “Low Density Residential 2b”: i) Street townhouse units shall be permitted; and, ii) i) The maximum density shall be 50 units per net residential hectare.	
B.2.7 Meadowlands Neighbourhood V Secondary Plan	
B.2.7.1 Residential Designations	B.2.7.1 Residential Designations

B.2.7.1.1 The residential policies shall define the location and scale of each type of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents.	B.2.7.1.1 The residential policies shall define the location and scale of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents.
B.2.7.1.2 The residential areas are designated Low Density Residential 1, Low Density Residential 2d, Low Density Residential 3c, Medium Density Residential 12, and Medium Density Residential 23 as identified on Map B.2.7-1 - Meadowlands Neighbourhood V – Land Use Plan.	B.2.7.1.2 The residential areas are designated Low Density Residential 1, Medium Density Residential 1 and Medium Density Residential 2 as identified on Map B.2.7-1 - Meadowlands Neighbourhood V – Land Use Plan.
Insert new Policy B.2.7.1.3, as follows: B.2.7.1.3 To promote <i>compatible redevelopment</i>, new residential infill development shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.	B.2.7.1.3 To promote <i>compatible redevelopment</i>, new residential infill development shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.
B.2.7.1.34 Low Density Residential Designations Notwithstanding Sections E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to the lands designated Low Density Residential designations 1, 2d, and 3c identified on Map B.2.7-1 – Meadowlands Neighbourhood V – Land Use Plan: provided that adjacent housing forms and densities are compatible: a) In the Low Density Residential 1 designation: i) the permitted uses shall be single detached dwellings; ii) the lot frontages shall be a minimum of 12.2 metres; and, iii) the density shall not exceed 20 dwelling units per gross/net residential hectare. Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.2.7-1 – Meadowlands Neighbourhood V – Land Use Plan. b) In the Low Density Residential 2d designation: i) the permitted uses shall be single detached, semi-detached, street townhouses, block townhouses, courtyard townhouse and other innovative ground-oriented attached housing forms;	B.2.7.1.4 Low Density Residential Designations Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.2.7-1 – Meadowlands Neighbourhood V – Land Use Plan.

ii) the lot frontages for single detached dwellings shall be a minimum of 9.1 metres; and, iii) the density shall not exceed 29 dwelling units per gross/net residential hectare. c) In the Low Density Residential 3c designation: i) the permitted uses shall be street townhouses, block townhouses, courtyard townhouse, low rise apartments and other innovative ground-oriented attached housing forms; and ii) the density shall not exceed 50 dwelling units per gross/net residential hectare	
B.2.7.1.54 Medium Density Residential Designations Notwithstanding Sections E.3.5.2 and E.3.5.7 of Volume 1, the following policies shall apply to the lands designated Medium Density Residential 12 and Medium Density Residential 3 identified on Map B.2.7-1 – Meadowlands Neighbourhood V – Land Use Plan: a) Section E.3.5 – Medium Density Residential of Volume 1 shall apply to lands designated Medium Density Residential 1 on Map B.2.6-1 – Meadowlands Neighbourhood IV – Land Use Plan. a) In the Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. ba) In the Medium Density Residential 2 designation: i) the permitted uses shall be block townhouses, stacked townhouses, lowrise apartments and other forms of multiple attached dwellings; and, ii) the density shall not exceed 70 units per gross/net residential hectare. b) In the Medium Density Residential 3 designation: i) the permitted uses shall be multiple dwelling forms; and,	B.2.7.1.5 Medium Density Residential Designations In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to lands designated Medium Density Residential 1 on Map B.2.7-1 – Meadowlands Neighbourhood V – Land Use Plan: a) In the Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. b) In the Medium Density Residential 2 designation: i) the density shall not exceed 70 units per gross/net residential hectare.

ii) the density shall range from 75 to 100 units per gross/net residential hectare.	
Site Specific Policy - Area A B.2.7.6.1 In addition to the permitted uses set out in Policy E.3.5.2 of Volume 1 B.2.7.1.3 b), a day nursery with a maximum designed capacity of 75 children shall be permitted at No. 900 Golf Links Road, and identified as Site Specific Policy - Area A on Map B.2.7-1 – Meadowlands Neighbourhood V Neighbourhood – Land Use Plan.	Site Specific Policy - Area A B.2.7.6.1 In addition to the permitted uses set out in Policy E.3.5.2 of Volume 1, a day nursery with a maximum designed capacity of 75 children shall be permitted at No. 900 Golf Links Road, and identified as Site Specific Policy - Area A on Map B.2.7-1 – Meadowlands Neighbourhood V Neighbourhood – Land Use Plan.
Site Specific Policy - Area B B.2.7.6.2 In addition to the permitted uses set out in Policy E.3.5.2 of Volume 1 and notwithstanding Policy B.2.7.1.52 a) i), a general business/professional offices shall be permitted in the existing building at No. 894 Golf Links Road, and identified as Site Specific Policy - Area B on Map B.2.7-1 – Meadowlands Neighbourhood V - Land Use Plan.	Site Specific Policy - Area B B.2.7.6.2 In addition to the permitted uses set out in Policy E.3.5.2 of Volume 1 and notwithstanding Policy B.2.7.1.5 a) i), general business/professional offices shall be permitted in the existing building at No. 894 Golf Links Road, and identified as Site Specific Policy - Area B on Map B.2.7-1 – Meadowlands Neighbourhood V - Land Use Plan.
Site Specific Policy – Area C B.2.7.6.3 Individual, separate access onto Stonehenge Drive is not permitted to/from the lands designated MediumLow Density Residential 12d identified as Site Specific Policy – Area C on Map B.2.7-1 – Meadowlands Neighbourhood V – Land Use Plan.	Site Specific Policy – Area C B.2.7.6.3 Individual, separate access onto Stonehenge Drive is not permitted to/from the lands designated Medium Density Residential 1 identified as Site Specific Policy – Area C on Map B.2.7-1 – Meadowlands Neighbourhood V – Land Use Plan.
Site Specific Policy – Area D Delete Policy B.2.7.6.4 in its entirety. B.2.7.6.4 A 24 unit, 3 storey apartment building shall be permitted at 886 Golf Links Road on lands designated Medium Density Residential 3 and identified as Site Specific Policy – Area D on Map B.2.7-1 – Meadowlands Neighbourhood V – Land Use Plan. (OPA 109)	
B.2.8 Ancaster Wilson Street Secondary Plan	
B.2.8.7 Residential Designations The Ancaster Wilson Street Secondary Plan has two residential areas: the Transition Area, and Gateway Residential Area, detailed in Appendix A - Character Areas and Heritage Features, consisting of a range of housing types, densities, and a mix of housing forms. The residential policies shall define the location and scale of each type of residential uses, and shall help ensure that a variety of residential types are provided to meet the diverse needs of residents.	2.8.7 Residential Designations The Ancaster Wilson Street Secondary Plan has two residential areas: the Transition Area, and Gateway Residential Area, detailed in Appendix A - Character Areas and Heritage Features, consisting of a range of housing types, densities, and a mix of housing forms. The residential policies shall define the location and scale of residential uses, and shall help ensure that a variety of residential types are provided to meet the diverse needs of residents.
B.2.8.7.1 The residential areas are designated Low Density Residential 1, Low Medium	B.2.8.7.1 The residential areas are designated Low Density Residential 1, Medium Density

Density Residential 13, and Medium Density Residential 2, as identified on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan.	Residential 1, and Medium Density Residential 2, as identified on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan.
B.2.8.7.3 Low Density Residential Designations a) In addition to Section E.3.4 – Low Density Residential of Volume 1, for lands designated Low Density Residential 1 on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, the following policies shall apply: i) Notwithstanding Policy E.3.4.3 of Volume 1, the permitted uses shall be limited to single detached dwellings and semi-detached dwellings. ii) i) The conversion of residential buildings, or construction of new buildings for medical, business, personal service, or professional office uses shall not be permitted. in areas designated Low Density Residential 1. iii) Notwithstanding Policy E.3.4.4 of Volume 1, the net residential density range shall be 1–20 units per hectare. iv) Notwithstanding Policy E.3.4.5 of Volume 1, the maximum building height shall be 2.5 storeys. b) In addition to Section E.3.4 – Low Density Residential of Volume 1, for lands designated Low Density Residential 3 on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, the following policies shall apply: i) In addition to Policy E.3.4.3 of Volume 1, all forms of townhouses and low-rise multiple dwellings shall be permitted. ii) Notwithstanding Policy E.3.4.4 of Volume 1, the net residential density range shall be 20–60 units per hectare. iii) In addition to Policy E.3.4.3 of Volume 1, small scale commercial uses shall be permitted, including business and professional offices, medical office uses or clinics, day nursery, artist studios, funeral homes, and personal services. iv) Notwithstanding Policy 2.8.7.3 b)iii) of this Plan, prohibited uses include retail, financial establishments, restaurants, motor vehicle service stations, and gas bars. v) In accordance with Policy 2.8.7.3 b)iii) of this Plan, commercial uses shall be subject to the following: 1. Permitted uses shall be located in stand-alone commercial or mixed use buildings;	B.2.8.7.3 Low Density Residential Designations a) In addition to Section E.3.4 – Low Density Residential of Volume 1, for lands designated Low Density Residential 1 on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, the following policies shall apply: i) The conversion of residential buildings, or construction of new buildings for medical, business, personal service, or professional office uses shall not be permitted.

2. Residential units are encouraged on upper floors as part of any proposed development or redevelopment; 3. For mixed use buildings, commercial uses shall be located on the first floor only; 4. Parking shall be accommodated on site or through shared parking lots, where feasible; 5. New stand-alone commercial buildings shall be subject to the following provisions: a. Commercial uses shall not exceed a total gross floor area of 500 square metres; and, b. Buildings shall be a minimum height of two storeys; and, 6. For existing buildings established or created prior to the day of approval of this Plan, and which are converted to commercial uses, Policy 2.8.7.3 b)v)5) shall not apply. Commercial uses shall be limited to the existing building. vi) New development or redevelopment shall ensure the height, massing, scale, and arrangement of the buildings and structures are compatible with the abutting uses.	
B.2.8.7.4 Medium Density Residential 2 Designations In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to for lands designated Medium Density Residential 2 on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan:- Land Use Plan, the following policies shall apply: a) In the Medium Density Residential 1 designation: i) In addition to Policy E.3.5.2 of Volume 1, single detached dwellings, semi detached dwellings, triplexes, fourplexes and street townhouses shall also be permitted. ii) In addition to Policy E.3.5.2 of Volume 1 and notwithstanding Policy E.3.5.4 of Volume 1, small scale commercial uses shall be permitted, including business and professional offices, medical office uses or clinics, day nursery, artist studios, funeral homes, and personal services subject to the following criteria: 1. Permitted uses shall be located in stand-alone commercial or mixed use buildings; 2. Residential units are encouraged on upper floors as part of any proposed development or redevelopment; 3. For mixed use buildings, commercial uses shall be located on the first floor only;	B.2.8.7.4 Medium Density Residential Designations In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to lands designated Medium Density Residential on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan - Land Use Plan: a) In the Medium Density Residential 1 designation: i) In addition to Policy E.3.5.2 of Volume 1, single detached dwellings, semi detached dwellings, triplexes, fourplexes and street townhouses shall also be permitted. ii) In addition to Policy E.3.5.2 of Volume 1 and notwithstanding Policy E.3.5.4 of Volume 1, small scale commercial uses shall be permitted, including business and professional offices, medical office uses or clinics, day nursery, artist studios, funeral homes, and personal services subject to the following criteria: 1. Permitted uses shall be located in stand-alone commercial or mixed use buildings; 2. Residential units are encouraged on upper floors as part of any proposed development or redevelopment; 3. For mixed use buildings, commercial uses shall be located on the first floor only;

4. Parking shall be accommodated on site or through shared parking lots, where feasible; 5. New stand-alone commercial buildings shall be subject to the following provisions: a. Commercial uses shall not exceed a total gross floor area of 500 square metres; and, b. Buildings shall be a minimum height of two storeys; and, 6. For <i>existing</i> buildings established or created prior to the day of approval of this Plan, and which are converted to commercial uses, Policy B.2.8.7.4 a) ii) 5) shall not apply. Commercial uses shall be limited to the <i>existing</i> building. iii) Notwithstanding Policy E.3.5.4 of Volume 1 and Policy B.2.8.7.4 a) ii), prohibited uses include retail, financial establishments, restaurants, motor vehicle service stations, and gas bars. iv) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. v) New <i>development</i> or <i>redevelopment</i> shall ensure the height, massing, scale, and arrangement of the buildings and structures are compatible with the abutting uses. b) In the Medium Density Residential 2 designation: i) Notwithstanding In addition to Policy E.3.5.2 and E.3.5.4 of Volume 1, the permitted uses shall be limited to single detached dwellings, semi-detached dwellings, all form of street townhouse dwellings, low rise multiple dwellings, and live-work units shall also be permitted. b) Notwithstanding Policy E.3.5.7 of Volume 1, the net residential density range shall be 60-75 units per hectare. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum building height shall be three storeys. iv) Notwithstanding Policy B.2.8.7.4 b) i), live-work units shall be permitted subject to the following: 1) Live-work units shall include small-scale retail, professional offices, and <i>home business</i> uses; 2) Live-work units shall have commercial uses at grade, and have entrances accessible directly from an arterial road such as Wilson Street or Fiddlers Green Road;	4. Parking shall be accommodated on site or through shared parking lots, where feasible; 5. New stand-alone commercial buildings shall be subject to the following provisions: a. Commercial uses shall not exceed a total gross floor area of 500 square metres; and, b. Buildings shall be a minimum height of two storeys; and, 6. For <i>existing</i> buildings established or created prior to the day of approval of this Plan, and which are converted to commercial uses, Policy B.2.8.7.4 a) ii) 5) shall not apply. Commercial uses shall be limited to the <i>existing</i> building. iii) Notwithstanding Policy E.3.5.4 of Volume 1 and Policy B.2.8.7.4 a) ii), prohibited uses include retail, financial establishments, restaurants, motor vehicle service stations, and gas bars. iv) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. v) New <i>development</i> or <i>redevelopment</i> shall ensure the height, massing, scale, and arrangement of the buildings and structures are compatible with the abutting uses. b) In the Medium Density Residential 2 designation: i) In addition to Policy E.3.5.2 of Volume 1, single detached dwellings, semi-detached dwellings, street townhouse dwellings, and live-work units shall also be permitted. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum building height shall be three storeys. iv) Notwithstanding Policy B.2.8.7.4 b) i), live-work units shall be permitted subject to the following: 1) Live-work units shall include small-scale retail, professional offices, and <i>home business</i> uses; 2) Live-work units shall have commercial uses at grade, and have entrances accessible directly from an arterial road such as Wilson Street or Fiddlers Green Road; 3) Residential access and commercial parking areas shall be separate, to avoid a conflict of shared uses; and, 4) Residential amenity space can be accommodated thorough the provision of balconies or decks.
---	---

iii) Residential access and commercial parking areas shall be separate, to avoid a conflict of shared uses; and, iv) Residential amenity space can be accommodated through the provision of balconies or decks.	
---	--

NOT FINAL AND BINDING

NOT FINAL AND BINDING

Appendix “C” – Volume 2: Chapter B-4 – Flamborough Secondary Plans

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
B.4.1 West Waterdown Secondary Plan	
B.4.1.1 Residential Designations The residential policies define the location and scale of each type of residential uses and shall ensure that a variety of housing types are provided to meet the needs of residents of the City and provincial policy requirements.	B.4.1.1 Residential Designations The residential policies define the location and scale of residential uses and shall ensure that a variety of housing types are provided to meet the needs of residents of the City and provincial policy requirements.
B.4.1.1.12 The residential areas are designated Low Density Residential 12e and Medium Low Density Residential 13c on Map B.4.1-1 – West Waterdown – Land Use Plan.	B.4.1.1.1 The residential areas are designated Low Density Residential 1 and Medium Density Residential 1 on Map B.4.1-1 – West Waterdown – Land Use Plan.
B.4.1.23 Low Density Residential Designations In addition to Section E.3.4 – Low Density Residential of Volume 1, the following policies shall apply to the lands designated Low Density Residential 12e and Low Density Residential 3c on Map B.4.1-1 – West Waterdown - Land Use Plan: a) 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 2e on Map B.4.1-1 – West Waterdown – Land Use Plan: i) The permitted uses shall be single detached dwellings, duplex, semidetached and link dwellings. ii) The maximum density shall be 26 units per net residential hectare. b) 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.4.1-1 – West Waterdown – Land Use Plan: i) The permitted uses shall be townhouse dwellings and apartment dwellings. ii) The maximum building height shall be three storeys. iii) The density range shall be from 27 to 49 units per net residential hectare. iv) Development shall be located in close proximity to parks and recreational facilities, institutional uses and near major intersections, on arterial roads and/or on Dundas Street East. (OPA 64)	B.4.1.2 Low Density Residential Designations Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.4.1-1 – West Waterdown - Land Use Plan.
B.4.1.3 Medium Density Residential Designations	B.4.1.3 Medium Density Residential Designations

In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to lands designated Medium Density Residential identified on Map B.4.1-1 – West Waterdown - Land Use Plan: a) Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) In addition to Policy E.3.5.2 of Volume 1, street townhouses shall also be permitted. iii) Policy E.3.5.4 of Volume 1 shall not apply. iv) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.	In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to lands designated Medium Density Residential identified on Map B.4.1-1 – West Waterdown - Land Use Plan: a) Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) In addition to Policy E.3.5.2 of Volume 1, street townhouses shall also be permitted. iii) Policy E.3.5.4 of Volume 1 shall not apply. iv) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.
Delete Policy B.4.1.7.2 in its entirety. Site Specific Policy – Area B (OPA 205) B.4.1.7.2 For lands identified as Site Specific Policy – Area B on Map B.4.1-1 – West Waterdown – Land Use Plan, designated Low Density Residential 3c, and known as 173 and 177 Dundas Street East, the following policies shall apply: a) Notwithstanding Policy B.4.1.3 b) iii), a maximum density of 53 units per hectare shall be permitted.	
B.4.2 Waterdown North Secondary Plan	
B.4.2.4.1 The residential areas are designated Low Density Residential 12 and 3, Medium Density Residential 1 and 3 and 4 and High Density Residential 1, as identified on Map B.4.2-1 – Waterdown North – Land Use Plan. The following policies shall apply to each of these land use designations. Currently, there are no lands designated Medium Density Residential 4.	B.4.2.4.1 The residential areas are designated Low Density Residential 1, Medium Density Residential 1 and 3 and High Density Residential 1, as identified on Map B.4.2-1 – Waterdown North – Land Use Plan. The following policies shall apply to each of these land use designations.
B.4.2.4.2 General Residential Policies In addition to the Section E.3.0 – Neighbourhoods Designation of Volume 1, the following general policies shall apply to all residential land use designations identified on Map B.4.2-1 – Waterdown North - Land Use Plan: a) Density ranges have been specified for each some medium and high density residential categories. These densities shall be achieved for each land holding within the Secondary Plan area through the review of development applications on an application by application basis.	B.4.2.4.2 General Residential Policies In addition to the Section E.3.0 – Neighbourhoods Designation of Volume 1, the following general policies shall apply to all residential land use designations identified on Map B.4.2-1 – Waterdown North - Land Use Plan: a) Density ranges have been specified for some medium and high density residential categories. These densities shall be achieved for each land holding within the Secondary Plan area through the review of development applications on an application by application basis.

b) A broad range and mix of housing types are promoted between and within residential density categories. The City shall strive to achieve a variety of building types within each density category, such that no portion of the Secondary Plan area is dominated by one housing type. In appropriate locations, the <i>development</i> of live/work housing units, which are principally residential dwellings but also accommodate small scale commercial uses on the ground floor, shall be encouraged. c) To promote compatible redevelopment, new residential infill development shall comply with the policies of Section E.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1. d) This Plan encourages the preservation of designated and/or listed heritage buildings found within the Waterdown North area through the retention of buildings that have been identified as having cultural, historical and/or architectural significance. e) Reverse frontage or backlot lots shall be discouraged on major roads, such as Parkside Drive, Centre Road and North Waterdown Drive, as well as adjacent to parks. The City supports alternative approaches, such as laneway housing and window streets, to promote improved streetscapes and public safety, where possible and appropriate. f) As part of the submission of any development application, an overall concept plan for the adjoining lands and associated <i>development</i> statistics shall be submitted, to the satisfaction of the City. This concept plan shall detail the major components of the development and demonstrate compliance with this Secondary Plan and general conformity to the Waterdown North Urban Design Guidelines, including provision of a mix of housing types and lot sizes and achievement of density targets.	b) A broad range and mix of housing types are promoted between and within residential density categories. The City shall strive to achieve a variety of building types within each density category, such that no portion of the Secondary Plan area is dominated by one housing type. In appropriate locations, the <i>development</i> of live/work housing units, which are principally residential dwellings but also accommodate small scale commercial uses on the ground floor, shall be encouraged. c) To promote compatible redevelopment, new residential infill development shall comply with the policies of Section E.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1. d) This Plan encourages the preservation of designated and/or listed heritage buildings found within the Waterdown North area through the retention of buildings that have been identified as having cultural, historical and/or architectural significance. e) Reverse frontage or backlot lots shall be discouraged on major roads, such as Parkside Drive, Centre Road and North Waterdown Drive, as well as adjacent to parks. The City supports alternative approaches, such as laneway housing and window streets, to promote improved streetscapes and public safety, where possible and appropriate. f) As part of the submission of any development application, an overall concept plan for the adjoining lands and associated <i>development</i> statistics shall be submitted, to the satisfaction of the City. This concept plan shall detail the major components of the development and demonstrate compliance with this Secondary Plan and general conformity to the Waterdown North Urban Design Guidelines, including provision of a mix of housing types and lot sizes and achievement of density targets.
B.4.2.4.3 Low Density Residential 2 Designations In addition to the policies of Section E.3.4 – Low Density Residential of Volume 1, the following policies shall apply to the lands	B.4.2.4.3 Low Density Residential Designations In addition to Section 3.4 – Low Density Residential of Volume 1, the following policy shall apply to lands designated Low Density

designated Low Density Residential **12** on Map B.4.2-1 – Waterdown North - Land Use Plan:

- ~~a) Notwithstanding Policy E.3.4.3 of Volume 1, single detached dwellings, semi-detached dwellings, duplexes and street townhouses shall be permitted.~~
- ~~b) Single detached and semi-detached dwellings shall be the primary form of housing in this designation. Street townhouse dwellings shall be permitted to a maximum of 10% of the housing units in this designation.~~
- ~~c) A mix of lot sizes and housing types shall be required throughout the Low Density Residential 2 designation such that there is not a large concentration of one type of lot size or housing unit in any one area. There shall be a variety of lot sizes and housing types along any given street.~~
- ~~d) Notwithstanding Policy E.3.4.4 of Volume 1, the density of lands designated Low Density Residential 2 shall be in the range of 22 units to a maximum of 30 units per net residential hectare.~~
- ~~e) a) A limited number of residential dwellings may be permitted to have direct frontage on Parkside Drive provided the lot frontages are adequate to minimize the number of driveways and achieve enhanced landscaping, or where alternative design approaches are implemented that minimize driveway connections to Parkside Drive while making adequate provision for parking and enhanced landscaping.~~
- ~~f) The maximum building height shall be 3 storeys.~~

Delete existing Policy B.4.2.4.4 in its entirety
~~4.2.4.4 Low Density Residential 3 Designation~~
~~In addition to the policies of Section E.3.4 – Low Density Residential of Volume 1, the following policies shall apply to the lands designated Low Density Residential 3 on Map B.4.2-1 – Waterdown North – Land Use Plan:~~
~~a) The Low Density Residential 3 designation shall permit single detached dwellings, semi-detached dwellings, duplexes and street townhouses.~~
~~b) Street townhouses shall be the primary form of housing in this designation and shall comprise a minimum of 50% of the housing units in this designation.~~

Residential 1 on Map B.4.2-1 – Waterdown North - Land Use Plan:

- a) A limited number of residential dwellings may be permitted to have direct frontage on Parkside Drive provided the lot frontages are adequate to minimize the number of driveways and achieve enhanced landscaping, or where alternative design approaches are implemented that minimize driveway connections to Parkside Drive while making adequate provision for parking and enhanced landscaping.

c) Notwithstanding Policy E.3.4.4 of Volume 1, the net residential density of lands designated Low Density Residential 3 shall be in the range of greater than 30 units to a maximum of 46 units per net residential hectare. d) The maximum building height shall be 3 storeys. e) Live-work housing units may be permitted in accordance with Section B.4.2.4.8 – Mixed Use – Medium Density Designation; however, an amendment to the Low Density Residential 3 designation shall be required.	
B.4.2.4.5 Medium Density Residential 3 Designations In addition to the policies of Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the lands designated Medium Density Residential 3 on Map B.4.2-1 – Waterdown North - Land Use Plan. Currently, there are no lands designated Medium Density Residential 4. a) In the Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. iv) Live-work housing units may be permitted in accordance with Section B.4.2.4.8 – Mixed Use - Medium Density Designation; however, an amendment to the Medium Density 1 designation shall be required. b) In the Medium Density Residential 3 Designation: shall permit a range of multiple dwellings including all forms of townhouses, apartments and other forms of multiple dwellings. Housing for seniors, including retirement apartments shall also be permitted. The maximum building height shall be 6 storeys. i) In addition to Policy E.3.5.2 of Volume 1, retirement homes shall also be permitted.	B.4.2.4.5 Medium Density Residential Designations In addition to the policies of Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the lands designated Medium Density Residential on Map B.4.2-1 – Waterdown North - Land Use Plan. Currently, there are no lands designated Medium Density Residential 4. a) In the Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. iv) Live-work housing units may be permitted in accordance with Section B.4.2.4.8 – Mixed Use - Medium Density Designation; however, an amendment to the Medium Density 1 designation shall be required. b) In the Medium Density Residential 3 Designation: i) In addition to Policy E.3.5.2 of Volume 1, retirement homes shall also be permitted. ii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be six storeys. iii) The density for all lands designated Medium Density Residential 3 shall be greater than 46 units to a maximum of 125 units per gross residential hectare. This density shall be achieved through the provision of a mix of

ii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be six storeys. iii) b) Notwithstanding Policy E.3.5.7 of Volume 1, the density for all lands designated Medium Density Residential 3 shall be greater than 46 units to a maximum of 125.70 units per gross residential hectare. This density shall be achieved through the provision of a mix of housing types within the designation. (OPA 64) c) Notwithstanding Policy B.4.2.4.5 b) and Policy E.3.5.7 of Volume 1, individual sites may be developed to a maximum net residential density of 125 units per hectare, provided that the overall density of the lands within the designation does not exceed 70 units per gross residential hectare. iv) d) The City shall consider the provision of additional live-work housing units elsewhere in the Medium Density Residential 3 designation, subject to provision of an acceptable site plan and building elevations illustrating the nature and function of the development and demonstrating compatibility with adjacent development and adequate provision for on-street parking. An amendment to the Medium Density Residential 3 designation shall be required. (OPA 64) c) In the Medium Density Residential 4 designation: i) Notwithstanding Policy E.3.5.8, the maximum building height shall be 10 storeys. ii) The density for all lands designated Medium Density Residential 4 shall be greater than 70 units to a maximum of 100 units per gross residential hectare. This density shall be achieved through the provision of a mix of housing types within the designation. iii) Notwithstanding Policy B.4.2.4.5 c) ii), individual sites may be developed to a maximum net residential density of 150 units per hectare, provided the overall density of the lands within the designation does not exceed 100 units per gross residential hectare. iv) In addition to Policy E.3.5.2 of Volume 1, retirement homes shall also be permitted.	housing types within the designation. (OPA 64) iv) The City shall consider the provision of additional live-work housing units elsewhere in the Medium Density Residential 3 designation, subject to provision of an acceptable site plan and building elevations illustrating the nature and function of the development and demonstrating compatibility with adjacent development and adequate provision for on-street parking. An amendment to the Medium Density Residential 3 designation shall be required. (OPA 64) c) In the Medium Density Residential 4 designation: i) Notwithstanding Policy E.3.5.8, the maximum building height shall be 10 storeys. ii) The density for all lands designated Medium Density Residential 4 shall be greater than 70 units to a maximum of 100 units per gross residential hectare. This density shall be achieved through the provision of a mix of housing types within the designation. iii) Notwithstanding Policy B.4.2.4.5 c) ii), individual sites may be developed to a maximum net residential density of 150 units per hectare, provided the overall density of the lands within the designation does not exceed 100 units per gross residential hectare. iv) In addition to Policy E.3.5.2 of Volume 1, retirement homes shall also be permitted.
Delete Policy B.4.2.4.6 in its entirety B.4.2.4.6 Medium Density Residential 4 Designation In addition to the policies of Section E.3.5 — Medium Density Residential of	

Volume 1, the following policies shall apply to lands designated Medium Density Residential 4 on Map B.4.2-1 – Waterdown North – Land Use Plan. Currently, there are no lands designated Medium Density Residential 4: a) The Medium Density Residential 4 designation shall permit a range of multiple dwellings such as all forms of townhouses, apartments and other forms of multiple dwellings. Housing for seniors, including retirement apartments shall also be permitted. b) The maximum building height shall be 10 storeys. c) Notwithstanding Policy E.3.5.7 of Volume 1, the density for all lands designated Medium Density Residential 4 shall be greater than 70 units to a maximum of 100 units per gross residential hectare. This density shall be achieved through the provision of a mix of housing types within the designation. d) Notwithstanding Policy B.4.2.4.6c) and Policy E.3.5.7 of Volume 1, individual sites may be developed to a maximum net residential density of 150 units per hectare, provided the overall density of the lands within the designation does not exceed 100 units per gross residential hectare.	
B.4.2.7.1 In addition to Section E.3.10 – Community Facilities/Services Policies and Section E.6.0 – Institutional Designation, the following general policies apply to lands within the Institutional designation identified on Map B.4.2-1 – Waterdown North - Land Use Plan: ... d) Should lands identified for the expansion of the high school not be required for school use, these lands may be used for Low Density Residential 12 purposes in accordance with Sections B.4.2.4.2 and B.4.2.4.3.	B.4.2.7.1 In addition to Section E.3.10 – Community Facilities/Services Policies and Section E.6.0 – Institutional Designation, the following general policies apply to lands within the Institutional designation identified on Map B.4.2-1 – Waterdown North - Land Use Plan: ... d) Should lands identified for the expansion of the high school not be required for school use, these lands may be used for Low Density Residential 1 purposes in accordance with Sections B.4.2.4.2 and B.4.2.4.3.
B.4.2.11.1 In addition to Section C.4.0 – Integrated Transportation Network of Volume 1, the following policies shall apply: ... j) Access shall generally not be permitted from individual residential lots to arterial roads, with the exception of a limited number of lots fronting on Parkside Drive in accordance with Section B.4.2.4.3 ae). Multiple accesses to development blocks from the arterial roads shall be discouraged.	B.4.2.11.1 In addition to Section C.4.0 – Integrated Transportation Network of Volume 1, the following policies shall apply: ... j) Access shall generally not be permitted from individual residential lots to arterial roads, with the exception of a limited number of lots fronting on Parkside Drive in accordance with Section B.4.2.4.3 a). Multiple accesses to development blocks from the arterial roads shall be discouraged. Access to

Access to individual properties or buildings abutting arterial roads, particularly in mixed use, medium density and other multiple unit residential development, from rear lanes and/or adjoining local roads shall be strongly encouraged. The nature and location of accesses to the arterial roads shall be confirmed through the review of development applications.	individual properties or buildings abutting arterial roads, particularly in mixed use, medium density and other multiple unit residential development, from rear lanes and/or adjoining local roads shall be strongly encouraged. The nature and location of accesses to the arterial roads shall be confirmed through the review of development applications.
Delete existing Policy B.4.2.14.1 in its entirety Area Specific Policy – Area A B.4.2.14.1 The following policies shall apply to the lands identified as Area Specific Policy – Area A on Map B.4.2-1 – Waterdown North – Land Use Plan: a) Notwithstanding Policy B.4.2.4.3 b), with regard to street townhouses, street townhouse dwellings shall be permitted to a maximum of 22% of the housing types in this designation; and, b) Notwithstanding Policy B.4.2.4.3 d), the permitted density range shall be from 22 to 38 units per net residential hectare.	
Area Specific Policy – Area B B.4.2.14.2 Notwithstanding Policy B.4.2.4.2 ed), on lands identified as Area Specific Policy – Area B on Map B.4.2-1 – Waterdown North – Land Use Plan, reverse frontage or backlotted lots shall be permitted adjacent to the Neighbourhood Park	Area Specific Policy – Area B B.4.2.14.2 Notwithstanding Policy B.4.2.4.2 e), on lands identified as Area Specific Policy – Area B on Map B.4.2-1 – Waterdown North – Land Use Plan, reverse frontage or backlotted lots shall be permitted adjacent to the Neighbourhood Park
Area Specific Policy – Area D (OPA 37)(OPA 109) B.4.2.14.4 In addition to Sections E.3.4 – Low Density Residential and E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the lands identified as Area Specific Policy – Area D on Map B.4.2-1 – Waterdown North – Land Use Plan: a) Notwithstanding Policies E.3.5.2 and E.3.5.8 of Volume 1, and Policy B.4.2.4.5 b) i), for the lands designated Medium Density Residential 13, the permitted uses shall be restricted to block townhouses with a maximum height of 3 stories. b) Notwithstanding Policies B.4.2.4.4 c) and B.4.2.4.5 b), a maximum density of 48 units per net residential hectare shall be permitted.	Area Specific Policy – Area D (OPA 37)(OPA 109) B.4.2.14.4 The following policies shall apply to the lands identified as Area Specific Policy – Area D on Map B.4.2-1 – Waterdown North – Land Use Plan: a) Notwithstanding Policies E.3.5.2 of Volume 1, and Policy B.4.2.4.5 b) i), for the lands designated Medium Density Residential 1 the permitted uses shall be restricted to block townhouses.
B.4.3 Waterdown South Secondary Plan	
B.4.3.3.1 The residential areas are designated Low Density Residential 1, Medium Density Residential 1-2, and 3, and Medium Density Residential 2, as shown on Map B.4.3-1 –	B.4.3.3.1 The residential areas are designated Low Density Residential 1, Medium Density Residential 1, and Medium Density Residential 2, as shown on Map B.4.3-1 – Waterdown

Waterdown South Secondary Plan - Land Use Plan. The following policies are applicable to each of these land use designations.	South Secondary Plan - Land Use Plan. The following policies are applicable to each of these land use designations.
B.4.3.3.3 General Residential Policies In addition to Section E.3.0 - Neighbourhoods Designation of Volume 1, the following general policies shall apply to all residential land use designations identified on Map B.4.3-1 - Waterdown South - Land Use Plan: ... Design i) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall comply with the policies of Section E.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1. j) Garage protrusion shall be discouraged to create more attractive streetscapes and provide interactive outdoor space for pedestrians. The implementing Zoning By-law shall contain provisions restricting the extent of garage protrusions. jk) Where townhouses are proposed, a mix of townhouse block lengths is encouraged to provide variety to the streetscape. The creation of long townhouse blocks should be avoided and building setbacks and/or alternate building facades shall be encouraged to prevent long stretches of monotonous elevation. The zoning by-law shall contain standards controlling setbacks and the number of units within a townhouse block. kl) A variety of housing elevations shall be encouraged within each residential block to provide an interesting streetscape. In support of this policy, demonstration of how the development shall meet the Secondary Plan Urban Design Guidelines shall be required as a condition of draft plan of subdivision approval. lm) Direct vehicle access to individual dwelling units from major arterial roads shall not be permitted. mn) Direct access to individual street townhouse units from Skinner Road may be discouraged where necessary to maintain road function and alternative forms of access such as use of shared or common access	B.4.3.3.3 General Residential Policies In addition to Section E.3.0 - Neighbourhoods Designation of Volume 1, the following general policies shall apply to all residential land use designations identified on Map B.4.3-1 - Waterdown South - Land Use Plan: ... Design i) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall comply with the policies of Section E.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1. j) Garage protrusion shall be discouraged to create more attractive streetscapes and provide interactive outdoor space for pedestrians. The implementing Zoning By-law shall contain provisions restricting the extent of garage protrusions. k) Where townhouses are proposed, a mix of townhouse block lengths is encouraged to provide variety to the streetscape. The creation of long townhouse blocks should be avoided and building setbacks and/or alternate building facades shall be encouraged to prevent long stretches of monotonous elevation. The zoning by-law shall contain standards controlling setbacks and the number of units within a townhouse block. l) A variety of housing elevations shall be encouraged within each residential block to provide an interesting streetscape. In support of this policy, demonstration of how the development shall meet the Secondary Plan Urban Design Guidelines shall be required as a condition of draft plan of subdivision approval. m) Direct vehicle access to individual dwelling units from major arterial roads shall not be permitted. n) Direct access to individual street townhouse units from Skinner Road may be discouraged where necessary to maintain road function and alternative forms of access such as use of shared or common access

points and rear lane arrangements shall be permitted and encouraged. n)o) Reverse frontage lotting patterns shall be discouraged, and may only be permitted under certain circumstances or where the owner satisfies the City that no other alternative development form or street patterns are feasible. The use of long stretches of acoustical walls adjacent to arterial roads shall also be discouraged. e)p) The arrangement of collector roads, land uses, and densities should be planned so that residential units are predominantly located within a 400 metre walking distance of commercial facilities including local commercial nodes.	points and rear lane arrangements shall be permitted and encouraged. o) Reverse frontage lotting patterns shall be discouraged, and may only be permitted under certain circumstances or where the owner satisfies the City that no other alternative development form or street patterns are feasible. The use of long stretches of acoustical walls adjacent to arterial roads shall also be discouraged. p) The arrangement of collector roads, land uses, and densities should be planned so that residential units are predominantly located within a 400 metre walking distance of commercial facilities including local commercial nodes.
B.4.3.3.4 Low Density Residential 1 Designations In addition to the policies of Section E.3.4 - Low Density Residential of Volume 1, the following policies shall apply to the lands designated Low Density Residential 1 on Map B.4.3-1 - Waterdown South - Land Use Plan: a) Notwithstanding Policy E.3.4.3 - Low Density Residential of Volume 1, only single detached dwellings, shall be permitted. b) Notwithstanding Policy E.3.4.4 - Low Density Residential of Volume 1, the maximum permitted density shall be 22 units per net residential hectare. c) Notwithstanding Policy E.3.4.5 - Low Density Residential of Volume 1, the maximum building height shall be 2.5 storeys. d) The new lots adjacent to the Renwood Park subdivision, in the southwest, corner of the Secondary Plan area, shall serve as a transition area between the established homes and new residential development internal to the Waterdown South community. The implementing Zoning By-law shall ensure that: i) All new lots immediately opposite those on Flanders Drive and Rosecliffe Place have a similar lot width at the point where the new lots are opposite to the existing lots, and in no case shall the lot width at the point opposite to the existing lots be narrower than 18.2 metres; and ii) The lots immediately opposite those on Flanders Drive and Rosecliffe Place shall also have a maximum building height of 2.5 storeys, provided the floor area above the	B.4.3.3.4 Low Density Residential Designations Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential on Map B.4.3-1 - Waterdown South - Land Use Plan.

second floor is contained within the roof peak and that windows above the second floor are contained in dormers facing the front yard.	
Delete Policy B.4.3.3.5 in its entirety B.4.3.3.5 Low Density Residential 2 Designation In addition to the policies of Section E.3.4 – Low Density Residential of Volume 1, the following policies shall apply to the lands designated Low Density Residential 2 on Map B.4.3.1 – Waterdown South – Land Use Plan: a) Notwithstanding Policy E.3.4.3 – Low Density Residential of Volume 1, single detached dwellings, semi-detached dwellings, duplex dwellings, and street townhouse dwellings shall be permitted. b) Single detached and semi-detached dwellings shall be the primary form of housing in this designation, but limited areas of street townhouse dwellings shall be encouraged in each plan of subdivision. c) Notwithstanding Policy E.3.4.4 – Low Density Residential of Volume 1, the overall density of lands designated Low Density Residential 2 shall range from 22 to 40 units per <i>net residential hectare</i>. Development at the higher end of the density scale is expected to occur in small clusters to facilitate a range of housing types and sizes in each neighbourhood. The higher density housing units should be integrated with other housing forms on the same street. d) Notwithstanding Policy E.3.4.5 – Low Density Residential of Volume 1, the maximum building height shall be 2.5 storeys.	
Delete Policy B.4.3.3.6 in its entirety B.4.3.3.6 Low Density Residential 3 Designation In addition to the policies of Section E.3.4 – Low Density Residential of Volume 1, the following policies shall apply to the lands designated Low Density Residential 3 on Map B.4.3.1 – Waterdown South – Land Use Plan: a) Notwithstanding Policy E.3.4.3 – Low Density Residential of Volume 1, Single detached dwellings, semi-detached dwellings, duplex dwellings, and all forms of townhouses shall be permitted. b) Notwithstanding Policy E.3.4.4 – Low Density Residential of Volume 1, the overall density of lands designated Low Density Residential 3 shall range from 30 to 60 units per <i>net residential hectare (upnrh)</i>.	

c) Notwithstanding Policy E.3.4.5 – Low Density Residential of Volume 1, the maximum building height shall be 3 storeys. d) Single detached dwellings shall generally comprise a maximum of 60% of the housing units within a Low Density Residential 3 designated area.	
B.4.3.3.57 Medium Density Residential 2 Designations In addition to the policies of Section E.3.5 - Medium Density Residential of Volume 1, the following policies shall apply to the lands designated Medium Density Residential 2 on Map B.4.3-1 - Waterdown South - Land Use Plan: a) In the Medium Density Residential 1 designation: i) Policy E.3.5.4 of Volume 1 shall not apply. ii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. b) In the Medium Density Residential 2 Designation: a) Notwithstanding i) In addition to Policy E.3.5.2 – Medium Density Residential of Volume 1, a limited number of single detached dwellings and semi-detached dwellings shall also be permitted, as well as street townhouse dwellings, low rise apartments, other forms of multiple dwellings, and live-work units subject to the implementing Zoning By-law. b) ii) The overall density of lands designated Medium Density Residential 2 shall be in the range of 60 to 75 units per net residential hectare (upnrh). c) iii) Notwithstanding Policy E.3.5.8 – Medium Density Residential of Volume 1, the maximum building height for single and semi-detached dwellings shall be 3 storeys with a maximum height of 4 storeys for all other permitted housing forms. d) iv) Single detached and semi-detached dwellings shall generally comprise a maximum of 25% of the housing units within the Medium Density Residential 2 designation.	B.4.3.3.5 Medium Density Residential Designations In addition to the policies of Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the lands designated Medium Density Residential on Map B.4.3-1 – Waterdown South - Land Use Plan: a) In the Medium Density Residential 1 designation: i) Policy E.3.5.4 of Volume 1 shall not apply. ii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. b) In the Medium Density Residential 2 Designation: i) In addition to Policy E.3.5.2 of Volume 1, a limited number of single detached dwellings and semi-detached dwellings shall be permitted, as well as street townhouse dwellings and live-work units subject to the implementing Zoning By-law. ii) The overall density of lands designated Medium Density Residential 2 shall be in the range of 60 to 75 units per net residential hectare (upnrh). iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum building height for single and semi-detached dwellings shall be 3 storeys with a maximum height of 4 storeys for all other permitted housing forms. iv) Single detached and semi-detached dwellings shall generally comprise a maximum of 25% of the housing units within the Medium Density Residential 2 designation.
B.4.3.12.1 General Policies The following policies shall apply to the transportation network throughout the Secondary Plan area: ... d) In areas outlined in Section B.4.3.3.3 nm), access to development serviced by laneways	B.4.3.12.1 General Policies The following policies shall apply to the transportation network throughout the Secondary Plan area: ... d) In areas outlined in Section B.4.3.3.3 n), access to development serviced by laneways

may be appropriate and encouraged to contribute to an improved streetscape and urban character, and to enhance road safety. ...	may be appropriate and encouraged to contribute to an improved streetscape and urban character, and to enhance road safety. ...
Area Specific Policy – Area A B.4.3.15.1 In addition to Section E.3.5 - Medium Density Residential of Volume 1, the following policies shall apply to the lands designated Medium Density Residential and identified as Area Specific Policy - Area A on Map B.4.3-1 - Waterdown South - Land Use Plan: a) Area Specific Policy - Area A is planned to permit an adult lifestyle community that promotes "aging in place". b) In addition to Notwithstanding the built forms permitted in Policy E.3.5.21 – Medium Density Residential of Volume 1, permitted uses shall include those uses permitted in the Medium Density Residential 2 designation (Policy B.4.3.3.7), as well as mid-rise apartments, and various forms of housing with supports, and along with In addition to Notwithstanding the built forms permitted in Policy E.3.5.21 – Medium Density Residential of Volume 1, permitted uses shall include those uses permitted in the Medium Density Residential 2 designation (Policy B.4.3.3.7), as well as mid-rise apartments, and various forms of housing with supports, and along with ancillary recreational and commercial uses serving the needs of the surrounding residents shall also be permitted. ...	Area Specific Policy – Area A B.4.3.15.1 In addition to Section E.3.5 - Medium Density Residential of Volume 1, the following policies shall apply to the lands designated Medium Density Residential and identified as Area Specific Policy - Area A on Map B.4.3-1 - Waterdown South - Land Use Plan: a) Area Specific Policy - Area A is planned to permit an adult lifestyle community that promotes "aging in place". b) In addition to Policy E.3.5.2 of Volume 1, various forms of <i>housing with supports</i>, and ancillary recreational and commercial uses serving the needs of the surrounding residents shall also be permitted. ...
Area Specific Policy – Area C B.4.3.15.3 In addition to the policies of Section E.3.4 - Low Density Residential of Volume 1 and Policy B.4.3.3.4 of this Secondary Plan, the following policies shall apply to the lands designated Low Density Residential 1 and identified as Area Specific Policy - Area C on Map B.4.3-1 - Waterdown South – Land Use Plan: a) Lot width shall not be less than 15.24 metres (50 feet). b) Notwithstanding Policy E.3.4.5 of Volume 1 B.4.3.3.3 c), the maximum height of the dwelling to the mid-point of roof between peak and eaves shall be 10.5 metres (34 feet) to prevent buildings houses from exceeding the height of the trees. c) Rear yards shall be fenced with 1.2 metre (4 feet) black chain link fence to prevent encroachment into the woodlands and wetlands. d) A setback of 30.0 metres to the surveyed dripline of the trees to the south and 15.0	Area Specific Policy – Area C B.4.3.15.3 In addition to the policies of Section E.3.4 - Low Density Residential of Volume 1 and Policy B.4.3.3.4 of this Secondary Plan, the following policies shall apply to the lands designated Low Density Residential 1 and identified as Area Specific Policy - Area C on Map B.4.3-1 - Waterdown South – Land Use Plan: a) Lot width shall not be less than 15.24 metres (50 feet). b) Notwithstanding Policy E.3.4.5 of Volume 1, the maximum height to the mid-point of roof between peak and eaves shall be 10.5 metres (34 feet) to prevent buildings from exceeding the height of the trees. c) Rear yards shall be fenced with 1.2 metre (4 feet) black chain link fence to prevent encroachment into the woodlands and wetlands. d) A setback of 30.0 metres to the surveyed dripline of the trees to the south and 15.0 metres to the surveyed dripline of trees to the east and west shall be provided.

metres to the surveyed dripline of trees to the east and west shall be provided.	
B.4.4. Waterdown Community Node Secondary Plan	
B.4.4.5.1 The residential areas within the Waterdown Community Node Secondary Plan are designated Low Density Residential 1, Low Density Residential 2, Low Density Residential 3, Medium Density Residential 12, and High Density Residential 1 as identified on Map B.4.4-1 – Waterdown Community Node Secondary Plan - Land Use Plan. Existing residential land use types within the Secondary Plan area have been recognized by most of the residential designations.	B.4.4.5.1 The residential areas within the Waterdown Community Node Secondary Plan are designated Low Density Residential 1, Medium Density Residential 1, and High Density Residential 1 as identified on Map B.4.4-1 – Waterdown Community Node Secondary Plan - Land Use Plan. Existing residential land use types within the Secondary Plan area have been recognized by most of the residential designations.
B.4.4.5.2 General Residential Policies In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, the following policies shall also apply: a) A mix of housing forms, styles and tenures suitable for residents of different age groups, abilities, income levels and household sizes shall be encouraged in the Secondary Plan area; b) Proposals for new residential dwellings or buildings shall respect the scale and form of housing in existing established historical neighbourhoods and in <i>cultural heritage landscapes</i>. Residential intensification within these areas shall comply with Section B.2.4 – Residential Intensification of Volume 1 and other applicable policies of this Plan; and, c) In addition to Policy E.3.4.6 c) of Volume 1, the Zoning By-law shall establish specific standards in Low Density Residential areas to ensure that the scale and form of new <i>development</i> is sympathetic to the character of the area and compatible with <i>significant cultural heritage resources</i>. d) To promote compatible redevelopment, new residential infill development shall comply with the policies of Section E.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.	B.4.4.5.2 General Residential Policies In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, the following policies shall also apply: a) A mix of housing forms, styles and tenures suitable for residents of different age groups, abilities, income levels and household sizes shall be encouraged in the Secondary Plan area; b) Proposals for new residential dwellings or buildings shall respect the scale and form of housing in existing established historical neighbourhoods and in <i>cultural heritage landscapes</i>. Residential intensification within these areas shall comply with Section B.2.4 – Residential Intensification of Volume 1 and other applicable policies of this Plan; and, c) In addition to Policy E.3.4.6 c) of Volume 1, the Zoning By-law shall establish specific standards in Low Density Residential areas to ensure that the scale and form of new <i>development</i> is sympathetic to the character of the area and compatible with <i>significant cultural heritage resources</i>. d) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall comply with the policies of Section E.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.
B.4.4.5.3 Low Density Residential 1 Designations In addition to Section E.3.4 – Low Density Residential of Volume 1, the following policy shall apply to for lands designated Low Density Residential 1 on Map B.4.4-1 –	B.4.4.5.3 Low Density Residential Designations In addition to Section E.3.4 – Low Density Residential of Volume 1, the following policy shall apply to lands designated Low Density Residential 1 on Map B.4.4-1 – Waterdown Community Node - Land Use Plan:

Waterdown Community Node - Land Use Plan; the following policies shall apply: a) Notwithstanding Policy E.3.4.3 of Volume 1, only single detached and duplex dwellings shall be permitted; and, a) Notwithstanding Policy E.3.4.5 of Volume 1, the maximum height shall be two and a half storeys	a) Notwithstanding Policy E.3.4.5 of Volume 1, the maximum height shall be two and a half storeys
Delete Policy B.4.4.5.4 in its entirety B.4.4.5.4 Low Density Residential 2 Designation In addition to Section E.3.4 – Low Density Residential of Volume 1, for lands designated Low Density Residential 2 on Map B.4.4-1 – Waterdown Community Node – Land Use Plan, the following policies shall apply: a) Notwithstanding Policy E.3.4.3 of Volume 1, only single detached, semidetached, duplex, and triplex dwellings shall be permitted; and, b) Notwithstanding Policy E.3.4.5 of Volume 1, the maximum height shall be two and a half storeys.	
Delete Policy B.4.4.5.5 in its entirety B.4.4.5.5 Low Density Residential 3 Designation In addition to Section E.3.4 – Low Density Residential of Volume 1, for lands designated Low Density Residential 3 on Map B.4.4-1 – Waterdown Community Node – Land Use Plan, the following policies shall apply: a) In addition to Policy E.3.4.3 of Volume 1, block townhouses and back-to-back townhouses shall also be permitted; and, b) Notwithstanding Policy E.3.4.4 of Volume 1, the net residential density shall be greater than 20 units per hectare and shall not exceed 60 units per hectare.	
B.4.4.5.4 B.4.4.5.4 Medium Density Residential 1 Designation In addition to Section E.3.5 – Medium Density Residential of Volume 1, for lands designated Medium Density Residential 12 on Map B.4.4-1 – Waterdown Community Node - Land Use Plan, the following policy shall apply: a) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. b) In addition to Policy E.3.5.2, the uses permitted under Policy E.3.4.3 shall also be permitted. c) Policy E.3.5.4 of Volume 1 shall not apply.	B.4.4.5.4 Medium Density Residential 1 Designation In addition to Section E.3.5 – Medium Density Residential of Volume 1, for lands designated Medium Density Residential 1 on Map B.4.4-1 – Waterdown Community Node - Land Use Plan, the following policy shall apply: a) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. b) In addition to Policy E.3.5.2, the uses permitted under Policy E.3.4.3 shall also be permitted. c) Policy E.3.5.4 of Volume 1 shall not apply.

d) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum height shall be three storeys.	d) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum height shall be three storeys.
B.4.4.5.57 High Density Residential 1 Designation In addition to Section E.3.6 – High Density Residential of Volume 1, for lands designated High Density Residential 1 on Map B.4.4-1 - Waterdown Community Node - Land Use Plan, the maximum height shall be 8 storeys. Existing buildings with a height greater than 8 storeys may be recognized in the Zoning By-law.	B.4.4.5.5 High Density Residential 1 Designation In addition to Section E.3.6 – High Density Residential of Volume 1, for lands designated High Density Residential 1 on Map B.4.4-1 - Waterdown Community Node - Land Use Plan, the maximum height shall be 8 storeys. Existing buildings with a height greater than 8 storeys may be recognized in the Zoning By-law.
B.4.4.11.2 Cultural Heritage Landscapes In addition to the policies of Section B.3.4.6 – Cultural Heritage Landscapes of Volume 1, the following policies shall apply: ... i) Development within the Waterdown Heights Subdivision Cultural Heritage Landscape shall comply with the following policies: i) Severances that are inconsistent with the historic lot sizes and lotting pattern of the cultural heritage landscape shall not be permitted; ii) Notwithstanding Policy E.3.4.5 of Volume 1 and Policy B.4.4.5.3 ab, development shall be limited to a maximum height consistent with the heights of existing buildings in the Waterdown Heights Subdivision Cultural Heritage Landscape which are listed on the Municipal Heritage Register; and, iii) Where additions to existing dwellings are proposed, these are encouraged at the rear of dwelling units to conserve the original scale and massing of existing building facades.	B.4.4.11.2 Cultural Heritage Landscapes In addition to the policies of Section B.3.4.6 – Cultural Heritage Landscapes of Volume 1, the following policies shall apply: ... i) Development within the Waterdown Heights Subdivision Cultural Heritage Landscape shall comply with the following policies: i) Severances that are inconsistent with the historic lot sizes and lotting pattern of the cultural heritage landscape shall not be permitted; ii) Notwithstanding Policy E.3.4.5 of Volume 1 and Policy B.4.4.5.3 a), development shall be limited to a maximum height consistent with the heights of existing buildings in the Waterdown Heights Subdivision Cultural Heritage Landscape which are listed on the Municipal Heritage Register; and, iii) Where additions to existing dwellings are proposed, these are encouraged at the rear of dwelling units to conserve the original scale and massing of existing building facades.
B.4.4.16.1 Area Specific Policy – Area A For the lands located at 273, 275, 277, 279, 281 and 285 Parkside Drive, 15, 21, and 29 John Street West, and 29, 35 and 41 Hamilton Street South, designated Medium Density Residential 2 and shown as Area Specific Policy - Area A on Map B.4.4-1 – Waterdown Community Node – Land Use Plan, the following policies shall apply: a) Lot consolidation shall take place prior to development for medium density residential uses, to establish a sufficient lot area; and, b) In addition to the uses permitted in Section E.3.5 – Medium Density Residential of Volume 1 and Policy B.4.4.5.46, <i>existing uses</i> shall be permitted and shall be recognized in the Zoning By-law.	B.4.4.16.1 Area Specific Policy – Area A For the lands located at 273, 275, 277, 279, 281 and 285 Parkside Drive, 15, 21, and 29 John Street West, and 29, 35 and 41 Hamilton Street South, designated Medium Density Residential 2 and shown as Area Specific Policy - Area A on Map B.4.4-1 – Waterdown Community Node – Land Use Plan, the following policies shall apply: a) Lot consolidation shall take place prior to development for medium density residential uses, to establish a sufficient lot area; and, b) In addition to the uses permitted in Section E.3.5 – Medium Density Residential of Volume 1 and Policy B.4.4.5.4, <i>existing uses</i> shall be permitted and shall be recognized in the Zoning By-law.

B.4.4.16.5 Site Specific Policy – Area E

In addition to the uses permitted in Policy E.3.4.3 of Volume 1, for the lands located at 140 and 146 Mill Street North, designated Low Density Residential **12** and shown as Site Specific Policy - Area E on Map B.4.4-1 – Waterdown Community Node – Land Use Plan, a funeral home may also be permitted.

B.4.4.16.5 Site Specific Policy – Area E

In addition to the uses permitted in Policy E.3.4.3 of Volume 1, for the lands located at 140 and 146 Mill Street North, designated Low Density Residential 1 and shown as Site Specific Policy - Area E on Map B.4.4-1 – Waterdown Community Node – Land Use Plan, a funeral home may also be permitted.

NOT FINAL AND BINDING

NOT FINAL AND BINDING

Appendix “D” – Volume 2: Chapter B-5 – Glanbrook Secondary Plans

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
B.5.1 Binbrook Village Secondary Plan ... Binbrook shall be developed in a compact urban form to achieve a net overall density of approximately 18 units per hectare to enhance the livability of the community, provide for cost efficiencies, and support environmental sustainability.	B.5.1 Binbrook Village Secondary Plan ... Binbrook shall be developed in a compact urban form to enhance the livability of the community, provide for cost efficiencies, and support environmental sustainability.
B.5.1.4.2 The residential areas are designated Low Density Residential 1, 2d, 2e, 2h, 3c, and Medium Density Residential 13e as indicated on Map B.5.1-1 – Binbrook Village – Land Use Plan. The policies which follow are applicable to each of these land use designations.	B.5.1.4.2 The residential areas are designated Low Density Residential and Medium Density Residential 1 as indicated on Map B.5.1-1 – Binbrook Village – Land Use Plan. The policies which follow are applicable to each of these land use designations.
B.5.1.4.3 In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, the following general policies apply to all residential land use designations identified in Map B.5.1-1 – Binbrook Village – Land Use Plan: a) Residential development in Binbrook Village shall have a compact urban form to enhance the livability of the community, provide for cost efficiencies, and support environmental sustainability. b) Each neighbourhood shall contain the following elements: i) compact and well defined urban form; ii) a variety and balance of dwelling types; iii) accessible elementary schools and parks; iv) community design that encourages walking and socializing; and, v) a clearly defined public realm (streets, open spaces, etc). c) A range and mix of housing types shall be permitted. including single detached, semi-detached, duplexes, townhouses, quattrplexes, and apartment (multiple) dwellings, as well as housing with supports. d) Innovative and varied housing types and designs shall be encouraged. e) The location and design of new residential areas shall be sensitive to the density and form of existing residential uses. To encourage <i>compatibility</i>, new residential areas shall also be sensitive to the location and nature of existing and future non-residential uses.	B.5.1.4.3 In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, the following general policies apply to all residential land use designations identified in Map B.5.1-1 – Binbrook Village – Land Use Plan: a) Residential development in Binbrook Village shall have a compact urban form to enhance the livability of the community, provide for cost efficiencies, and support environmental sustainability. b) Each neighbourhood shall contain the following elements: i) compact and well defined urban form; ii) a variety and balance of dwelling types; iii) accessible elementary schools and parks; iv) community design that encourages walking and socializing; and, v) a clearly defined public realm (streets, open spaces, etc). c) A range and mix of housing types shall be permitted. d) Innovative and varied housing types and designs shall be encouraged. e) The location and design of new residential areas shall be sensitive to the density and form of existing residential uses. To encourage <i>compatibility</i>, new residential areas shall also be sensitive to the location and nature of existing and future non-residential uses. f) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification, Section B.3.3

f) Residential development shall comply with Policy B.5.1.10.1 – Residential Design Guidelines. To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification, Section B.3.3 – Urban Design Policies of Volume 1 and Policy B.5.1.10.1 of Volume 2, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.	– Urban Design Policies of Volume 1 and Policy B.5.1.10.1 of Volume 2, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.
Delete existing Policy B.5.1.4.4 in its entirety B.5.1.4.4 The residential areas are designated Low Density Residential 2d, Low Density Residential 2e, Low Density Residential 2h, Low Density Residential 3c, and Low Density Residential 3e as identified on Map B.5.1-1 – Binbrook Village – Land Use Plan. The following policies shall apply to each respective residential land use designation.	
B.5.1.4.4 Low Density Residential Designations a) 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 2d on Map B.5.1-1 – Binbrook Village – Land Use Plan: Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.5.1-1 – Binbrook Village – Land Use Plan. i) The permitted uses shall be single and semi detached dwellings and street, block and stacked townhouses. Innovative forms of attached housing may also be permitted. ii) The density range shall be from 26 to 40 units per net hectare. b) 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 2e on Map B.5.1-1 – Binbrook Village – Land Use Plan: i) The permitted uses shall consist primarily of single detached dwellings. Semi-detached dwellings, duplexes and cluster homes may also be permitted. ii) The density shall not exceed 30 units per net hectare. c) 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	B.5.1.4.4 Low Density Residential Designations Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.5.1-1 – Binbrook Village – Land Use Plan.

Residential 2h on Map B.5.1-1 — Binbrook Village — Land Use Plan:

- i) The permitted uses shall consist primarily of multiple dwelling unit types including street, block and stacked townhouse dwellings. Duplexes and triplexes may also be permitted.
- ii) The density range shall be from 26 to 40 units per net hectare.
- iii) New institutional uses such as churches and day nurseries shall be permitted on lands designated Low Density Residential 2h and adjacent to collector or major or minor arterial roads without an amendment to this Plan.
- 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: (OPA 109)
 - 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 and landscaping.
 - e) 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 3e on Map B.5.1-1 – Binbrook Village – Land Use Plan: i) The permitted uses shall be low-rise apartments, stacked townhouse dwellings and quaterplexes. ii) The density range shall be from 41 to 60 units per net hectare. iii) In locating new Low Density Residential 3e development, consideration shall be given to the following criteria: 1. Low Density Residential 3e 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 3e development in proximity to the Mixed Use-Medium Density area is desirable. 3. Low Density Residential 3e dwelling forms shall be sensitively integrated with and adequately buffered from adjacent land uses. 4. Where Low Density Residential 3e 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 and landscaping.	
B.5.1.4.5 Medium Density Residential Designations In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the Medium Density Residential designations identified on Map B.5.1-1 – Binbrook Village – Land Use Plan: a) In the Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) In addition to Policy E.3.5.2 of Volume 1, fourplexes and street townhouses shall also be permitted. iii) Policy E.3.5.4 of Volume 1 shall not apply. iv) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.	B.5.1.4.5 Medium Density Residential Designations In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the Medium Density Residential designations identified on Map B.5.1-1 – Binbrook Village – Land Use Plan: a) In the Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) In addition to Policy E.3.5.2 of Volume 1, fourplexes and street townhouses shall also be permitted. iii) Policy E.3.5.4 of Volume 1 shall not apply. iv) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.

v) In addition to Policy E.3.5.2 of Volume 1, new institutional uses such as churches and day nurseries shall be permitted on lands adjacent to collector or major or minor arterial roads without an amendment to this Plan. vi) In locating new Medium Density Residential 1 <i>development</i>, consideration shall be given to the following criteria: 1. Medium Density Residential 1 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 Medium Density Residential 1 <i>development</i> in proximity to the Mixed Use - Medium Density area is desirable.	iii) In addition to Policy E.3.5.2 of Volume 1, new institutional uses such as churches and day nurseries shall be permitted on lands adjacent to collector or major or minor arterial roads without an amendment to this Plan. iii) In locating new Medium Density Residential 1 <i>development</i>, consideration shall be given to the following criteria: 1. Medium Density Residential 1 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 Medium Density Residential 1 <i>development</i> in proximity to the Mixed Use - Medium Density area is desirable.
B.5.1.10.1 In addition to Section B.3.3 – Urban Design Policies of Volume 1, the following policies shall apply to all Residential designations identified on Map B.5.1-1 – Binbrook Village – Land Use Plan: ... f) A variety of building types and designs shall be encouraged, and excessive repetition discouraged within each Low Density Residential 2 area to provide an interesting streetscape through compliance with the following criteria: i) No identical front elevations may be sited on adjacent lots. ii) No more than three houses of the same model may be adjacent, regardless of elevation. iii) Identical elevations are allowed to a maximum of 25% repetition in any group of houses. iv) The builder is required to develop alternative elevations for models that exceed the limits set for repetition. ...	B.5.1.10.1 In addition to Section B.3.3 – Urban Design Policies of Volume 1, the following policies shall apply to all Residential designations identified on Map B.5.1-1 – Binbrook Village – Land Use Plan: ... f) A variety of building types and designs shall be encouraged, and excessive repetition discouraged within each Low Density Residential area to provide an interesting streetscape through compliance with the following criteria: i) No identical front elevations may be sited on adjacent lots. ii) No more than three houses of the same model may be adjacent, regardless of elevation. iii) Identical elevations are allowed to a maximum of 25% repetition in any group of houses. iv) The builder is required to develop alternative elevations for models that exceed the limits set for repetition. ...
Area Specific Policy – Area A B.5.1.13.1 For lands generally located on the east side of Highway 56, north of Binbrook Road, designated Medium-Low Density Residential 1 2, and identified as Area Specific Policy – Area A on Map B.5.1-1 – Binbrook Village – Land Use Plan, the following policies shall apply: a) the lands are intended for private and permanent adult lifestyle developments or	Area Specific Policy – Area A B.5.1.13.1 For lands generally located on the east side of Highway 56, north of Binbrook Road, designated Medium Density Residential 1, and identified as Area Specific Policy – Area A on Map B.5.1-1 – Binbrook Village – Land Use Plan, the following policies shall apply: a) the lands are intended for private and permanent adult lifestyle developments or

Medium Low Density Residential 12d <i>development</i> on the following basis: i) <i>development</i> and <i>redevelopment</i> shall comply with Policy B.5.1.10.1; and, ii) proximity of these residential areas to the Mixed Use - Medium Density designation is desirable. (OPA 128) b) The predominant use of lands shall be for residential dwellings. All Medium Low Density Residential 12d dwelling types shall be permitted. <i>Ancillary</i> uses may be permitted as part of an adult lifestyle development provided they serve the needs of the residents and are <i>compatible</i> with the residential uses. These uses may include recreational uses, local commercial uses, storage facilities, long term care facilities, and other types of <i>housing with supports</i>. An <i>accessory</i> administrative and sales office shall also be permitted within an adult lifestyle development. c) Clustering of residential units within adult lifestyle developments and other innovative site planning which satisfies the policies of this Plan and the implementing Zoning By-law, shall be encouraged to enhance the provision of open space areas. d) All development shall be subject to site plan control.	Medium Density Residential 1 <i>development</i> on the following basis: i) <i>development</i> and <i>redevelopment</i> shall comply with Policy B.5.1.10.1; and, ii) proximity of these residential areas to the Mixed Use - Medium Density designation is desirable. (OPA 128) b) The predominant use of lands shall be for residential dwellings. All Medium Density Residential 1 dwelling types shall be permitted. <i>Ancillary</i> uses may be permitted as part of an adult lifestyle development provided they serve the needs of the residents and are <i>compatible</i> with the residential uses. These uses may include recreational uses, local commercial uses, storage facilities, long term care facilities, and other types of <i>housing with supports</i>. An <i>accessory</i> administrative and sales office shall also be permitted within an adult lifestyle development. c) Clustering of residential units within adult lifestyle developments and other innovative site planning which satisfies the policies of this Plan and the implementing Zoning By-law, shall be encouraged to enhance the provision of open space areas.
Area Specific Policy – Area B B.5.1.13.2 For new residential <i>development</i> immediately adjacent to existing development fronting Regional Road 56, and identified as Area Specific Policy Area B on Map B.5.1-1 – Binbrook Village – Land Use Plan, the following policies shall apply: a) Policy B.5.1.13.1 shall apply to lands designated Low Density Residential 1 and Medium Density Residential 1. b) new residential development shall be restricted to a maximum height of one storey; c) b) a buffer strip with a minimum width of nine metres comprised of a continuous strip of landscaping, shall be provided along the westerly boundary; d) c) no buildings or structures shall be permitted within the buffer strip identified above; e) d) a solid fence shall be provided along the westerly boundary of these lands; and, f) e) a minimum rear yard setback of 15 metres from the westerly boundary of these	Area Specific Policy – Area B B.5.1.13.2 For new residential <i>development</i> immediately adjacent to existing development fronting Regional Road 56, and identified as Area Specific Policy Area B on Map B.5.1-1 – Binbrook Village – Land Use Plan, the following policies shall apply: a) Policy B.5.1.13.1 shall apply to lands designated Low Density Residential 1 and Medium Density Residential 1. b) a buffer strip with a minimum width of nine metres comprised of a continuous strip of landscaping, shall be provided along the westerly boundary; c) no buildings or structures shall be permitted within the buffer strip identified above; d) a solid fence shall be provided along the westerly boundary of these lands; and, e) a minimum rear yard setback of 15 metres from the westerly boundary of these lands shall be required for all new residential dwellings adjacent to existing residential development fronting Regional Road 56.

lands shall be required for all new residential dwellings adjacent to existing residential development fronting Regional Road 56.	
Delete Policy B.5.1.13.3 in its entirety Area Specific Policy – Area C B.5.1.13.3 Notwithstanding the density ranges of Policy B.5.1.4.5 – Low Density Residential, for the lands known municipally known as 3385 Binbrook Road, part of Lot 3, Concession 4, with an area of 33.26 hectares and identified as Area Specific Policy – Area C on Map B.5.1-1 – Binbrook Village – Land Use Plan, the following policies shall apply: a) The density range of development in the Low Density Residential 2e designation shall be 25 to 31 units per net residential hectare; and, b) The density range of development in the Low Density Residential 2h designation shall be 31 to 71 units per net residential hectare; and, c) The density range of development in the Low Density Residential 3e designation shall be 71 to 150 units per net residential hectare.	
Site Specific Policy – Area D 5.1.13.4 Notwithstanding Section B.5.1.4.5 a) iii)d), for the portion of the lands located on the south west corner of Binbrook Road and the second north south collector road east of Fletcher Road with an area of 0.93 hectares, and identified as Site Specific Policy – Area D on Map B.5.1-1 – Binbrook Village – Land Use Plan, the following policies shall apply: a) ground floor related commercial uses shall be also permitted, in accordance with Policy B.5.1.5.3 – Local Commercial designation, and any other provisions of this Plan.	Site Specific Policy – Area D 5.1.13.4 Notwithstanding Section B.5.1.4.5 a) iii), for the portion of the lands located on the south west corner of Binbrook Road and the second north south collector road east of Fletcher Road with an area of 0.93 hectares, and identified as Site Specific Policy – Area D on Map B.5.1-1 – Binbrook Village – Land Use Plan, the following policies shall apply: a) ground floor related commercial uses shall be also permitted, in accordance with Policy B.5.1.5.3 – Local Commercial designation, and any other provisions of this Plan.
Site Specific Policy – Area F (OPA 13) Delete existing Policy B.5.1.13.6 in its entirety B.5.1.13.6 Notwithstanding Policy B.5.1.4.5 c) ii), for the lands designated Low Density Residential 2h, located at 3450 Binbrook Road, known as “Fairgrounds West”, a maximum density of 51 units per net hectare shall be permitted.	
Delete existing Policy B.5.1.13.8 in its entirety Site Specific Policy – Area H (OPA 58) B.5.1.13.8 That in addition to Section B.5.1.4.5 (c) (i) of Volume 2 – Chapter B – Glanbrook Secondary Plans, on the lands located at the rear of 3385 Binbrook Road that front onto Gowland Drive, and identified as Site Specific	

Policy – Area H on Map B.5.1-1 – Binbrook Village Secondary Plan Land Use Plan, single detached dwellings shall also be permitted.	
Delete existing Policy B.5.1.13.10 in its entirety Area Specific Policy – Area J (OPA 80)(OPA 98) B.5.1.13.10 Notwithstanding Policy B.5.1.4.5 c) ii), for the lands known municipally as 3105 Fletcher Road, designated Low Density Residential 2h, and identified as Area Specific Policy – Area J on Map B.5.1-1 – Binbrook Village Secondary Plan, the density shall be 26 to 50 units per hectare.	
Delete existing Policy B.5.1.13.11 in its entirety Site Specific Policy – Area K (OPA 80)(OPA 98)(OPA128) B.5.1.13.11 In addition to Section B.5.1.4.5 e) i), for the lands known municipally as 3105 Fletcher Road, designated Low Density Residential 3e, and identified as Site Specific Policy – Area K on Map B.5.1-1 – Binbrook Village Secondary Plan, townhouses shall also be permitted, which may be developed as a standard block townhouse development or as freehold townhouse units on a private road.	
Area Specific Policy – Area L (OPA 80)(OPA 98)(OPA 109) 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 12e 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 Map 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.	Area Specific Policy – Area L (OPA 80)(OPA 98)(OPA 109) 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 1 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 Map 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.
Area Specific Policy – Area M (OPA 81) Delete existing Policy B.5.1.13.13 in its entirety Area Specific Policy – Area M (OPA 81) B.5.1.13.13 Notwithstanding Policy B.5.1.4.5 b) ii), for the lands known municipally as 2515 Fletcher Road, designated Low Density Residential 2e, and identified as Area Specific Policy – Area M on Map B.5.1-1 – Binbrook Village Secondary Plan, the density shall not exceed 35 units per hectare.	
Delete existing Policy B.5.1.13.14 in its entirety	

Area Specific Policy – Area N (OPA 81)(OPA 98) B.5.1.13.14 Notwithstanding Policy B.5.1.4.5 c) ii), for the lands known municipally as 2515 Fletcher Road, designated Low Density Residential 2h, and identified as Area Specific Policy – Area N on Map B.5.1-1 – Binbrook Village Secondary Plan, the density range shall be from 26 to 50 units per hectare.	
Site Specific Policy – Area O (OPA 93) Delete existing Policy B.5.1.13.15 in its entirety B.5.1.13.15 Notwithstanding Volume 2, Policy B.5.1.4.5 c) ii), for the lands located at 235 Tanglewood Drive, designated Low Density Residential 2h and identified as Site Specific Policy – Area “O” on Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan, the maximum net residential density shall be 45 units per hectare.	
Area Specific Policy – Area Q (OPA 125) B.5.1.13.17 For the lands located east of Regional Road No. 56 and north of the pipeline easement, designated “Low Density Residential 12d” and identified as Area Specific Policy Area Q on Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan, the following policies shall apply: a) In addition to Policy E.3.4.3 of Volume 1B.5.1.4.5 (a)(i), maisonette dwellings shall also be permitted.; and, b) In addition to Notwithstanding Policy B.5.1.4.45 b)(a)(ii), a density of 26 – 48 units per net residential hectare shall be permitted.	Area Specific Policy – Area Q (OPA 125) B.5.1.13.17 For the lands located east of Regional Road No. 56 and north of the pipeline easement, designated “Low Density Residential 1” and identified as Area Specific Policy Area Q on Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan, the following policies shall apply: a) In addition to Policy E.3.4.3 of Volume 1, maisonette dwellings shall also be permitted.
Delete Policy B.5.1.13.18 in its entirety Area Specific Policy – Area R (OPA 125) B.5.1.13.18 Notwithstanding Policy B.5.1.4.5 (e)(ii), for the lands located east of Regional Road No. 56 and north of the pipeline easement, designated “Low Density Residential 3e” and identified as Site Specific Policy – Area R on Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan, a density of 41 – 85 units per net residential hectare shall be permitted.	
Site Specific Policy – Area T (OPA 186) Delete existing Policy B.5.1.13.20 in its entirety .5.1.13.20 Notwithstanding Policy B.5.1.4.5 b) ii) of Volume 2, for lands designated Low Density Residential 2e the density range shall not exceed 46 units per hectare.	
Delete existing Policy B.5.1.13.21 in its entirety	

Site Specific Policy – Area U (OPA 186) B.5.1.13.21 Notwithstanding Policy B.5.1.4.5 c) ii) of Volume 2, for lands designated Low Density Residential 2h the density range permitted shall be from 40 to 54 units per hectare.	
B.5.2 Rymal Road Secondary Plan	
B.5.2.2 Residential Designations The residential policies shall define the location and scale of each type of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents.	B.5.2.2 Residential Designations The residential policies shall define the location and scale of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents.
B.5.2.2.1 The residential areas are designated Low Density Residential 12g, Low Density Residential 2h, Medium Density Residential 12b and Medium Density Residential 2c on Map B.5.2-1 Rymal Road - Land Use Plan. The following policies shall apply to each of these land use designations.	B.5.2.2.1 The residential areas are designated Low Density Residential 1, Medium Density Residential 1 and Medium Density Residential 2c on Map B.5.2-1 Rymal Road - Land Use Plan. The following policies shall apply to each of these land use designations.
B.5.2.2.2 General Residential Policies In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, the following policies shall apply: a) Adult lifestyle development shall be permitted within each residential designation, on lands west of Fletcher's Road, provided it is contained in a housing form permitted by the respective designation and provided: i) The predominant use of these lands shall be for residential dwellings. Other accessory uses may be permitted including recreational uses, local commercial uses, storage facilities, and administration and sales office(s), which are designed to exclusively serve the needs of the residents of the adult lifestyle community and are <i>compatible</i> with the residential development. ii) The provision of open space areas within the adult lifestyle developments through the clustering of the residential units shall be encouraged, as well as other innovative site plan designs which satisfy the policies of this Plan and the regulations of the implementing Zoning By-law. iii) These areas shall be zoned on a site-specific basis in the implementing Zoning By-law. The site specific zoning shall identify specific permitted uses and establish regulations which may include such matters as minimum setback distances; maximum building heights; separation distances	B.5.2.2.2 General Residential Policies In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, the following policies shall apply: a) Adult lifestyle development shall be permitted within each residential designation, on lands west of Fletcher's Road, provided it is contained in a housing form permitted by the respective designation and provided: i) The predominant use of these lands shall be for residential dwellings. Other accessory uses may be permitted including recreational uses, local commercial uses, storage facilities, and administration and sales office(s), which are designed to exclusively serve the needs of the residents of the adult lifestyle community and are <i>compatible</i> with the residential development. ii) The provision of open space areas within the adult lifestyle developments through the clustering of the residential units shall be encouraged, as well as other innovative site plan designs which satisfy the policies of this Plan and the regulations of the implementing Zoning By-law. iii) These areas shall be zoned on a site-specific basis in the implementing Zoning By-law. The site specific zoning shall identify specific permitted uses and establish regulations which may include such matters as minimum setback distances; maximum building heights; separation distances

between separate and/or blocks of dwelling units; minimum landscaping and buffering requirements; on-site recreational and commercial uses; minimum parking and open space requirements; and other matters deemed necessary by Council. b) Small scale Institutional uses, such as private schools, churches, day nurseries and other related community and institutional uses, shall be permitted in all residential designations on lots up to 0.4 hectare without an amendment to this Plan, subject to appropriate Zoning By-law amendments and site plan approvals. c) The mitigation of the protrusion of garages shall be encouraged to foster streets as interactive outdoor space for pedestrians. The implementing Zoning By-law shall contain provisions restricting the extent of garage protrusions. d) Direct access to individual dwelling units along major and minor arterial roads shall not be permitted except for infill development or other similar situations where the City has determined that no other alternative access options are available. e) Direct access to individual street townhouse units along collector roads shall be discouraged and the use of common access or rear lane arrangements will be encouraged. f) Reverse frontage lotting patterns shall be discouraged and may only be permitted in short reaches or where the owner satisfies the City that no other alternative development form or street patterns are feasible. The use of long reaches of acoustical walls adjacent to arterial roads shall also be discouraged. g) Ninety per cent of all residential units shall be within approximately a 400 metre walking distance from a public transit stop. h) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1. i) A variety of housing elevations shall be encouraged within each residential block to provide an interesting streetscape. Where	between separate and/or blocks of dwelling units; minimum landscaping and buffering requirements; on-site recreational and commercial uses; minimum parking and open space requirements; and other matters deemed necessary by Council. b) Small scale Institutional uses, such as private schools, churches, day nurseries and other related community and institutional uses, shall be permitted in all residential designations on lots up to 0.4 hectare without an amendment to this Plan, subject to appropriate Zoning By-law amendments and site plan approvals. c) The mitigation of the protrusion of garages shall be encouraged to foster streets as interactive outdoor space for pedestrians. The implementing Zoning By-law shall contain provisions restricting the extent of garage protrusions. d) Direct access to individual dwelling units along major and minor arterial roads shall not be permitted except for infill development or other similar situations where the City has determined that no other alternative access options are available. e) Direct access to individual street townhouse units along collector roads shall be discouraged and the use of common access or rear lane arrangements will be encouraged. f) Reverse frontage lotting patterns shall be discouraged and may only be permitted in short reaches or where the owner satisfies the City that no other alternative development form or street patterns are feasible. The use of long reaches of acoustical walls adjacent to arterial roads shall also be discouraged. g) Ninety per cent of all residential units shall be within approximately a 400 metre walking distance from a public transit stop. h) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1. i) A variety of housing elevations shall be encouraged within each residential block to provide an interesting streetscape. Where
--	--

townhouses are proposed, a mix of long and short townhouse blocks on public and private streets is also encouraged. The massing of long townhouse blocks can be broken down so that a single monotonous elevation is not created. The Zoning By-law may contain standards controlling this circumstance.	townhouses are proposed, a mix of long and short townhouse blocks on public and private streets is also encouraged. The massing of long townhouse blocks can be broken down so that a single monotonous elevation is not created. The Zoning By-law may contain standards controlling this circumstance.
B.5.2.2.3 Low Density Residential Designations Notwithstanding Policies E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to the Low Density Residential designations identified on Map B.5.2-1 – Rymal Road – Land Use Plan: Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.5.2-1 – Rymal Road – Land Use Plan. a) In the Low Density Residential 2g designation: i) The permitted uses shall be single detached, semi-detached and duplex dwellings. Street related townhouse dwellings and other low rise multiple dwellings may also be permitted. ii) The net residential density for the uses permitted in Policy B.5.2.2.3 a) i) shall be from 14 to 35 units per net residential hectare. The net residential density may be averaged over each plan of subdivision. iii) Notwithstanding Policy B.5.2.2.3 a) ii), street related townhouses shall be permitted up to maximum density of 45 units per net residential hectare, provided the units are integrated with other housing forms on the street and do not exceed 15 units in any one cluster. iv) Street related townhouses and other low rise multiple dwellings shall be encouraged to locate adjacent to or in the nearby vicinity of the collector roads within the Secondary Plan. v) The implementing Zoning By-law shall create the flexibility to encourage a mix of housing forms in the Low Density Residential 2g designation; and, vi) A variety of housing elevations shall be encouraged within each residential block to provide an interesting streetscape. In this regard, the Zoning By-law may contain standards controlling the repetition of front building elevations.	B.5.2.2.3 Low Density Residential Designations Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.5.2-1 – Rymal Road – Land Use Plan.

b) In the Low Density Residential 2h designation on Map B.5.1-1 – Binbrook Village – Land Use Plan: i) the permitted uses shall be low rise apartments (up to three storeys) single detached dwellings, multiple attached dwelling unit types including street and block townhouse dwellings, and/or other forms of multiple dwellings such as semi-detached, duplexes, triplexes, stacked townhouses and low rise apartment buildings. ii) Mixing of unit types shall be encouraged, and the implementing Zoning By-law may contain provisions to allow for a mixing of units. iii) Retirement homes and long term care facilities shall be permitted provided they are contained within a building form permitted in Policy B.5.2.2.3 b) i). iv) The density range shall be from 24 to 50 units per net residential hectare. The net residential density may be averaged over each plan of subdivision within the designation. v) Multiple dwellings shall be encouraged to locate adjacent to or in the nearby vicinity of the arterial and collector roads within and adjacent to the Secondary Plan area. vi) A variety of housing elevations shall be encouraged within each residential block to provide an interesting streetscape. Where town houses are proposed, a mix of long and short townhouse blocks on public and private streets is encouraged to provide variety to the streetscape. The massing of long townhouse blocks can be broken down so that a single monotonous elevation is not created. The Zoning By-law may contain standards controlling this circumstance.	
B.5.2.2.4 Medium Density Residential Designations Notwithstanding Policies E.3.5.2 and E.3.5.7 In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to lands designated the Medium Density Residential designations identified on Map B.5.2-1 – Rymal Road – Land Use Plan: a) In the Medium Density Residential 1 designation: i) In addition to Policy E.3.5.2 of Volume 1, single detached dwellings, semi-detached	B.5.2.2.4 Medium Density Residential Designations In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to lands designated Medium Density Residential on Map B.5.2-1 – Rymal Road – Land Use Plan: a) In the Medium Density Residential 1 designation: i) In addition to Policy E.3.5.2 of Volume 1, single detached dwellings, semi-detached dwellings, duplexes, triplexes and street townhouses shall also be permitted.

dwelling, duplexes, triplexes and street townhouses shall also be permitted.

ii) In addition to Policy E.3.5.2 of Volume 1, retirement homes and long term care facilities shall also be permitted provided they are contained within a building form permitted in the Medium Density Residential 1 designation.

iii) Policy E.3.5.4 of Volume 1 shall not apply.

iv) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.

b) In the Medium Density Residential 2b designation:

i) In addition to Policy E.3.5.2 of Volume 1, semi-detached dwellings, duplexes, triplexes and street townhouses shall also be permitted. ~~The permitted uses shall be comprised predominantly of a variety of low rise (up to four storeys) multiple attached dwelling unit types including street and block townhouse dwellings, and other forms of multiple dwellings such as semi-detached, duplexes, triplexes, stacked townhouses and low rise apartment buildings.~~

ii) In addition to Policy E.3.5.2 of Volume 1, Retirement homes and long term care facilities shall also be permitted provided they are contained within a building form permitted in the Medium Density Residential 2b designation ~~Policy B.5.2.2.4 a) i).~~

iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be four storeys.

iv) The density range shall be from 35 to 70 units per net residential hectare. The net residential density may be averaged over each plan of subdivision within the designation.

iv) In locating new Medium Density Residential 2b areas, consideration shall be given to the following criteria:

1. Location adjacent to arterial roads and other public transit routes.

v) 2. Where Medium Density Residential 2b uses are proposed to be located adjacent to Low Density Residential uses, consideration shall be given to the appropriate integration of built form, landscaping, and buffering to enhance compatibility.

3. Where townhouses are proposed, a mix of long and short townhouse blocks on public and private streets is encouraged to provide

iii) In addition to Policy E.3.5.2 of Volume 1, retirement homes and long term care facilities shall also be permitted provided they are contained within a building form permitted in the Medium Density Residential 1 designation.

iii) Policy E.3.5.4 of Volume 1 shall not apply.

iv) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.

b) In the Medium Density Residential 2b designation:

i) In addition to Policy E.3.5.2 of Volume 1, semi-detached dwellings, duplexes, triplexes and street townhouses shall also be permitted.

ii) In addition to Policy E.3.5.2 of Volume 1, retirement homes and long term care facilities shall also be permitted provided they are contained within a building form permitted in the Medium Density Residential 2b designation.

iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be four storeys.

iv) The density range shall be from 35 to 70 units per net residential hectare. The net residential density may be averaged over each plan of subdivision within the designation.

v) Where Medium Density Residential 2b uses are proposed to be located adjacent to Low Density Residential uses, consideration shall be given to the appropriate integration of built form, landscaping, and buffering to enhance compatibility.

c) In the Medium Density Residential 2c designation:

i) In addition to Policy E.3.5.2 of Volume 1, retirement homes and long term care facilities shall also be permitted provided they are contained within a building form permitted in the Medium Density Residential 2c designation.

ii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be nine storeys.

iii) The minimum density shall be 60 units per net residential hectare. The maximum density shall be set out in the implementing Zoning By-law.

iv) Medium Density Residential 2c areas shall be generally located on the periphery of the residential area or in areas abutting

variety to the streetscape. The massing of long townhouse blocks can be broken down so that a single monotonous elevation is not created. The Zoning By-law may contain standards controlling this circumstance. cb) In the Medium Density Residential 2c designation: i) Permitted uses shall be apartments, townhouses, stacked townhouse dwellings and other forms of multiple attached dwellings as a single form or mixed form development in a mid-rise housing form (up to nine storeys). ii) In addition to Policy E.3.5.2 of Volume 1, Retirement homes and long term care facilities shall be be permitted provided they are contained within a building form permitted in the Medium Density Residential 2c designation Policy B.5.2.2.4 b) i); iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be nine storeys. iii) The minimum density shall be 60 units per net residential hectare. The maximum density shall be set out in the implementing Zoning By-law. iv) Medium Density Residential 2c areas shall be generally located on the periphery of the residential area or in areas abutting commercial development, major and minor arterial or collector roads. v) Where Medium Density Residential 2c areas are proposed to be located adjacent to lower density residential uses, consideration shall be given to the appropriate integration of built form to enhance compatibility. Integration may be accomplished through architectural massing, lot setbacks, height, setbacks of upper floors, scale, density, buffering and landscaping.	commercial development, major and minor arterial or collector roads. v) Where Medium Density Residential 2c areas are proposed to be located adjacent to lower density residential uses, consideration shall be given to the appropriate integration of built form to enhance compatibility. Integration may be accomplished through architectural massing, lot setbacks, height, setbacks of upper floors, scale, density, buffering and landscaping.
B.5.2.5.1 In addition to Sections B.3.5 – Community Facilities/Services Policies, E.3.10 – Community Facilities and Services and E.6.0 – Institutional Designation of Volume 1, the following policies shall apply to the lands designated Institutional on Map B.5.2-1 – Rymal Road - Land Use Plan: ... e) Should any or all of the designated school sites not be required, such lands may be used for the following purposes without the requirement for an Official Plan amendment:	B.5.2.5.1 In addition to Sections B.3.5 – Community Facilities/Services Policies, E.3.10 – Community Facilities and Services and E.6.0 – Institutional Designation of Volume 1, the following policies shall apply to the lands designated Institutional on Map B.5.2-1 – Rymal Road - Land Use Plan: ... e) Should any or all of the designated school sites not be required, such lands may be used for the following purposes without the requirement for an Official Plan amendment:

i) Uses permitted in the Low Density Residential 1 and Medium Density Residential 12g and 2h designations; or, ii) Other Institutional uses.	i) Uses permitted in the Low Density Residential 1 and Medium Density Residential 1 designations; or, ii) Other Institutional uses.
Area Specific Policy – Area C B.5.2.14.3 Notwithstanding Policy B.5.2.2.4 cb) iii), for the lands identified on Map B.5.2-1 – Rymal Road – Land Use plan as Area Specific Policy – Area C, the minimum density shall be 48 units per net residential hectare.	Area Specific Policy – Area C B.5.2.14.3 Notwithstanding Policy B.5.2.2.4 c) iii), for the lands identified on Map B.5.2-1 – Rymal Road – Land Use plan as Area Specific Policy – Area C, the minimum density shall be 48 units per net residential hectare.
Site Specific Policy – Area E (OPA 52) B.5.2.14.5 For the lands located at Part of Lots 1, 2 and 3 – Block 4 – Concession 1, identified as Site Specific Policy Area E on Map B.5.2-1 – Rymal Road Secondary Plan – Land Use Plan, and designated Medium Density Residential 2b, the following policies shall apply: a) Notwithstanding Policy B.5.2.2.4 b) iii), a maximum building height of six storeys shall be permitted. In addition to Policy B.5.2.2.4 a) i), the following uses and provisions shall also be permitted: i) maisonettes ii) residential building heights up to six storeys may be permitted; and, iii) limited commercial uses on the ground floor of an apartment building. b) Notwithstanding Policy B.5.2.2.4 ba) iv), the density range shall be from 30 to 70 units per net residential hectare.	Site Specific Policy – Area E (OPA 52) B.5.2.14.5 For the lands located at Part of Lots 1, 2 and 3 – Block 4 – Concession 1, identified as Site Specific Policy Area E on Map B.5.2-1 – Rymal Road Secondary Plan – Land Use Plan, and designated Medium Density Residential 2b, the following policies shall apply: a) Notwithstanding Policy B.5.2.2.4 b) iii), a maximum building height of six storeys shall be permitted. b) Notwithstanding Policy B.5.2.2.4 b) iv), the density range shall be from 30 to 70 units per net residential hectare.
Delete Policy B.5.2.14.6 in its entirety Site Specific Policy – Area F (OPA 52) B.5.2.14.6 For the lands located at Part of Lots 1, 2 and 3 – Block 4 – Concession 1, identified as Site Specific Policy Area F on Map B.5.2-1 – Rymal Road Secondary Plan – Land Use Plan, and designated Low Density Residential 2h, the following policies shall apply: a) In addition to Policy B.5.2.2.3 b) i) maisonette dwellings shall also be permitted; b) Notwithstanding Policy B.5.2.2.3 b) iv) the density range shall be from 20 to 50 units per net residential hectare.	
B.5.3 North-West Glanbrook Secondary Plan	
B.5.3.2.1 The residential areas are designated Low Density Residential 12 and Medium Low Density Residential 12c on Map B.5.3-1 North-West Glanbrook - Land Use Plan. The following policies shall apply to each of these land use designations.	B.5.3.2.1 The residential areas are designated Low Density Residential 1 and Medium Density Residential 1 on Map B.5.3-1 North-West Glanbrook - Land Use Plan.
B.5.3.2.2 General Residential Policies	B.5.3.2.2 General Residential Policies

In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, the following policies shall apply to the lands designated Residential on Map B.5.3-1 – North-West Glanbrook – Land Use Plan: a) The majority of the North-West Glanbrook Secondary Plan area shall be developed for residential purposes. b) A variety and mix of dwelling types shall be permitted, including but not limited to, single detached dwellings, semi-detached dwellings, duplex, triplex and fourplex dwellings, street townhouses, multiple dwellings apartments, and <i>housing with supports</i>. c) The predominant dwelling types shall be grade-oriented dwelling types such as single detached, semi-detached, duplexes, triplexes and street townhouses. d) Future residents shall be advised that the John C. Munro International Airport is located approximately 1.6 kilometres south of Twenty Road West, which is the southern boundary of the North-West Glanbrook Secondary Plan area and, as a result, there is the potential for noise nuisance at times related to airport activity. Appropriate warning clauses to advise of this potential noise nuisance related to airport operations shall be included in lease or rental agreements, agreements of purchase and sale, and within required development agreements. e) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.	In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, the following policies shall apply to the lands designated Residential on Map B.5.3-1 – North-West Glanbrook – Land Use Plan: a) The majority of the North-West Glanbrook Secondary Plan area shall be developed for residential purposes. b) A variety and mix of dwelling types shall be permitted, including but not limited to single detached dwellings, semi-detached dwellings, duplex, triplex and fourplex dwellings, street townhouses, <i>multiple dwellings</i>, and <i>housing with supports</i>. c) The predominant dwelling types shall be grade-oriented dwelling types. d) Future residents shall be advised that the John C. Munro International Airport is located approximately 1.6 kilometres south of Twenty Road West, which is the southern boundary of the North-West Glanbrook Secondary Plan area and, as a result, there is the potential for noise nuisance at times related to airport activity. Appropriate warning clauses to advise of this potential noise nuisance related to airport operations shall be included in lease or rental agreements, agreements of purchase and sale, and within required development agreements. e) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.
B.5.3.2.3 Low Density Residential Designations In addition to Section E.3.4 – Low Density Residential of Volume 1, the following policies shall apply to the lands designated Low Density Residential 2 and 2c on Map B.5.3-1 – North-West Glanbrook – Land Use Plan: a) Notwithstanding Policy E.3.4.4 of Volume 1, the maximum net residential density on lands designated Low Density Residential 2 shall be 25 units per hectare. b) Notwithstanding Policy E.3.4.3 of Volume 1, the permitted uses on lands designated Low	B.5.3.2.3 Low Density Residential Designations In addition to Section E.3.4 – Low Density Residential of Volume 1, the following policies shall apply to lands designated Low Density Residential on Map B.5.3-1 – North-West Glanbrook – Land Use Plan: a) The Low Density Residential development in the south-west portion of Lot 3 adjacent to Twenty Road West shall proceed on the basis of reverse frontage with direct access to the residential lots being provided by the new internal street and not from Twenty Road

Density Residential 2 shall primarily consist of single detached dwellings, duplex, semi-detached and triplex dwellings. c) Notwithstanding Policy E.3.4.4 of Volume 1, the maximum net residential density on lands designated Low Density Residential 2c shall be 40 units per hectare. d) The Low Density Residential development in the south-west portion of Lot 3 adjacent to Twenty Road West shall proceed on the basis of reverse frontage with direct access to the residential lots being provided by the new internal street and not from Twenty Road West, and these residential lots shall possess additional lot depth. The intent of this policy is to not permit direct access to Twenty Road West and to maximize the preservation of the existing trees in this area. e) b) Low Density Residential dwellings located between the Villages of Glancaster and Garth Street (the west side of Garth Street) shall have no direct frontage on Garth Street. These dwellings shall be adequately screened and buffered from Garth Street to appropriately address noise, to the satisfaction of the City. f) c) The rear portion of existing large lot residential development fronting Glancaster Road and Twenty Road West shall be encouraged to be redeveloped. g) To minimize conflicts, new residential development proposed to be developed contiguous to the existing large lot residential development shall be restricted to low density residential development.	West, and these residential lots shall possess additional lot depth. The intent of this policy is to not permit direct access to Twenty Road West and to maximize the preservation of the existing trees in this area. b) Low Density Residential dwellings located between the Villages of Glancaster and Garth Street (the west side of Garth Street) shall have no direct frontage on Garth Street. These dwellings shall be adequately screened and buffered from Garth Street to appropriately address noise, to the satisfaction of the City. c) The rear portion of existing large lot residential development fronting Glancaster Road and Twenty Road West shall be encouraged to be redeveloped.
Insert new policy B.5.3.2.4 B.5.3.2.4 Medium Density Residential 1 Designation In addition to Section E.3.5 – Medium Density Residential Policies of Volume 1, the following policies shall apply to lands designated Medium Density Residential 1 on Map B.2.1-1 – Meadowbrook West - Land Use Plan: a) In addition to Policy E.3.5.2 of Volume 1, fourplexes shall also be permitted. b) Policy E.3.5.4 of Volume 1 shall not apply. c) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.	B.5.3.2.4 Medium Density Residential 1 Designation In addition to Section E.3.5 – Medium Density Residential Policies of Volume 1, the following policies shall apply to lands designated Medium Density Residential 1 on Map B.2.1-1 – Meadowbrook West - Land Use Plan: a) In addition to Policy E.3.5.2 of Volume 1, fourplexes shall also be permitted. b) Policy E.3.5.4 of Volume 1 shall not apply. c) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.
B.5.3.8.1 In addition to Section B.5.3.2 – Residential Designations, the following	B.5.3.8.1 In addition to Section B.5.3.2 – Residential Designations, the following

policies shall apply to the following three private communities, designated Medium-Low Medium Density Residential 12 1 on Map B.5.3-1 – North-West Glanbrook – Land Use Plan: ...	policies shall apply to the following three private communities, designated Medium Density Residential 1 on Map B.5.3-1 – North-West Glanbrook – Land Use Plan: ...
Permitted Uses B.5.3.8.2 In addition to the uses permitted in Policies B.5.3.2.2 b) and c), Policies B.5.3.2.2 and B.5.3.2.4, for the lands identified as Area Specific Policy Area – A, B and C on Map B.5.3-1 – North-West Glanbrook – Land Use Plan, the following policies shall apply: a) The predominant use of the subject lands shall be for residential dwellings. b) a) In addition to Policy E.3.5.2 of Volume 1 and Policy B.5.3.2.4 a) and notwithstanding Policy B.5.3.2.4 b), the following uses shall be permitted in each of the private communities identified as Area A, B and C, provided the uses serve the needs of the residents of the private community and are <i>compatible</i> with the residential uses: i) a private and permanent residential retirement community; ii) local commercial uses; iii) recreational uses; iv) storage facilities; and, v) an accessory administration and sales/rental office. e) b) In addition to Policy E.3.5.2 of Volume 1, a retirement home with a maximum of 74 suites may be permitted only within the Villages of Glancaster identified as Area Specific Area - Area A on Map B.5.3-1 – North-West Glanbrook – Land Use Plan. The retirement home shall be on a separate lot and final approval shall be conditional upon the severance of the lands from the Villages of Glancaster property. c) For lands identified as Area Specific Area - Area A on Map B.5.3-1 – North-West Glanbrook – Land Use Plan, the provision of open space areas within the subject community through the clustering of the residential units shall be encouraged, as well as other innovative site planning designs, which satisfy the policies of this Plan and the regulations of the implementing Zoning By-law. d) Notwithstanding Policy E.3.5.2 of Volume 1, One private park to be used for passive recreational purposes shall be located	Permitted Uses B.5.3.8.2 In addition to Policies B.5.3.2.2 and B.5.3.2.4, for the lands identified as Area Specific Policy Area – A, B and C on Map B.5.3-1 – North-West Glanbrook – Land Use Plan, the following policies shall apply: a) In addition to Policy E.3.5.2 of Volume 1 and Policy B.5.3.2.4 a) and notwithstanding Policy B.5.3.2.4 b), the following uses shall be permitted, provided the uses serve the needs of the residents of the private community and are <i>compatible</i> with the residential uses: i) a private and permanent residential retirement community; ii) local commercial uses; iii) recreational uses; iv) storage facilities; and, v) an accessory administration and sales/rental office. b) In addition to Policy E.3.5.2 of Volume 1, a retirement home with a maximum of 74 suites may be permitted only within the Villages of Glancaster identified as Area Specific Area - Area A on Map B.5.3-1 – North-West Glanbrook – Land Use Plan. The retirement home shall be on a separate lot and final approval shall be conditional upon the severance of the lands from the Villages of Glancaster property. c) For lands identified as Area Specific Area - Area A on Map B.5.3-1 – North-West Glanbrook – Land Use Plan, the provision of open space areas within the subject community through the clustering of the residential units shall be encouraged, as well as other innovative site planning designs, which satisfy the policies of this Plan and the regulations of the implementing Zoning By-law. d) Notwithstanding Policy E.3.5.2 of Volume 1, one private park to be used for passive recreational purposes shall be located immediately east of and adjacent to the lands known municipally as 9396 Twenty Road, within the Garth Trails community, identified as Area C on Map B.5.3-1 – North-West Glanbrook – Land Use Plan. No buildings

immediately east of and adjacent to the lands known municipally as 9396 Twenty Road, within the Garth Trails community, identified as Area C on Map B.5.3-1 – North-West Glanbrook – Land Use Plan. No buildings or structures, with the exception of a gazebo or small memorial structures, etc., and a parking area, shall be permitted on these lands. e) Direct access to the adult lifestyle community from Garth Street shall be restricted to one access. A second access from Twenty Road shall also be permitted. The dwellings within this development shall be adequately screened and buffered to appropriately address noise from Garth Street, to the satisfaction of the City. f) Prior to the <i>development</i> of the subject lands, the owner shall submit to the City for approval a detailed storm drainage and grading plan(s) in accordance with all City standards. g) The owner of the subject lands shall be responsible for the provision, cost and continued maintenance of all buildings, structures and facilities within the retirement community.	or structures, with the exception of a gazebo or small memorial structures, etc., and a parking area, shall be permitted on these lands. e) Direct access to the adult lifestyle community from Garth Street shall be restricted to one access. A second access from Twenty Road shall also be permitted. The dwellings within this development shall be adequately screened and buffered to appropriately address noise from Garth Street, to the satisfaction of the City. f) Prior to the <i>development</i> of the subject lands, the owner shall submit to the City for approval a detailed storm drainage and grading plan(s) in accordance with all City standards. g) The owner of the subject lands shall be responsible for the provision, cost and continued maintenance of all buildings, structures and facilities within the retirement community.
Delete Policy B.5.3.8.4 in its entirety B.5.3.8.4 Residential Density a) Notwithstanding Policy B.5.3.2.3 a), the residential density of the Villages of Glancaster, identified as Area Specific Policy – Area A on Map B.5.3-1 – North West Glanbrook – Land Use Plan, shall not exceed 22 units per gross hectare, to permit a maximum total of 466 dwelling units on the subject lands, excluding the suites permitted within the retirement home. b) Notwithstanding Policy B.5.3.2.3 a), the residential density of Twenty Place, identified as Area Specific Policy – Area B on Map B.5.3-1 – North West Glanbrook – Land Use Plan, shall not exceed 20 units per gross hectare. c) Notwithstanding Policy B.5.3.2.3 a), the residential density of Garth Trails, identified as Area Specific Policy – Area C on Map B.5.3-1 – North West Glanbrook – Land Use Plan, shall not exceed 22 units per gross hectare. d) The provision of open space areas within the subject community through the clustering of the residential units shall be encouraged, as well as other innovative site planning	

designs, which satisfy the policies of this Plan and the regulations of the implementing Zoning By-law.

e) The subject lands shall be zoned on a site specific basis in the implementing Zoning By-law.

f) Prior to the *development* of the subject lands, the owner shall submit a detailed site plan to the City that identifies the following:

i) location and width of the proposed internal road pattern;

ii) general location of the residential units;

iii) location and number of the private and common/visitor parking areas and spaces;

iv) location, size, and nature of the recreational, open space, commercial, maintenance, and storage facilities; and,

v) location and nature of the landscaping and fencing.

g) Direct access to the adult lifestyle community from Garth Street shall be restricted to one access. A second access from Twenty Road shall also be permitted. The dwellings within this development shall be adequately screened and buffered to appropriately address noise from Garth Street, to the satisfaction of the City.

h) Prior to the development of the subject lands, the owner shall submit to the City for approval a detailed storm drainage and grading plan(s) in accordance with all City standards.

i) The owner of the subject lands shall be responsible for the provision, cost and continued maintenance of all buildings, structures and facilities within the retirement community.

Delete Policy B.5.3.9.1 in its entirety.

Site Specific Policy — Area D (OPA 27)

B.5.3.9.1 In addition to Section B.5.3.2.3, the following policy shall apply to the lands located at 365 Glancaster Road (lands located at the northeast corner of Twenty Road West and Glancaster Road / southeast corner of Glancaster Road and Kopperfield Lane), and identified as Site Specific Policy — Area D on Map B.5.3-1 — North-West Glanbrook Secondary Plan Land Use Plan:

a) Notwithstanding Policy 5.3.2.3(c) the density shall not exceed 60 dwelling units per hectare.

Delete Policy B.5.3.9.2 in its entirety. B.5.3.9.2 Notwithstanding Volume 1, Chapter C, Policy C.4.5.7b), a daylighting triangle of 7.0 m x 7.0 m shall be required at the intersection of Kopperfield Lane and Glancaster Road, and that notwithstanding policy C.4.5.7c), a daylighting triangle of 9.0 m x 9.0 m shall be required at the intersection of Twenty Road and Glancaster Road.	
Delete existing Policy B.5.3.9.3 in its entirety Site Specific Policy – Area E B.5.3.9.3 The following policies shall apply to the lands located at 9684, 9694, 9704, 9714, and 9730 Twenty Road West, designated Low Density Residential 2c and identified as "Site Specific Policy – Area E" on Map B.5.3.1 – North West Glanbrook Secondary Plan – Land Use Plan: a) In addition to Policy E.3.4.3 of Volume 1, block townhouses shall also be permitted; and, b) Notwithstanding Policy E.3.4.4 of Volume 1 and Policy B.5.3.2.3 c) of Volume 2, the maximum net residential density shall be 42 units per hectare.	
B.5.4 Mount Hope Secondary Plan	
B.5.4.2 The residential areas are designated Low Density Residential 12, Low Density Residential 2c, Low Density Residential 3f, and Medium Density Residential 13 on Map B.5.4-1 Mount Hope - Land Use Plan. The following policies shall apply to each of these land use designations.	B.5.4.2 The residential areas are designated Low Density Residential 1 and Medium Density Residential 1 on Map B.5.4-1 Mount Hope - Land Use Plan. The following policies shall apply to each of these land use designations.
5.4.2.1 General Residential Policies In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, the following policies shall apply to the lands designated for residential uses on Map B.5.4-1 – Mount Hope – Land Use Plan: a) <i>Development</i> of the residential area within the Mount Hope Urban Settlement Area shall proceed in a generally north to south pattern and in an orderly, efficient, economical, and well-planned manner. b) Residential <i>development</i> shall be sensitive to existing residential uses, and redevelopment of the vacant portions of existing large lot residential development shall be encouraged. c) Residential areas should be integrated with parkland in order to provide a convenient, safe and visually pleasing living environment.	5.4.2.1 General Residential Policies In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, the following policies shall apply to the lands designated for residential uses on Map B.5.4-1 – Mount Hope – Land Use Plan: a) <i>Development</i> of the residential area within the Mount Hope Urban Settlement Area shall proceed in a generally north to south pattern and in an orderly, efficient, economical, and well-planned manner. b) Residential <i>development</i> shall be sensitive to existing residential uses, and redevelopment of the vacant portions of existing large lot residential development shall be encouraged. c) Residential areas should be integrated with parkland in order to provide a convenient, safe and visually pleasing living environment.

d) Permitted residential uses shall include single detached dwellings, semi-detached dwellings, duplex, triplex and fourplex dwellings, street townhouses, multiple dwellings apartments and housing with supports.	d) Permitted residential uses shall include single detached dwellings, semi-detached dwellings, duplex, triplex and fourplex dwellings, street townhouses, <i>multiple dwellings</i> and housing with supports.
B.5.4.2.2 Low Density Residential Designations a) Notwithstanding Sections E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to the lands designated Low Density Residential 2 on Map B.5.4-1 – Mount Hope – Land Use Plan: Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.5.4-1 Mount Hope – Land Use Plan. i) The permitted uses shall primarily consist of single detached dwellings, duplex, semi-detached and triplex dwellings. ii) The maximum density shall be 25 units per net hectare. b) Notwithstanding Sections E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to the lands designated Low Density Residential 2c on Map B.5.4-1 – Mount Hope – Land Use Plan: i) The permitted uses shall be a variety of multiple dwelling unit types including townhouse dwellings and all other forms of horizontal multiple dwellings.; ii) The density range shall be from 26 to 40 units per net hectare. c) Notwithstanding Sections E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to the lands designated Low Density Residential 3f on Map B.5.4-1 – Mount Hope – Land Use Plan: i) The permitted uses shall primarily consist of low rise apartments. ii) The density range shall be from 40 to 60 units per net hectare.	B.5.4.2.2 Low Density Residential Designations Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.5.4-1 Mount Hope – Land Use Plan.
B.5.4.2.3 Medium Density Residential 3 Designations In addition to Section E.3.5 – Medium Density Residential Policies of Volume 1, for lands designated Medium Density Residential 3 1 on Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan, the following policies shall apply: a) Medium Density Residential 1: i) Notwithstanding Policy E.3.5.7 of Volume 1, the net residential density	B.5.4.2.3 Medium Density Residential Designations In addition to Section E.3.5 – Medium Density Residential Policies of Volume 1, for lands designated Medium Density Residential 1 on Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan, the following policies shall apply: a) Medium Density Residential 1: i) In addition to Policy E.3.5.2 of Volume 1, street townhouses shall also be permitted.

shall be greater than 75 units per hectare and shall not exceed 100 units per hectare. i) In addition to Policy E.3.5.2 of Volume 1, street townhouses shall also be permitted. ii) Policy E.3.5.4 of Volume 1 shall not apply. ii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys	ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.
Area Specific Policy – Area E (OPA 90) Delete existing Policy B.5.4.11.5 in its entirety B.5.4.11.5 Notwithstanding Policies E.3.4.3 and E.3.4.4 of Volume 1 and Policies B.5.4.2.2 a) i) and ii) of Volume 2, for the lands located south of Airport Road West and north of Highway No. 6, designated Low Density Residential 2, and identified as Area Specific Policy – Area E on Map B.5.4.1 – Mount Hope Secondary Plan – Land Use Plan, the following policies shall apply: a) the permitted uses shall be restricted to single detached dwellings; and, b) the maximum density shall be 40 units per net hectare.	
Area Specific Policy – Area F (OPA 90) Delete existing Policy B.5.4.11.6 in its entirety Area Specific Policy – Area F (OPA 90) B.5.4.11.6 Notwithstanding Policy E.3.4.4 of Volume 1 and Policy B.5.4.2.2 b) ii) of Volume 2, for the lands located south of Airport Road West and north of Highway No. 6, designated Low Density Residential 2c, and identified as Area Specific Policy – Area F on Map B.5.4.1 – Mount Hope Secondary Plan – Land Use Plan, the permitted density range shall be from 30 to 55 units per net hectare.	
Area Specific Policy – Area J (OPA 122) B.5.4.11.10 Notwithstanding Section Policy C.4.8.8, and Table C.4.8.1-, Subsection 2, and Policy E.3.4.3 of Volume 1, and Policy B.5.4.9.1 d) of Volume 2, for a portion of lands located at 78 and 80 Marion Street and 3302 and 3306 Homestead Drive and identified as Area Specific Policy – Area J, residential development may be permitted in the form of single detached dwellings between 28 – 30 NEF noise contours. (OPA 142)	Area Specific Policy – Area J (OPA 122) B.5.4.11.10 Notwithstanding Policy C.4.8.8, Table C.4.8.1- Subsection 2, and Policy E.3.4.3 of Volume 1, and Policy B.5.4.9.1 d), for a portion of lands located at 78 and 80 Marion Street and 3302 and 3306 Homestead Drive and identified as Area Specific Policy – Area J, residential development may be permitted in the form of single detached dwellings between 28 – 30 NEF noise contours. (OPA 142)
Area Specific Policy – Area K (OPA 166) B.5.4.11.11 In addition to Section B.5.4.2.2 b) of Volume 2, for the lands located at 9255 Airport Road West (Block 94, Registered Plan No. 62M-1269), designated MediumLow	Area Specific Policy – Area K (OPA 166) 5.4.11.11 In addition to Section B.5.4.2.2 b) of Volume 2, for the lands located at 9255 Airport Road West (Block 94, Registered Plan No. 62M-1269), designated Low Density

Density Residential 12c and identified as Site Specific Policy – Area K, public parkland, open space or other passive recreation uses shall be permitted.	Residential 1 and identified as Site Specific Policy – Area K, public parkland, open space or other passive recreation uses shall be permitted.
Delete Policy B.5.4.11.13 in its entirety Area Specific Policy – Area M (OPA 229) B.5.4.11.13 For the lands identified as Site Specific Policy – Area “M” on Map B.5-4-1 Mount Hope Secondary Plan – Land Use Plan, designated Low Density Residential 2c, and known as 3530 Upper James Street, the following policy shall apply: a) Notwithstanding policy B.5.4.2.2 b) ii), the density range shall be from 26 to 42 units per net hectare.	

NOT FINAL AND BINDING

Appendix “E” – Volume 2: Chapter B-6 – Hamilton Secondary Plans

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
B.6.2 Ainslie Wood Westdale Secondary Plan	
B.6.2.4 Objectives The objectives of the Ainslie Wood Westdale Secondary Plan are to: a) Provide a diversity of suitable housing choice for families, students, seniors and others. b) Maintain the appearance of low density, single detached residential areas, in terms of both appearance and use. c) Ensure new infill housing and renovations are <i>compatible</i> with existing development. d) Encourage <i>development</i> forms which are compact, to help provide opportunities to relieve pressures for urban expansion, such as higher densities and mixed use along major roads. ...	B.6.2.4 Objectives The objectives of the Ainslie Wood Westdale Secondary Plan are to: a) Provide a diversity of suitable housing choice for families, students, seniors and others. b) Maintain the appearance of low density, residential areas. c) Ensure new infill housing and renovations are <i>compatible</i> with existing development. d) Encourage <i>development</i> forms which are compact, to help provide opportunities to relieve pressures for urban expansion, such as higher densities and mixed use along major roads. ...
B.6.2.5 Residential Designations The Ainslie Wood Westdale community shall remain primarily a residential area, which shall include a wide range of housing types. The community includes the Westdale historic residential neighbourhood around the Westdale oval, and various residential areas with housing of different forms and densities. The residential policies shall define the location and scale of each type of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents.	B.6.2.5 Residential Designations The Ainslie Wood Westdale community shall remain primarily a residential area, which shall include a wide range of housing types. The community includes the Westdale historic residential neighbourhood around the Westdale oval, and various residential areas with housing of different forms and densities. The residential policies shall define the location and scale of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents.
B.6.2.5.1 The residential areas are designated Low Density Residential 12, Medium Low Density Residential 13c, and High Density Residential 1 as indicated on Map B.6.2-1 - Ainslie Wood Westdale - Land Use Plan. The following policies shall apply to each of these land use designations.	B.6.2.5.1 The residential areas are designated Low Density Residential 1, Medium Density Residential 1, and High Density Residential 1 as indicated on Map B.6.2-1 - Ainslie Wood Westdale - Land Use Plan. The following policies shall apply to each of these land use designations.
B.6.2.5.2 The residential policies are intended to help achieve the following objectives: a) Provide a wide variety of housing forms for many types of households, including households of various sizes and age groups. b) Encourage the maintenance of the appearance of low density housing, especially single detached homes, where possible.	B.6.2.5.2 The residential policies are intended to help achieve the following objectives: a) Provide a wide variety of housing forms for many types of households, including households of various sizes and age groups. b) Encourage the maintenance of the appearance of low density housing, where possible.

c) Encourage new infill housing and renovations to be <i>compatible</i> with surrounding residential development. d) Create opportunities for and direct higher densities, and mixed use commercial / residential <i>development</i>, to locate along major roads. e) Ensure the protection of areas identified on the basis of cultural heritage characteristics.	c) Encourage new infill housing and renovations to be compatible with surrounding residential development. d) Create opportunities for and direct higher densities, and mixed use commercial / residential <i>development</i>, to locate along major roads. e) Ensure the protection of areas identified on the basis of cultural heritage characteristics.
B.6.2.5.3 General Residential Policies In addition to Section E.3.2 – Neighbourhood Designation – General Policies of Volume 1, the following general policies apply to all residential land use designations identified on Map B.6.2-1 – Ainslie Wood Westdale - Land Use Plan: a) A range of residential designations is provided to encourage a variety of housing types, forms and sizes. Rental housing is important in providing a range of housing types. b) Higher residential densities are directed to major roads, namely arterial and collector roads, to new or redeveloped residential or mixed commercial/residential <i>developments</i>. Population densities should be reflective of average densities for similar higher density residential uses across the City. c) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification, Section B.3.3 – Urban Design Policies of Volume 1 as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1. Changes to the existing housing stock, such as new infill construction and renovations, shall be comparable to existing housing styles on the same block and street. New construction shall be encouraged to reflect similar housing styles, massing, height, setbacks, and other elements of style as the adjacent homes on the same block and street. The City shall discourage the building-out of rooflines to convert dormers into a full storey. The City shall limit overbuilding on properties, to maintain <i>compatibility</i> within the neighbourhood. ...	B.6.2.5.3 General Residential Policies In addition to Section E.3.2 – Neighbourhood Designation – General Policies of Volume 1, the following general policies apply to all residential land use designations identified on Map B.6.2-1 – Ainslie Wood Westdale - Land Use Plan: a) A range of residential designations is provided to encourage a variety of housing types, forms and sizes. Rental housing is important in providing a range of housing types. b) Higher residential densities are directed to major roads, namely arterial and collector roads, to new or redeveloped residential or mixed commercial/residential <i>developments</i>. Population densities should be reflective of average densities for similar higher density residential uses across the City. c) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification, Section B.3.3 – Urban Design Policies of Volume 1 as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1. New construction shall be encouraged to reflect similar housing styles, massing, height, setbacks, and other elements of style as the adjacent homes on the same block and street. The City shall discourage the building-out of rooflines to convert dormers into a full storey. The City shall limit overbuilding on properties, to maintain <i>compatibility</i> within the neighbourhood. ...
B.6.2.5.4 Low Density Residential Designations a) The following policies In addition to Section E.3.4 – Low Density Residential of Volume 1,	B.6.2.5.4 Low Density Residential Designations In addition to Section E.3.4 – Low Density Residential of Volume 1, the following policies

the following policies shall apply to the lands designated Low Density Residential 2 on Map B.6.2-1 – Ainslie Wood Westdale - Land Use Plan:

~~i) a) Notwithstanding~~ **In addition to Policy E.3.4.3 of Volume 1 for lands designated Low Density Residential 1, permitted uses shall include single detached dwellings, semi-detached dwellings, duplexes, and street townhouses, and existing legal 3, 4, and 5 fiveplexes shall be permitted.** Single detached housing shall be the primary form of housing in most of these areas, especially in the interior of neighbourhoods. (OPA 142)

~~ii) Notwithstanding Policy E.3.4.4 of Volume 1, the Low Density Residential 2 densities shall generally be from 10 – 29 units per gross hectare. The area of large lots noted in Policy B.6.2.5.3 d) – General Residential Policies of Volume 2 shall have a lower density.~~

~~iii) Where single detached housing presently exists in the interior of the neighbourhood, the maintenance of such low density housing shall be preferable to new higher density housing forms.~~

~~iv) b) An area of large lots is recognized within the Low Density Residential 12 designation, located immediately east of McMaster University. Any future housing created through redevelopment in this area shall retain the pattern of large lots and a low this density, to help preserve this area's character. The boundaries of this area are:~~

~~1. i) For lands north of Sterling Street, this area is bounded by Mayfair Crescent, Sterling Street, Dalewood Crescent, and Oak Knoll Drive, also Mayfair Place and Oakwood Place; and,~~

~~2. ii) For lands south of Sterling Street, this area is bounded by Forsyth Street, King Street, Whitton Road and Sterling Street, also including Forsyth Place.~~

~~b) The following policies shall apply to the lands designated Low Density Residential 3c on Map B.6.2-1 – Ainslie Wood Westdale - Land Use Plan:~~

~~i) Notwithstanding Policy E.3.4.3 of Volume 1, within the Low Density Residential 3c areas, triplexes and multiple dwellings with four units or more, and townhouse developments up to five storeys in height shall be permitted. Additional height over five storeys may be~~

shall apply to lands designated Low Density Residential on Map B.6.2-1 – Ainslie Wood Westdale - Land Use Plan:

a) In addition to Policy E.3.4.3 of Volume 1 for lands designated Low Density Residential 1 fiveplexes shall be permitted.

b) An area of large lots is recognized within the Low Density Residential 1 designation, located immediately east of McMaster University. Any future housing created through *redevelopment* in this area shall retain the pattern of large lots and a low density, to help preserve this area's character. The boundaries of this area are:

i) For lands north of Sterling Street, this area is bounded by Mayfair Crescent, Sterling Street, Dalewood Crescent, and Oak Knoll Drive, also Mayfair Place and Oakwood Place; and,

ii) For lands south of Sterling Street, this area is bounded by Forsyth Street, King Street, Whitton Road and Sterling Street, also including Forsyth Place.

considered, but shall not produce any adverse shadow or wind impacts on adjacent low density residential areas. New low density uses shall not be permitted in these areas. ii) Notwithstanding Policy E.3.4.4 of Volume 1, the residential densities of the Low Density Residential 3c designation shall generally be 30—49 units per gross hectare. iii) The Low Density Residential 3c designated areas are located along major roads, specifically sections of Main Street West and King Street West. Low Density Residential 3c uses may also be considered on other redevelopment sites where compatibility with adjacent uses can be ensured, in terms of such matters as building height and massing. Such sites shall require an amendment to Map B.6.2-1 – Ainslie Wood Westdale – Land Use Plan.	
Insert new Policy B.6.2.5.5 B.6.2.5.5 Medium Density Residential Designations In addition to Section E.3.5 – Medium Density Residential Policies of Volume 1, the following policies shall apply to lands designated Medium Density Residential on Map B.2.1-1 – Meadowbrook West - Land Use Plan. a) In the Medium Density Residential 1 designation: i) In addition to Policy E.3.5.2 of Volume 1, triplexes and fourplexes shall also be permitted. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be five storeys. Additional height over five storeys may be considered, but shall not produce any adverse shadow or wind impacts on adjacent low density residential areas. iv) Notwithstanding Policies E.3.5.1 and E.3.5.9 a) of Volume 1, lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road.	B.6.2.5.5 Medium Density Residential Designations In addition to Section E.3.5 – Medium Density Residential Policies of Volume 1, the following policies shall apply to lands designated Medium Density Residential on Map B.2.1-1 – Meadowbrook West - Land Use Plan. a) In the Medium Density Residential 1 designation: i) In addition to Policy E.3.5.2 of Volume 1, triplexes and fourplexes shall also be permitted. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be five storeys. Additional height over five storeys may be considered, but shall not produce any adverse shadow or wind impacts on adjacent low density residential areas. iv) Notwithstanding Policies E.3.5.1 and E.3.5.9 a) of Volume 1, lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road.
B.6.2.5.6 High Density Residential Designation The following policies shall apply to the lands designated High Density Residential 1 on Map B.6.2-1 - Ainslie Wood Westdale - Land Use Plan: ...	B.6.2.5.6 High Density Residential Designation The following policies shall apply to the lands designated High Density Residential 1 on Map B.6.2-1 - Ainslie Wood Westdale - Land Use Plan: ...
Delete existing Policy B.6.2.17.7 in its entirety.	

Site Specific Policy – Area F (OPA 48)(OPA98) B.6.2.17.7 For the lands designated as “Low Density Residential 2”, located at 102 Ainslie Ave, and identified as Site Specific Policy – Area F on Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan, in addition to single and semidetached dwellings, a triplex shall also be a permitted use.	
Site Specific Policy – Area G (OPA 71)(OPA 98) B.6.2.17.8 The following policies shall apply to the lands identified as Site Specific Policy – Area G on Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan: a) Notwithstanding Policy B.6.2.5.56 b), the maximum residential density shall be 285 units per gross hectare and the maximum number of permitted units shall be 124. b) Notwithstanding Policy B.6.2.5.56 a), a maximum height of 5 storeys shall be permitted.	Site Specific Policy – Area G (OPA 71)(OPA 98) B.6.2.17.8 The following policies shall apply to the lands identified as Site Specific Policy – Area G on Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan: a) Notwithstanding Policy B.6.2.5.6 b), the maximum residential density shall be 285 units per gross hectare and the maximum number of permitted units shall be 124. b) Notwithstanding Policy B.6.2.5.6 a), a maximum height of 5 storeys shall be permitted.
Site Specific Policy – Area H (OPA 113)(OPA 166) B.6.2.17.9 In addition to Section E.3.6 – High Density Residential of Volume 1, Section B.6.2.5.56 – High Density Residential Designation of Volume 2, and Section B.6.2.10 – Parks and Open Space Designations of Volume 2, for lands located at 925 Main Street West and 150 Longwood Road South, designated “High Density Residential 1” and “Open Space”, and identified as Site Specific Policy – Area H, the following policies shall apply: a) Notwithstanding Policy E.3.6.6 b) of Volume 1 and Policy B.6.2.5.56 b) of Volume 2, the maximum residential density for the entire site shall be 250 units per hectare; and, b) Notwithstanding Policy B.6.2.5.56 a) of Volume 2, the maximum building height for the High Density Residential designation shall be 18 storeys.	Site Specific Policy – Area H (OPA 113)(OPA 166) B.6.2.17.9 In addition to Section E.3.6 – High Density Residential of Volume 1, Section B.6.2.5.6 – High Density Residential Designation of Volume 2, and Section B.6.2.10 – Parks and Open Space Designations of Volume 2, for lands located at 925 Main Street West and 150 Longwood Road South, designated “High Density Residential 1” and “Open Space”, and identified as Site Specific Policy – Area H, the following policies shall apply: a) Notwithstanding Policy E.3.6.6 b) of Volume 1 and Policy B.6.2.5.6 b) of Volume 2, the maximum residential density for the entire site shall be 250 units per hectare; and, b) Notwithstanding Policy B.6.2.5.6 a) of Volume 2, the maximum building height for the High Density Residential designation shall be 18 storeys.
B.6.3 Chedmac Secondary Plan B.6.3.2 Residential Designations The majority of the vacant lands within the Chedmac Planning Area shall be developed for low and medium density residential purposes. The residential policies shall define the location and scale of each type of residential uses, and shall help ensure that a	B.6.3.2 Residential Designations The majority of the vacant lands within the Chedmac Planning Area shall be developed for low and medium density residential purposes. The residential policies shall define the location and scale of residential uses, and shall help ensure that a variety of residential

variety of residential types are provided to meet the needs of all area residents.	types are provided to meet the needs of all area residents.
B.6.3.2.1 The residential areas are designated Low Density Residential 1, Low Density Residential 1a, Low Medium Density Residential 2e1, and Medium Density Residential 3 on Map B.6.3-1 – Chedmac - Land Use Plan. The following policies shall apply to each of these land use designations. (OPA 109)	B.6.3.2.1 The residential areas are designated Low Density Residential 1, Medium Density Residential 1, and Medium Density Residential 3 on Map B.6.3-1 – Chedmac - Land Use Plan. The following policies shall apply to each of these land use designations. (OPA 109)
B.6.3.2.2 General Residential Policies In addition to Section E.3.0 – Neighbourhood Designation of Volume 1, the following general policies apply to all residential land use designations identified on Map B.6.3 -1 – Chedmac - Land Use Plan: a) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1. Within each residential density designation, the Zoning By-law shall restrict the use of any site to the dwelling unit types permitted within that designation. Such restrictions shall be implemented to preserve the character of the neighbourhood and compatibility of dwelling unit types with surrounding existing and proposed land uses. b) Residential development shall be located to ensure a gradation of residential densities. c) b) Residential development adjacent to existing institutional facilities may be subject to a <i>noise study</i>.	B.6.3.2.2 General Residential Policies In addition to Section E.3.0 – Neighbourhood Designation of Volume 1, the following general policies apply to all residential land use designations identified on Map B.6.3 -1 – Chedmac - Land Use Plan: a) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification and Section B.3.3 – Urban Design Policies of Volume 1, as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1. b) Residential development adjacent to existing institutional facilities may be subject to a <i>noise study</i>.
B.6.3.2.3 Low Density Residential Designations (OPA 109) The following policies In addition to Section E.3.4 – Low Density Residential of Volume 1, the following policy shall apply to the lands designated Low Density Residential 1 on Map B.6.3-1 – Chedmac - Land Use Plan: a) Notwithstanding Policies E.3.4.3 and E.3.4.4 of Volume 1, land designated Low Density Residential 1 shall consist of only single detached units at a maximum density of 20 units per hectare. b) Notwithstanding Policies E.3.4.3 and E.3.4.4 of Volume 1, land designated Low Density Residential 1a shall consist of single detached	B.6.3.2.3 Low Density Residential Designations (OPA 109) In addition to Section E.3.4 – Low Density Residential of Volume 1, the following policy shall apply to lands designated Low Density Residential 1 on Map B.6.3-1 – Chedmac - Land Use Plan: a) For the lands designated Low Density Residential 1, abutting existing residential development at the northern limit of Chedmac Planning Area, no direct vehicular access from these lands to the abutting residential development fronting San Pedro Drive shall be provided.

units at a maximum gross residential density of 18 units per gross hectare (7.2 units per gross acre). c) Notwithstanding Policy B.6.3.2.3 b), for the lands designated Low Density Residential 1a, abutting existing residential development at the northern limit of Chedmac Planning Area, the following policies apply: i) The maximum density shall be 14 units per gross hectare (5.5 units per gross acre). ii) The minimum lot frontage for these lands shall be 15 metres. iii) No direct vehicular access from these lands to the abutting residential development fronting San Pedro Drive shall be provided. d) Notwithstanding Policies E.3.4.3 and E.3.4.4 of Volume 1, development on lands designated Low Density Residential 2c shall consist of townhouse dwelling units at a gross residential density of 30 units per gross hectare (12 units per gross acre). e) Development of lands designated Low Density Residential 2c shall be subject to site plan control.	
B.6.3.2.4 Medium Density Residential 3 Designations (OPA 109) In addition to Section E.3.5 – Medium Density Residential of Volume 1, 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 the Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a) of Volume 1, lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policies E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. b) In the Medium Density Residential 3 designation: 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. bi) 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.6.3.2.4 Medium Density Residential Designations In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to lands designated Medium Density Residential on Map B.6.3 -1 – Chedmac - Land Use Plan: a) In the Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a) of Volume 1, lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policies E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. b) In the Medium Density Residential 3 designation: i) the net residential density shall be greater than 75 units per hectare and shall not exceed 100 units per hectare.

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: (OPA 109) a) Notwithstanding Policies E.3.5.6 and E.3.5.7 Policy E.3.5.2 of Volume 1, and Policy B.6.3.2.4 of Volume 2, the following policies shall apply: i) only multiple dwellings in the form of stacked townhouses or apartments a multiple dwelling shall be permitted; and, ii) b) Notwithstanding Policy B.6.3.2.4 b) i), The permitted maximum density range shall not exceed 128 units per hectare; and, cb) The Open Space / Vegetation Protection Zone (VPZ) at the westerly limits of the subject lands shall be recognized in the implementing Zoning By-law to permit only Open Space activities/uses.	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 policy shall apply: (OPA 109) a) Notwithstanding Policy E.3.5.2 of Volume 1, only <i>multiple dwellings</i> in the form of stacked townhouses or apartments shall be permitted; b) Notwithstanding Policy B.6.3.2.4 b) i), the maximum density shall not exceed 128 units per hectare; and, c) The Open Space / Vegetation Protection Zone (VPZ) at the westerly limits of the subject lands shall be recognized in the implementing Zoning By-law to permit only Open Space activities/uses.
B.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: (OPA 203) i) Notwithstanding. In addition to Policy 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. ... 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 Policy - Area B-1, on Map B.6.3.1 – Chedmac - Land Use Plan: i) Notwithstanding Policy E.3.5.7 of Volume 1 and B.6.3.2.4 b) i), 1. a maximum of 266 units; shall be permitted and,	B.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, 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: (OPA 203) i) In addition to Policy E.3.5.2 of Volume 1, 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. ... 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 Policy - Area B-1, on Map B.6.3.1 – Chedmac - Land Use Plan: i) Notwithstanding Policy B.6.3.2.4 b) i), 1. a maximum of 266 units; shall be permitted and, 2. the overall gross floor area for all residential units shall not exceed 32,500 square metres. ii) Notwithstanding Section E.3.5.8 of Volume 1, the maximum height of buildings shall not exceed:

2. the overall gross floor area for all residential units shall not exceed 32,500 square metres. ii) Notwithstanding Section E.3.5.8 of Volume 1, the maximum height of buildings shall not exceed: 1. 5 storeys for buildings located in the interior of the site; and, 2. 3 storeys for buildings located on Scenic Drive. ... 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 of Volume 1 and B.6.3.2.4 b) i), 1. a maximum of 370 units shall be permitted; and, 2. the overall gross floor area for all residential units shall not exceed 36,000 square metres. ii) Notwithstanding Section E.3.5.8 of Volume 1, the maximum height of buildings shall not exceed: 1. 8 storeys for buildings located in the interior of the site; and, 2. 6 storeys for buildings located on Scenic Drive. 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) of 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. 5 storeys for buildings located in the interior of the site; and, 2. 3 storeys for buildings located on Scenic Drive. ... 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 B.6.3.2.4 b) i), 1. a maximum of 370 units shall be permitted; and, 2. the overall gross floor area for all residential units shall not exceed 36,000 square metres. ii) Notwithstanding Section E.3.5.8 of Volume 1, the maximum height of buildings shall not exceed: 1. 8 storeys for buildings located in the interior of the site; and, 2. 6 storeys for buildings located on Scenic Drive. iii) In addition to Policy E.3.5.4 of Volume 1 and notwithstanding Policy E.3.8.2 a) of Volume 1, only the following commercial and institutional uses shall be permitted in the existing "Long and Bisby" building: ...
Site Specific Policy – Area C (OPA 148) B.6.3.7.3 Notwithstanding Policy E.3.5.7 of Volume 1 and Policy B.6.3.2.4 b) i), for the lands located at 555 Sanatorium Road, and identified as Site Specific Policy – Area C on Map B.6.3-1 – Chedmac Secondary Plan – Land Use Plan, the net residential density shall be greater than 49 units per hectare and shall not exceed 100 units per hectare, within the existing built heritage resource known as the "Southam" Building.	Site Specific Policy – Area C (OPA 148) B.6.3.7.3 Notwithstanding Policy B.6.3.2.4 b) i), for the lands located at 555 Sanatorium Road, and identified as Site Specific Policy – Area C on Map B.6.3-1 – Chedmac Secondary Plan – Land Use Plan, the net residential density shall be greater than 49 units per hectare and shall not exceed 100 units per hectare, within the existing built heritage resource known as the "Southam" Building.
B.6.6 Strathcona Secondary Plan	
B.6.6.5 Residential Designations The Strathcona Secondary Plan area is characterized by a large stable residential	B.6.6.5 Residential Designations The Strathcona Secondary Plan area is characterized by a large stable residential

neighbourhood with a strong heritage character and includes a mix of housing types, densities and housing forms. The residential policies shall define the location and scale of each type of residential uses, and shall help ensure that a variety of residential housing types are provided to meet the needs of area residents.	neighbourhood with a strong heritage character and includes a mix of housing types, densities and housing forms. The residential policies shall define the location and scale of residential uses, and shall help ensure that a variety of residential housing types are provided to meet the needs of area residents.
B.6.6.5.1 The residential areas within the Strathcona Secondary Plan are designated Low Density Residential 13, Medium Density Residential 2 and High Density Residential, as identified on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, and are subject to the policies of Section 6.6.5.	B.6.6.5.1 The residential areas within the Strathcona Secondary Plan are designated Low Density Residential 1, Medium Density Residential 2 and High Density Residential, as identified on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, and are subject to the policies of Section 6.6.5.
B.6.6.5.2 General Residential Policies In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, the following policies shall apply to lands designated Residential: a) To promote compatible redevelopment, new Residential development and infill development shall be evaluated based on the policies of Section B.2.4 – Residential Intensification, Section B.3.3 – Urban Design Policies of Volume 1, Section B.6.6.10 – Urban Design Policies as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1. reflect and enhance the character of the residential areas through implementation of an architectural style that is sympathetic and complementary to the existing residential areas. Further direction regarding design for development is provided in Section 6.6.10, Urban Design Policies. b) A broad range and mix of housing types shall be encouraged within residential designations. c) Development within the Strathcona Secondary Plan area shall provide a mix of housing opportunities in terms of built form, style and tenure that are suitable for residents of different age groups, income levels and household sizes. d) Direct vehicle access to new individual dwelling units from arterial roads shall be discouraged and alternative forms of access, such as use of shared or common access points and rear lane arrangements shall be encouraged.	B.6.6.5.2 General Residential Policies In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, the following policies shall apply to lands designated Residential: a) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification, Section B.3.3 – Urban Design Policies of Volume 1, Section B.6.6.10 – Urban Design Policies as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1. b) A broad range and mix of housing types shall be encouraged within residential designations. c) Development within the Strathcona Secondary Plan area shall provide a mix of housing opportunities in terms of built form, style and tenure that are suitable for residents of different age groups, income levels and household sizes. d) Direct vehicle access to new individual dwelling units from arterial roads shall be discouraged and alternative forms of access, such as use of shared or common access points and rear lane arrangements shall be encouraged. e) Common element and condominium roads should be connected to the public <i>active transportation network</i> via sidewalks. f) Reverse frontage lotting patterns shall not be permitted, except where existing on the date of approval of this Secondary Plan. g) When considering an application for residential intensification, the following shall be evaluated:

e) Common element and condominium roads should be connected to the public <i>active transportation network</i> via sidewalks. f) Reverse frontage lotting patterns shall not be permitted, except where existing on the date of approval of this Secondary Plan. g) All development proposals shall consider and, wherever possible, address compatibility with adjacent uses in accordance with the Residential Intensification policies of Section B.2.4.2 of Volume 1. h) The existing character of established Neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood in accordance with Section B.2.4 – Residential Intensification of Volume 1 and other applicable policies of this Plan. i) g) When considering an application for residential intensification, the following shall be evaluated: i) the ability to respect and maintain or enhance the streetscape patterns including block lengths, setbacks and building separations; and, ii) the relationship of the proposal to existing neighbourhood character so that it maintains, and where possible, enhances and builds upon desirable established patterns and built form. h) New <i>development</i> shall be sympathetic and complementary to the existing character and <i>cultural heritage features</i> of the neighbourhood, including setbacks, built form and, building mass, height and materials. The arrangement of buildings and structures on a site shall be compatible with the existing adjacent residential forms.	i) the ability to respect and maintain or enhance the streetscape patterns including block lengths, setbacks and building separations; and, ii) the relationship of the proposal to existing neighbourhood character so that it maintains, and where possible, enhances and builds upon desirable established patterns and built form. h) New <i>development</i> shall be sympathetic and complementary to the existing character and <i>cultural heritage features</i> of the neighbourhood, including setbacks, built form and, building mass, height and materials. The arrangement of buildings and structures on a site shall be compatible with the existing adjacent residential forms.
B.6.6.5.3 Low Density Residential 13 Designation In addition to Section E.3.4 – Low Density Residential of Volume 1, for lands designated Low Density Residential 13 on Map B.6.6-1 Strathcona Secondary Plan - Land Use Plan, the following policies shall apply: a) In addition to the uses permitted in Policy E.3.4.3 of Volume 1, <i>multiple dwellings</i> in the form of ground-oriented townhouses shall also be permitted. All forms of townhouse dwellings shall also be permitted.	B.6.6.5.3 Low Density Residential 1 Designation In addition to Section E.3.4 – Low Density Residential of Volume 1, for lands designated Low Density Residential 1 on Map B.6.6-1 Strathcona Secondary Plan - Land Use Plan, the following policies shall apply: a) In addition to the uses permitted in Policy E.3.4.3 of Volume 1, <i>multiple dwellings</i> in the form of ground-oriented townhouses shall also be permitted.

b) Notwithstanding Policy E.3.4.4 of Volume 1, the <i>net residential density</i> range for Low Density Residential 3 areas shall be between 20—60 units per net hectare. c) Notwithstanding Policy E.3.4.5 of Volume 1, the maximum building height shall be 2.5 storeys. d) Infill development shall be sympathetic and complementary to the existing character and cultural heritage attributes of the neighbourhood, including setbacks, built form, building mass and height, including materials that are compatible with the existing adjacent residential forms.	
B.6.6.5.4 Medium Density Residential 2 Designations In addition to Section E.3.5 – Medium Density Residential of Volume 1, for lands designated Medium Density Residential 2 on Map B.6.6-1 Strathcona Secondary Plan:- Land Use Plan, the following policies shall apply: a) Medium Density Residential 2 i) Notwithstanding In addition to Policy E.3.5.2 of Volume 1, low density residential uses permitted under Policy E.3.4.3 of Volume 1 shall also be permitted. Medium Density Residential 2 areas shall permit single-detached, semi-detached, duplex, street townhouse dwellings and multiple dwellings. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policy E.3.5.8 of Volume 1, The minimum building height shall be 2 storeys and the maximum building height shall be 6 storeys. iv) New <i>development</i> shall be sympathetic and complementary to the existing character and cultural heritage features of the neighbourhood, including setbacks, built form and, building mass, height and materials. The arrangement of buildings and structures on a site shall be compatible with the existing adjacent residential forms. e) As part of a multiple dwelling, excluding a triplex and townhouses, amenity space for occupants of the multiple dwelling, shall be provided.	B.6.6.5.4 Medium Density Residential Designations In addition to Section E.3.5 – Medium Density Residential of Volume 1, for lands designated Medium Density Residential on Map B.6.6-1 Strathcona Secondary Plan - Land Use Plan, the following policies shall apply: a) Medium Density Residential 2 i) In addition to Policy E.3.5.2 of Volume 1, low density residential uses permitted under Policy E.3.4.3 of Volume 1 shall also be permitted. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policy E.3.5.8 of Volume 1, the minimum building height shall be 2 storeys and the maximum building height shall be 6 storeys. iv) New <i>development</i> shall be sympathetic and complementary to the existing character and cultural heritage features of the neighbourhood, including setbacks, built form and, building mass, height and materials. The arrangement of buildings and structures on a site shall be compatible with the existing adjacent residential forms.
B.6.6.5.5 High Density Residential Designation In addition to Section E.3.6 – High Density Residential of Volume 1, for lands designated High Density Residential on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the following policies shall apply:	B.6.6.5.5 High Density Residential Designation In addition to Section E.3.6 – High Density Residential of Volume 1, for lands designated High Density Residential on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the following policies shall apply:

a) Notwithstanding Policy E.3.6.6 a) of Volume 1, the <i>net residential density</i> range for High Density Residential areas shall be greater than 100 units per net hectare and not greater than 300 units per net hectare. b) The minimum building height shall be 2 storeys and the maximum building height shall be 10 storeys. Additional height may be permitted, subject to the following criteria: i) The development shall have frontage on a Major Arterial or Minor Arterial road where possible in order to minimize the impact on areas designated Low Density Residential 13; ii) The completion of required studies, which shall include, but not be limited to: Sun/Shadow Study, Visual Impact Study and Wind Study; iii) Submission of an Urban Design Brief that addresses design issues, including <i>compatibility</i> with lower density residential built forms, such as stepping the building back; and, iv) Demonstration that the height, massing, setback and parking areas are <i>compatible</i> with adjacent residential development. c) Where a High Density development abuts an area designated Low Density Residential 13, consideration shall be given to: i) The relationship of the proposed building(s) with the height, massing, and scale of the adjacent low density residential use(s); ii) Promoting a transition in height to the adjacent low density residential use(s); and, iii) <i>Compatibility</i> with the adjacent low density residential use(s) with respect to shadowing, overlook, noise, lighting and parking. d) As part of a <i>multiple dwelling</i>, excluding a triplex and townhouses, amenity space for occupants of the <i>multiple dwelling</i> shall be provided.	a) Notwithstanding Policy E.3.6.6 a) of Volume 1, the <i>net residential density</i> range for High Density Residential areas shall be greater than 100 units per net hectare and not greater than 300 units per net hectare. b) The minimum building height shall be 2 storeys and the maximum building height shall be 10 storeys. Additional height may be permitted, subject to the following criteria: i) The development shall have frontage on a Major Arterial or Minor Arterial road where possible in order to minimize the impact on areas designated Low Density Residential 1; ii) The completion of required studies, which shall include, but not be limited to: Sun/Shadow Study, Visual Impact Study and Wind Study; iii) Submission of an Urban Design Brief that addresses design issues, including <i>compatibility</i> with lower density residential built forms, such as stepping the building back; and, iv) Demonstration that the height, massing, setback and parking areas are <i>compatible</i> with adjacent residential development. c) Where a High Density development abuts an area designated Low Density Residential 1, consideration shall be given to: i) The relationship of the proposed building(s) with the height, massing, and scale of the adjacent low density residential use(s); ii) Promoting a transition in height to the adjacent low density residential use(s); and, iii) <i>Compatibility</i> with the adjacent low density residential use(s) with respect to shadowing, overlook, noise, lighting and parking. d) As part of a <i>multiple dwelling</i>, excluding a triplex and townhouses, amenity space for occupants of the <i>multiple dwelling</i> shall be provided.
B.6.6.6.1 Mixed Use – Medium Density Designation In addition to Section E.4.0 – Commercial and Mixed Use Designation of Volume 1, the following policies shall apply to all Commercial and Mixed Use Designations, as identified on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan: ... c) Notwithstanding Policy E.4.6.8 of Volume 1, additional height up to a maximum of 10 storeys may be permitted without	B.6.6.6.1 Mixed Use – Medium Density Designation In addition to Section E.4.0 – Commercial and Mixed Use Designation of Volume 1, the following policies shall apply to all Commercial and Mixed Use Designations, as identified on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan: ... c) Notwithstanding Policy E.4.6.8 of Volume 1, additional height up to a maximum of 10 storeys may be permitted without

amendment to this Plan, provided the applicant demonstrates: i) That potential impacts have been mitigated on adjacent lands designated Low Density Residential 13; ii) Buildings are progressively stepped back from adjacent low rise forms of housing in the Low Density Residential 13 designation and Medium Density Residential 2 designation. The Zoning By-law may include an angular plane requirement to set out an appropriate transition and stepping back of heights; and, iii) Buildings are stepped back from any street to minimize the height appearance from the public realm, where necessary. ...	amendment to this Plan, provided the applicant demonstrates: i) That potential impacts have been mitigated on adjacent lands designated Low Density Residential 1; ii) Buildings are progressively stepped back from adjacent low rise forms of housing in the Low Density Residential 1 designation and Medium Density Residential 2 designation. The Zoning By-law may include an angular plane requirement to set out an appropriate transition and stepping back of heights; and, iii) Buildings are stepped back from any street to minimize the height appearance from the public realm, where necessary. ...
Site Specific Policy – Area G B.6.6.15.7 For the property located at 16 Strathcona Avenue South, designated Low Density Residential 13, shown as Site Specific Policy - Area G on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the following policy shall apply: a) In addition to Policy E.3.4.3 – Low Density Residential of Volume 1 and Policy 6.6.5.3 a) of this Plan and notwithstanding policy E.3.4.4 of Volume 1 and Policy 6.6.5.3 b) of this Plan, a <i>multiple dwelling</i> containing a maximum of five dwelling units shall also be permitted; and, b) Notwithstanding Policy E.3.4.5 of Volume 1 and Policy 6.6.5.3 c) of this Plan, the maximum building height shall be four storeys.	Site Specific Policy – Area G B.6.6.15.7 For the property located at 16 Strathcona Avenue South, designated Low Density Residential 1, shown as Site Specific Policy - Area G on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the following policy shall apply: a) In addition to Policy E.3.4.3 – Low Density Residential of Volume 1, a multiple dwelling containing a maximum of five dwelling units shall also be permitted; and, b) Notwithstanding Policy E.3.4.5 of Volume 1, the maximum building height shall be four storeys.
Site Specific Policy – Area J B.6.6.15.10 For the lands located at 148, 152 and 154 George Street, designated MediumLow Density Residential 23, shown as Site Specific Policy - Area J on Map B.6.6-1 Strathcona Secondary Plan: - Land Use Plan, the following policies shall apply: a) In addition to the uses permitted in Policy E.3.5.24.3 – Low Density Designation of Volume 1, and notwithstanding Policy B.6.6.5.4 a) ii), 3(a), the following uses shall also be permitted: i. institutional uses, educational establishments, and cultural facilities ii. hotel, including an accessory restaurant iii. artist's studios iv. multiple dwelling iv. live-work units	Site Specific Policy – Area J B.6.6.15.10 For the lands located at 148, 152 and 154 George Street, designated Medium Density Residential 2, shown as Site Specific Policy - Area J on Map B.6.6-1 Strathcona Secondary Plan - Land Use Plan, the following policies shall apply: a) In addition to Policy E.3.5.2 of Volume 1, and notwithstanding Policy B.6.6.5.4 a) ii), the following uses shall also be permitted: i. institutional uses, educational establishments, and cultural facilities ii. hotel, including an accessory restaurant iii. artist's studios iv. live-work units v. professional and medical offices and personal services, which shall only be located within a building existing on the date of approval of this plan or on the ground floor of

vi. professional and medical offices and personal services, which shall only be located within a building existing on the date of approval of this plan or on the ground floor of a building, and may include an accessory restaurant. vii. Uses accessory to (i) through (vi) above viii. parking lot accessory to uses contained within the block bounded by King Street West, Queen Street South, George Street, and Ray Street South. In this regard, the City may require an offsite parking agreement. b) Notwithstanding Policy E.3.4.4 of Volume 1, and Policy B.6.6.5.3 b), The net residential density shall not exceed 100 units per net hectare. c) Notwithstanding Policy E.3.4.5 of Volume 1, and Policy B.6.6.5.4 a) iii), the maximum building height shall be 5 storeys, subject to the following: ...	a building, and may include an accessory restaurant. vi. Uses accessory to (i) through (vi) above vii. parking lot accessory to uses contained within the block bounded by King Street West, Queen Street South, George Street, and Ray Street South. In this regard, the City may require an offsite parking agreement. b) The net residential density shall not exceed 100 units per net hectare. c) Notwithstanding Policy B.6.6.5.4 a) iii), the maximum building height shall be 5 storeys, subject to the following: ...
Site Specific Policy – Area K B.6.6.15.11 For the lands located at 331, 337 and 339 York Boulevard, and 96, 100 and 120 Ray Street North, designated Mixed Use – Medium Density and Low Density Residential 13, shown as Area K on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the following policies shall apply: a) Notwithstanding Policy E.4.6.8 of Volume 1 and Policy 6.6.6.1 c), for the lands located at 331 and 337-339 York Boulevard, 120 Ray Street North and the easterly portion of 100 Ray Street North, designated Mixed Use – Medium Density, additional height up to a maximum of 12 storeys may be permitted without amendment to this Plan, provided the applicant demonstrates: i. That potential impacts have been mitigated on adjacent lands designated Low Density Residential 13; ii. That buildings are progressively stepped back from adjacent low rise forms of housing in the Low Density Residential 13 designation. The Zoning By-law may include an angular plane requirement to set out an appropriate transition and stepping back of heights; and, iii. That buildings are stepped back from any street to minimize the height appearance from the public realm, where necessary. b) For the lands located at 96 Ray Street and the westerly portion of 100 Ray Street,	Site Specific Policy – Area K B.6.6.15.11 For the lands located at 331, 337 and 339 York Boulevard, and 96, 100 and 120 Ray Street North, designated Mixed Use – Medium Density and Low Density Residential 1, shown as Area K on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, the following policies shall apply: a) Notwithstanding Policy E.4.6.8 of Volume 1 and Policy 6.6.6.1 c), for the lands located at 331 and 337-339 York Boulevard, 120 Ray Street North and the easterly portion of 100 Ray Street North, designated Mixed Use – Medium Density, additional height up to a maximum of 12 storeys may be permitted without amendment to this Plan, provided the applicant demonstrates: i. That potential impacts have been mitigated on adjacent lands designated Low Density Residential 1; ii. That buildings are progressively stepped back from adjacent low rise forms of housing in the Low Density Residential 1 designation. The Zoning By-law may include an angular plane requirement to set out an appropriate transition and stepping back of heights; and, iii. That buildings are stepped back from any street to minimize the height appearance from the public realm, where necessary. b) For the lands located at 96 Ray Street and the westerly portion of 100 Ray Street,

designated Low Density Residential 13, the following policies shall apply: i. Notwithstanding Policy 6.6.5.3 c), a maximum building height of 3 storeys shall be permitted. For any building adjacent to Ray Street North with a height of 3 storeys, the third storey shall require a minimum 3 metre stepback from the building face along Ray Street North. ii. Notwithstanding Policy E.3.4.4 of Volume 1 and Policy 6.6.5.3 b) a maximum of 16 dwelling units shall be permitted if the lands are developed comprehensively and in conjunction with the lands in the Mixed Use – Medium Density Designation. iii. If the lands are not developed comprehensively with and in conjunction with the lands in the Mixed Use – Medium Density Designation, Policy 6.6.5.3 b) shall apply. iv. iii. Access to the Mixed Use – Medium Density designated lands shall be permitted through the lands designated Low Density Residential 13.	designated Low Density Residential 1, the following policies shall apply: i. For any building adjacent to Ray Street North with a height of 3 storeys, the third storey shall require a minimum 3 metre stepback from the building face along Ray Street North. ii. Notwithstanding Policy E.3.4.4 of Volume 1, a maximum of 16 dwelling units shall be permitted if the lands are developed comprehensively and in conjunction with the lands in the Mixed Use – Medium Density Designation. iii. Access to the Mixed Use – Medium Density designated lands shall be permitted through the lands designated Low Density Residential 1.
Site Specific Policy – Area N (OPA 147) B.6.6.15.14 For the lands located at 196 George Street, designated Medium Density Residential 2 and identified as Site Specific Policy – Area N on Map B.6.6-1 – Strathcona Secondary Plan – Land Use Plan, the following policies shall apply: a) Notwithstanding Policy E.3.5.7 of Volume 1, the net residential density for a 12-unit multiple dwelling shall be permitted. greater than 60 units per hectare and not greater than 113 units per hectare. b) Notwithstanding Policy E.3.5.8 of Volume 1 and Policy B.6.6.5.4 a) iii) of Volume 2, the minimum building height shall be 2 storeys and the maximum building height shall be 2.5 storeys for a 12 unit multiple dwelling.	Site Specific Policy – Area N (OPA 147) B.6.6.15.14 For the lands located at 196 George Street, designated Medium Density Residential 2 and identified as Site Specific Policy – Area N on Map B.6.6-1 – Strathcona Secondary Plan – Land Use Plan, the following policies shall apply: a) A 12-unit <i>multiple dwelling</i> shall be permitted. b) Notwithstanding Policy E.3.5.8 of Volume 1 and Policy B.6.6.5.4 a) iii), the minimum building height shall be 2 storeys and the maximum building height shall be 2.5 storeys.
B.6.7 Centennial Neighbourhoods Secondary Plan	
B.6.7.5.1 In addition to Section E.2.3.2 Sub-Regional Service Nodes of Volume 1, within the area identified as the Sub-Regional Service Node shown on Map B.6.7-1 – Centennial Neighbourhoods – Land Use Plan, the following policies shall apply: ... j) Lands designated High Density Residential 1 within the Centennial Node identified on Map B.6.7-1 – Centennial Neighbourhoods – Land Use Plan shall be subject to Section E. 3.6 –	B.6.7.5.1 In addition to Section E.2.3.2 Sub-Regional Service Nodes of Volume 1, within the area identified as the Sub-Regional Service Node shown on Map B.6.7-1 – Centennial Neighbourhoods – Land Use Plan, the following policies shall apply: ... j) Lands designated High Density Residential 1 within the Centennial Node identified on Map B.6.7-1 – Centennial Neighbourhoods – Land Use Plan shall be subject to Section E. 3.6 –

High Density Residential of Volume 1, Policy B.6.7.6.2 and Policy B.6.7.6.57. ...	High Density Residential of Volume 1, Policy B.6.7.6.2 and Policy B.6.7.6.5. ...
B.6.7.6 Residential Designations Outside of the Centennial Node, the Centennial Neighbourhoods Secondary Plan area has stable residential neighbourhoods with a mix of housing types, densities and housing forms. The residential policies define the location and scale of each type of residential uses, and shall help ensure that a variety of residential housing types are provided to meet the housing needs of area residents.	B.6.7.6 Residential Designations Outside of the Centennial Node, the Centennial Neighbourhoods Secondary Plan area has stable residential neighbourhoods with a mix of housing types, densities and housing forms. The residential policies define the location and scale of residential uses, and shall help ensure that a variety of residential housing types are provided to meet the housing needs of area residents.
B.6.7.6.1 The residential areas within the Centennial Neighbourhoods Secondary Plan are designated Low Density Residential 12, Low Medium Density Residential 13, Medium Density Residential 2, Medium Density Residential 3 and High Density Residential 1 as identified on Map B.6.7-1 – Centennial Neighbourhoods – Land Use Plan. Generally the residential designations recognize existing residential land uses within the Secondary Plan area.	B.6.7.6.1 The residential areas within the Centennial Neighbourhoods Secondary Plan are designated Low Density Residential 1, Medium Density Residential 1, Medium Density Residential 2, Medium Density Residential 3 and High Density Residential 1 as identified on Map B.6.7-1 – Centennial Neighbourhoods – Land Use Plan. Generally the residential designations recognize existing residential land uses within the Secondary Plan area.
B.6.7.6.2 General Residential Policies In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, the following policies shall also apply: a) <i>Development</i> shall provide a mix of housing opportunities in terms of built form, style and tenure that are suitable for residents of different age groups, income levels and household sizes. b) Reverse frontage lotting patterns shall not be permitted, and new multiple dwelling residential <i>development</i> shall be oriented to the street. c) The existing character of established residential neighbourhoods shall be respected. To promote compatible redevelopment, new residential infill development Residential intensification within these areas shall comply with Section B.2.4 – Residential Intensification, Section B.3.3 – Urban Design Policies of Volume 1 as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1. and other applicable policies of this Plan. d) Existing rental housing is an important asset to the Centennial Neighbourhoods area and contributes significantly to the supply of	B.6.7.6.2 General Residential Policies In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, the following policies shall also apply: a) <i>Development</i> shall provide a mix of housing opportunities in terms of built form, style and tenure that are suitable for residents of different age groups, income levels and household sizes. b) Reverse frontage lotting patterns shall not be permitted, and new multiple dwelling residential <i>development</i> shall be oriented to the street. c) The existing character of established residential neighbourhoods shall be respected. To promote <i>compatible redevelopment</i> , new residential infill <i>development</i> shall comply with Section B.2.4 – Residential Intensification, Section B.3.3 – Urban Design Policies of Volume 1 as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1. d) Existing rental housing is an important asset to the Centennial Neighbourhoods area and contributes significantly to the supply of <i>affordable</i> housing. The preservation and proper maintenance of the supply of rental

<i>affordable</i> housing. The preservation and proper maintenance of the supply of rental housing is strongly encouraged. Conversions of rental housing to condominium ownership shall comply with Policy B.3.2.5 of Volume 1.	housing is strongly encouraged. Conversions of rental housing to condominium ownership shall comply with Policy B.3.2.5 of Volume 1.
B.6.7.6.3 Low Density Residential 2 Designations In addition to Section E.3.4 – Low Density Residential of Volume 1, for lands designated Low Density Residential 12 on Map B.6.7-1 – Centennial Neighbourhoods – Land Use Plan, the following policies shall apply: a) Notwithstanding Policy E.3.4.3 of Volume 1, for lands designated Low Density Residential 2, only single detached, semi-detached, and duplex dwellings shall be permitted. b) Notwithstanding Policy E.3.4.4 of Volume 1, the maximum <i>net residential density</i> shall be 40 units per hectare.	B.6.7.6.3 Low Density Residential Designations Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.6.7-1 – Centennial Neighbourhoods – Land Use Plan.
Delete Policy B.6.7.6.4 in its entirety. B.6.7.6.4 Low Density Residential 3 Designation In addition to Section E.3.4 – Low Density Residential of Volume 1, for lands designated Low Density Residential 3 on Map B.6.7-1 – Centennial Neighbourhoods – Land Use Plan, the following policies shall apply: a) In addition to Policy E.3.4.3 of Volume 1, the following additional residential uses shall be permitted: i) fourplex dwellings; and, ii) all forms of townhouses. b) The net residential density shall be 40 units or greater per hectare and not greater than 60 units per hectare.	
B.6.7.6.45 Medium Density Residential 2 Designations Notwithstanding Policy E.3.5.7 of Volume 1, for In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to lands designated Medium Density Residential 2 on Map B.6.7-1 – Centennial Neighbourhoods – Land Use Plan: the net residential density shall be 60 units or greater per hectare and not greater than 75 units per hectare. a) Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.17 and E.3.5.9 a) of Volume 1, for lands designated Medium Density Residential 12 on Map B.6.7-1 – Centennial Neighbourhoods – Land Use Plan the net residential density shall be 60	B.6.7.6.4 Medium Density Residential Designations In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to lands designated Medium Density Residential on Map B.6.7-1 – Centennial Neighbourhoods – Land Use Plan: a) Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) In addition to Policy E.3.5.2 of Volume 1, fourplexes and street townhouses shall also be permitted. iii) Policy E.3.5.4 of Volume 1 shall not apply.

units or greater per hectare and not greater than 75 units per hectare, may be permitted within the interior of neighbourhoods fronting on a local road. ii) In addition to Policy E.3.5.2 of Volume 1, fourplexes and street townhouses shall also be permitted. iii) Policy E.3.5.4 of Volume 1 shall not apply. iv) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. b) Medium Density Residential 2 Designation: i) For lands designated Medium Density Residential 2 on Map B.6.7-1 – Centennial Neighbourhoods – Land Use Plan the net residential density shall be 60 units or greater per hectare and not greater than 75 units per hectare. c) Medium Density Residential 3 Designation: i) For lands designated Medium Density Residential 3, the net residential density shall be 75 units or greater per hectare and not greater than 100 units per hectare.	iv) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. b) Medium Density Residential 2 Designation: i) Notwithstanding Policy E.3.5.7 of Volume 1, for lands designated Medium Density Residential 2 on Map B.6.7-1 – Centennial Neighbourhoods – Land Use Plan the net residential density shall be 60 units or greater per hectare and not greater than 75 units per hectare. c) Medium Density Residential 3 Designation: i) For lands designated Medium Density Residential 3, the net residential density shall be 75 units or greater per hectare and not greater than 100 units per hectare.
Delete Policy B.6.7.6.6 in its entirety. B.6.7.6.6 Medium Density Residential 3 Designation Notwithstanding Policy E.3.5.7 of Volume 1, for lands designated Medium Density Residential 3 on Map B.6.7-1 – Centennial Neighbourhoods – Land Use Plan, the net residential density shall 75 units or greater per hectare and not greater than 100 units per hectare.	
B.6.7.6.57 High Density Residential 1 Designation In addition to Section E.3.6 – High Density Residential of Volume 1, for lands designated High Density Residential 1 on Map B.6.7-1 – Centennial Neighbourhoods – Land Use Plan, the following policies shall apply: a) Notwithstanding Policy E.3.6.6 b) of Volume 1, additional density may be permitted up to 300 units per hectare without amendment to this Plan, subject to Policy B.6.7.6.57e).	B.6.7.6.5 High Density Residential 1 Designation In addition to Section E.3.6 – High Density Residential of Volume 1, for lands designated High Density Residential 1 on Map B.6.7-1 – Centennial Neighbourhoods – Land Use Plan, the following policies shall apply: a) Notwithstanding Policy E.3.6.6 b) of Volume 1, additional density may be permitted up to 300 units per hectare without amendment to this Plan, subject to Policy B.6.7.6.5 e).
B.6.7.10.1 In addition to Policy E.6.2.6 of Volume 1, on lands designated institutional on Map B.6.7-1 – Centennial Neighbourhoods – Land Use Plan which are no longer required for institutional uses, Medium Density Residential 2 development may be permitted without an amendment to this Plan, subject to Policies B.6.7.6.2 and B.6.7.6.4 b)5.	B.6.7.10.1 In addition to Policy E.6.2.6 of Volume 1, on lands designated institutional on Map B.6.7-1 – Centennial Neighbourhoods – Land Use Plan which are no longer required for institutional uses, Medium Density Residential 2 development may be permitted without an amendment to this Plan, subject to Policy B.6.7.6.4 b).

B.6.7.18.2 Site Specific Policy – Area B (71, 83 and 85 Centennial Parkway South) For the lands located at 71, 83 and 85 Centennial Parkway South, designated Medium Density Residential 3 and shown as Site Specific Policy – Area B on Map B.6.7-4 – Centennial Neighbourhoods Secondary Plan – Area and Site Specific Policy Areas, the following policies shall apply: (OPA 142) a) In addition to Policy E.3.5.2 of Volume 1, <i>housing with supports</i> shall also be permitted. b) A retirement home shall be considered a <i>multiple dwelling</i>. c) Notwithstanding Policy E.3.5.8 of Volume 1, additional building height to a maximum of 8 storeys may be permitted. d) Notwithstanding Policy E.3.5.7 of Volume 1 and Policy B.6.7.6.4 c)6, the maximum net residential density shall be 135 units per hectare. e) For the purpose of density requirements, two retirement home dwelling units may be considered as one dwelling unit, where units do not contain full kitchens.	B.6.7.18.2 Site Specific Policy – Area B (71, 83 and 85 Centennial Parkway South) For the lands located at 71, 83 and 85 Centennial Parkway South, designated Medium Density Residential 3 and shown as Site Specific Policy – Area B on Map B.6.7-4 – Centennial Neighbourhoods Secondary Plan – Area and Site Specific Policy Areas, the following policies shall apply: (OPA 142) a) In addition to Policy E.3.5.2 of Volume 1, <i>housing with supports</i> shall also be permitted. b) A retirement home shall be considered a <i>multiple dwelling</i>. c) Notwithstanding Policy E.3.5.8 of Volume 1, additional building height to a maximum of 8 storeys may be permitted. d) Notwithstanding Policy B.6.7.6.4 c), the maximum net residential density shall be 135 units per hectare. e) For the purpose of density requirements, two retirement home dwelling units may be considered as one dwelling unit, where units do not contain full kitchens.
B.6.7.18.5 Area Specific Policy – Area E (505 to 537 Queenston Road) For lands located at 505 to 537 Queenston Road, designated Medium Density Residential 3 and shown as Area Specific Policy – Area E on Map B.6.7-4 – Centennial Neighbourhoods – Area and Site Specific Policy Areas, the following policies shall apply: (OPA 142) a) In addition to Policy E.3.5.2 of Volume 1, limited commercial uses shall also be permitted within existing buildings. b) Commercial uses shall be restricted to low impact uses such as offices, service uses and small scale retail uses. High traffic generating uses such as restaurants and commercial entertainment shall not be permitted. c) Appropriate buffering shall be provided between commercial uses and adjacent residential uses to mitigate potential adverse impacts, such as negative visual impacts, reduced privacy, increased noise, and light from parking areas. In this regard, measures such as setbacks, landscape strips and visual barriers may be used. d) Enlargements or additions to existing buildings may be permitted only if they are in keeping with the established built form and residential character of the area.	B.6.7.18.5 Area Specific Policy – Area E (505 to 537 Queenston Road) For lands located at 505 to 537 Queenston Road, designated Medium Density Residential 3 and shown as Area Specific Policy – Area E on Map B.6.7-4 – Centennial Neighbourhoods – Area and Site Specific Policy Areas, the following policies shall apply: (OPA 142) a) In addition to Policy E.3.5.2 of Volume 1, limited commercial uses shall also be permitted within existing buildings. b) Commercial uses shall be restricted to low impact uses such as offices, service uses and small scale retail uses. High traffic generating uses such as restaurants and commercial entertainment shall not be permitted. c) Appropriate buffering shall be provided between commercial uses and adjacent residential uses to mitigate potential adverse impacts, such as negative visual impacts, reduced privacy, increased noise, and light from parking areas. In this regard, measures such as setbacks, landscape strips and visual barriers may be used. d) Enlargements or additions to existing buildings may be permitted only if they are in keeping with the established built form and residential character of the area.

e) *Development* shall be sympathetic to and shall ensure *compatibility* with the low profile residential character of the area, and shall provide streetscape features and enhancements consistent with the residential character of the area, including the provision of landscaping along Queenston Road and Woodman Drive.

f) Notwithstanding ~~Policy E.3.5.7 of Volume 1 and Policy B.6.7.6.4 c)~~6, where lot consolidation has taken place, an increase in *net residential density* greater than 100 units per hectare and not greater than 200 units per hectare shall be permitted.

e) *Development* shall be sympathetic to and shall ensure *compatibility* with the low profile residential character of the area, and shall provide streetscape features and enhancements consistent with the residential character of the area, including the provision of landscaping along Queenston Road and Woodman Drive.

f) Notwithstanding Policy B.6.7.6.4 c), where lot consolidation has taken place, an increase in *net residential density* greater than 100 units per hectare and not greater than 200 units per hectare shall be permitted.

NOT FINAL AND BINDING

Appendix “F” – Volume 2: Chapter B-7 –Stoney Creek Secondary Plans

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
B.7.1 Western Development Area Secondary Plan	
B.7.1.1.1 The residential areas are designated Low Density Residential 12b , Low Medium Density Residential 13c , Medium Density Residential 3 , and High Density Residential 1 on Map B.7.1-1 – Western Development Area - Land Use Plan. (OPA 109)	B.7.1.1.1 The residential areas are designated Low Density Residential 1, Medium Density Residential 1, Medium Density Residential 3, and High Density Residential 1 on Map B.7.1-1 – Western Development Area - Land Use Plan. (OPA 109)
Insert new Policy B.7.1.1.2 B.7.1.1.2 General Residential Policies To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification, Section B.3.3 – Urban Design Policies of Volume 1 as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.	B.7.1.1.2 General Residential Policies To promote compatible redevelopment, new residential infill development shall be evaluated based on the policies of Section B.2.4 – Residential Intensification, Section B.3.3 – Urban Design Policies of Volume 1 as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.
B.7.1.1.23 Low Density Residential 2b Designations Notwithstanding Policies E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to the Low Density Residential 2b designation identified on Map B.7.1-1 – Western Development Area – Land Use Plan: a) In addition to Section E.3.4 – Low Density Residential of Volume 1, the following policy shall apply to lands designated Low Density Residential 1 on Map B.7.1-1 – Western Development – Land Use Plan: the permitted uses shall be single, semi detached and duplex dwellings; b) the density shall range from 1 to 29 units per net residential hectare; and, c) a) In addition to Policy E.3.4.3 of Volume 1, for lands designated Low Density Residential 12b, located on the south side of Barton Street and with frontageing onto Barton Street, permitted uses may also include triplexes, fourplexes, fiveplexes, and sixplexes. (OPA 64)	B.7.1.1.3 Low Density Residential Designations In addition to Section E.3.4 – Low Density Residential of Volume 1, the following policy shall apply to lands designated Low Density Residential 1 on Map B.7.1-1 – Western Development – Land Use Plan: a) In addition to Policy E.3.4.3 of Volume 1, for lands designated Low Density Residential 1, located on the south side of Barton Street and with frontage onto Barton Street, permitted uses may also include fiveplexes, and sixplexes. (OPA 64)
Delete Policy B.7.1.1.3 in its entirety B.7.1.1.3 Low Density Residential 3c Designation	

Notwithstanding Policies E.3.4.3 and E.3.4.4 of Volume 1, the following policies shall apply to the Low Density Residential 3c designation identified on Map B.7.1-1 – Western Development Area – Land Use Plan: a) the permitted uses shall be low rise apartments, and townhouse dwellings and, b) the density shall range from 30 to 49 units per net residential hectare.	
B.7.1.1.4 Medium Density Residential 3 Designations In addition to Section E.3.5 – Medium Density Residential Notwithstanding Policies E.3.5.2, E.3.5.7, and E.3.5.8 of Volume 1, the following policies shall apply to the Medium Density Residential 3 designations identified on Map B.7.1-1– Western Development Area - Land Use Plan: a) In the Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a) of Volume 1, lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) In addition to Policy E.3.5.2 of Volume 1, street townhouses shall also be permitted. iii) Policy E.3.5.4 of Volume 1 shall not apply. iv) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. a) In the Medium Density Residential 3 designation: i) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be nine storeys; the permitted uses shall be predominantly apartment dwellings in buildings not exceeding a height of nine stories; and, ii) the density shall range from 50 to 99 units per net residential hectare.	B.7.1.1.4 Medium Density Residential Designations In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the Medium Density Residential designations identified on Map B.7.1-1– Western Development Area - Land Use Plan: a) In the Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a) of Volume 1, lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) In addition to Policy E.3.5.2 of Volume 1, street townhouses shall also be permitted. iii) Policy E.3.5.4 of Volume 1 shall not apply. iv) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. b) In the Medium Density Residential 3 designation: i) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be nine storeys; and, ii) the density shall range from 50 to 99 units per net residential hectare.
Area and Site Specific Policies Site Specific Policy – Area A (OPA 72) B.7.1.5.1 For the lands located at 325 Highway No. 8, identified as Site Specific Policy Area A on Map B.7.1-1 – Western Development Area – Land Use Plan and designated High Density Residential, the following shall apply: a) Notwithstanding the maximum residential densities of Policy E.3.6.6 of Chapter E –	Area and Site Specific Policies Site Specific Policy – Area A (OPA 72) B.7.1.5.1 For the lands located at 325 Highway No. 8, identified as Site Specific Policy Area A on Map B.7.1-1 – Western Development Area – Land Use Plan and designated High Density Residential, the following shall apply: a) a maximum of 148 dwelling units or 552 units per net residential hectare shall be permitted. (OPA 164)

Urban Designations and Policy E.3.6.6 a) of Volume 1, and Policy B.7.1.1.4 a) and b) of Volume 2, a multiple dwelling having a maximum of 148 dwelling units or 552 units per net residential hectare shall be permitted. (OPA 164)	
Delete Policy B.7.1.5.2 in its entirety Site Specific Policy – Area B (OPA 16) B.7.1.5.2 Notwithstanding Volume 2, Policy B.7.1.1.4, for lands located at 257, 259 and 261 Millen Road as identified as “Site Specific Area B” on Map B.7.1.1 – Western Development Area – Land Use Plan, the maximum height of a multiple unit building shall be 3 storeys and the maximum density shall be 104 units per net residential hectare.	
Delete Policy B.7.1.5.4 in its entirety Site Specific Policy – Area D (OPA 150) B.7.1.5.4 For the lands located at 261 King Street East designated “Medium Density Residential 3” and identified as Site Specific Policy Area “D” on Map B.7.1.1 Western Development Area Secondary Plan – Land Use Plan, the following policies shall also apply: a) Notwithstanding Policies E.3.5.2 and E.3.5.8 of Volume 1 and Policy B.7.1.1.4 a) of Volume 2, only two multiple dwellings having a maximum height of three storeys shall be permitted; b) Notwithstanding Policy E.3.5.7 of Volume 1 and Policy B.7.1.1.4 b) of Volume 2, the density shall range from 50 and 84 units per net residential hectare.	
Site Specific Policy – Area F (OPA 208) B.7.1.5.6 For lands identified as Site Specific Policy – Area “F” on Map B.7.1-1 Western Development Area Secondary Plan – Land Use Plan, designated Medium Density Residential 3, and known as 582 and 584 Highway No. 8, the following policies shall also apply: a) Notwithstanding Policy B.7.1.1.4 a) b) i), the maximum permitted height uses shall be predominantly apartment dwellings in buildings not exceeding a height of four stories; and, b) Notwithstanding Policy B.7.1.1.4 b), the density shall range from 50 to 164 units per net residential hectare.	Site Specific Policy – Area F (OPA 208) B.7.1.5.6 For lands identified as Site Specific Policy – Area “F” on Map B.7.1-1 Western Development Area Secondary Plan – Land Use Plan, designated Medium Density Residential 3, and known as 582 and 584 Highway No. 8, the following policies shall also apply: a) Notwithstanding Policy B.7.1.1.4 b) i), the maximum permitted height shall be four stories; and, b) the density shall range from 50 to 164 units per net residential hectare.

B.7.2 Old Town Secondary Plan	
B.7.2.5.8 Site plan approval shall be required for all redevelopment. Site plans approval shall address matters such as but not limited to building form and appearance, building siting, landscaping and amenity areas, parking and loading, cultural heritage, and the physical relationship of the proposal to local amenities such as shopping facilities, schools, parks, recreational facilities and public transit.	B.7.2.5.8 Site plan approval shall address matters such as but not limited to building form and appearance, building siting, landscaping and amenity areas, parking and loading, cultural heritage, and the physical relationship of the proposal to local amenities such as shopping facilities, schools, parks, recreational facilities and public transit.
B.7.2.6 Residential Policies The following residential policies define the location and scale of each type of residential uses, and help ensure that a variety of residential types are provided to meet the needs of the area residents.	B.7.2.6 Residential Policies The following residential policies define the location and scale of residential uses, and help ensure that a variety of residential types are provided to meet the needs of the area residents.
B.7.2.6.7 General Residential Policies a) The residential areas are designated Low Density Residential 12a, Medium Density Residential 1, Medium Density Residential 3, and High Density Residential 1 as identified on Map B.7.2-1 – Old Town - Land Use Plan. b) The City shall encourage the retention and conversion of existing dwellings and infilling along King Street in a manner that maintains the prevailing ‘house-form’ character of the streetscape. c) To promote compatible redevelopment, new residential infill development shall be evaluated based on the policies of Section B.2.4 – Residential Intensification, Section B.3.3 – Urban Design Policies of Volume 1 as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.	B.7.2.6.7 General Residential Policies a) The residential areas are designated Low Density Residential 1, Medium Density Residential 1, Medium Density Residential 3, and High Density Residential 1 as identified on Map B.7.2-1 – Old Town - Land Use Plan. b) The City shall encourage the retention and conversion of existing dwellings and infilling along King Street in a manner that maintains the prevailing ‘house-form’ character of the streetscape. c) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification, Section B.3.3 – Urban Design Policies of Volume 1 as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.
B.7.2.6.8 Low Density Residential 12a Designation In addition to Section E.3.4 – Low Density Residential of Volume 1, the following policies shall apply to the lands designated Low Density Residential 12a on Map B.7.2-1 – Old Town – Land Use Plan: a) Notwithstanding Policy E.3.4.4 of Volume 1 the density range shall be from 1 to 29 units per net residential hectare. b) a) In addition to Policy E.3.4.3 of Volume 1, a wide range of “house-form” dwelling types, housing for specialized purposes such as <i>housing with supports</i> and lodging houses,	B.7.2.6.8 Low Density Residential 1 Designation In addition to Section E.3.4 – Low Density Residential of Volume 1, the following policy shall apply to the lands designated Low Density Residential 1 on Map B.7.2-1 – Old Town – Land Use Plan: a) In addition to Policy E.3.4.3 of Volume 1, a wide range of “house-form” dwelling types, housing for specialized purposes such as <i>housing with supports</i> and lodging houses, and other small scale non-residential uses shall be permitted.

and other small scale non-residential uses shall be permitted.	
B.7.2.6.9 Medium Density Residential 3 Designations In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the lands designated Medium Density Residential 3 on Map B.7.2-1 – Old Town – Land Use Plan: a) In the Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a) of Volume 1, lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. a) b) In the Medium Density Residential 3 designation: i) Notwithstanding Policy E.3.5.7 of Volume 1, the density range for development shall be from 30 to 99 units per net residential hectare. b) Notwithstanding Policies E.3.5.2 and E.3.5.3 of Volume 1, permitted uses shall include a wide range of multiple dwelling structures. c) Notwithstanding Policy E.3.5.8 of Volume 1, building height shall not exceed three storeys along Centennial Parkway. d) ii) Notwithstanding Policy E.3.5.2 of Volume 1, accessory non-residential uses may also be considered within larger structures.	B.7.2.6.9 Medium Density Residential Designation In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the lands designated Medium Density Residential on Map B.7.2-1 – Old Town – Land Use Plan: a) In the Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a) of Volume 1, lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. b) In the Medium Density Residential 3 designation: i) The density range for development shall be from 30 to 99 units per net residential hectare. ii) Notwithstanding Policy E.3.5.2 of Volume 1, accessory non-residential uses may also be considered within larger structures.
B.7.3 Urban Lakeshore Area Secondary Plan	
B.7.3.1 Residential Designations The following residential policies define the location and scale of each type of residential uses, and help ensure that a variety of residential types are provided to meet the needs of the area residents.	B.7.3.1 Residential Designations The following residential policies define the location and scale of residential uses, and help ensure that a variety of residential types are provided to meet the needs of the area residents.
B.7.3.1.1 The residential areas are designated Low Density Residential 2, Low Density Residential 2b, Low Density, Residential 12c, Low Density Residential 3, Low Medium Density Residential 13c and Medium Density	B.7.3.1.1 The residential areas are designated Low Density, Residential 1, Medium Density Residential 1 and Medium Density Residential 3 as identified on Map B.7.3-1 – Urban Lakeshore Area – Land Use Plan.

Residential 3 as identified on Map B.7.3-1 – Urban Lakeshore Area – Land Use Plan.	
Delete Policy B.7.3.1.2 in its entirety B.7.3.1.2 Low Density Residential 2 Designation 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 2 on Map B.7.3-1 – Urban Lakeshore Area – Land Use Plan: a) the permitted uses shall include a wide variety of dwelling types such as single detached, semi-detached and townhouse dwellings; and, b) the density shall not exceed 32 units per net residential hectare.	
Insert new Policy B.7.3.1.2. B.7.3.1.2 General Residential Policies To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification, Section B.3.3 – Urban Design Policies of Volume 1 as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.	B.7.3.1.2 General Residential Policies To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification, Section B.3.3 – Urban Design Policies of Volume 1 as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.
B.7.3.1.3 Low Density Residential 12b Designations 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 2b on Map B.7.3-1 – Urban Lakeshore Area – Land Use Plan: a) the permitted uses shall be single, semi detached and duplex dwellings; and, b) the density shall range from 1 to 29 units per net residential hectare. Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.7.3-1 – Urban Lakeshore Area – Land Use Plan.	B.7.3.1.3 Low Density Residential Designations Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.7.3-1 – Urban Lakeshore Area – Land Use Plan.
Delete Policy B.7.3.1.4 in its entirety B.7.3.1.4 Low Density Residential 2e Designations 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 2e on Map B.7.3-1 – Urban Lakeshore Area – Land Use Plan:	

a) the permitted uses shall be single, semi-detached, duplex, link dwellings, and cluster homes; and, b) the density shall range from 20 to 40 units per hectare.	
Delete Policy B.7.3.1.5 in its entirety B.7.3.1.5 Low Density Residential 3 Designation 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 3 on Map B.7.3-1 Urban Lakeshore Area - Land Use Plan: a) the permitted uses shall be single-detached, semi-detached, and townhouses; and, b) the density shall range from 40 to 60 units per net residential hectare.	
Delete Policy B.7.3.1.6 in its entirety B.7.3.1.6 Low Density Residential 3c Designation 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.7.3-1 Urban Lakeshore Area - Land Use Plan: a) the permitted uses shall be low rise apartments and townhouse dwellings; and, b) the density shall range from 30 to 49 units per net residential hectare.	
B.7.3.1.47 Medium Density Residential 3 Designations In addition to Section E.3.5 – Medium Density Residential Notwithstanding Policies E.3.5.2, E.3.5.7, and E.3.5.8 of Volume 1, the following policies shall apply to the lands designated Medium Density Residential 3 on Map B.7.3-1 – Urban Lakeshore Area - Land Use Plan: a) In the Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. b) In the Medium Density Residential 3 designation:	B.7.3.1.4 Medium Density Residential Designations In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the lands designated Medium Density Residential on Map B.7.3-1 – Urban Lakeshore Area - Land Use Plan: a) In the Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a), lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. b) In the Medium Density Residential 3 designation: i) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be nine storeys

ai) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be nine storeys the permitted uses shall be predominantly apartment dwellings in buildings not exceeding a height of nine stories; and, ii) the density shall range from 50 to 99 units per net residential hectare.	ii) the density shall range from 50 to 99 units per net residential hectare.
Delete Policy B.7.3.6.1 in its entirety Area Specific Policy – Area A Fifty Point Neighbourhood – East of Fifty Road B.7.3.6.1 To maintain the unique character of the Fifty Point Neighbourhood, special design features shall be provided on lands designated Low Density Residential 3 west of Fifty Road. These lands are shown as an Area Specific Policy – Area A on Map B.7.3-1 – Urban Lakeshore Area – Land Use Plan and the following policies shall apply: a) Notwithstanding Policy 7.3.1.5 b) of this secondary plan, a maximum of 637 dwelling units shall be permitted within the lands shown as Area Specific Policy – Area A on Map B.7.3-1 – Urban Lakeshore Area – Land Use Plan. b) A geographic gradation of densities and lot sizes shall be established the lowest densities located closer to Lake Ontario and the higher densities interspersed throughout the area, but with a greater concentration closer to the QEW. c) To create a strong neighbourhood identity along the edge of the neighbourhood, a minimum frontage of 18 metres for single detached lots along McCollum Road and 15 metre lots along Fifty Road shall be required. In no case shall lots with a lot frontage less than 15 metres be permitted. A lot having less than 18 metres of frontage shall only be permitted within 500 metres of Baseline Road. d) An open space landscaped buffer shall be provided between the boundary of the Fifty Point Conservation Area and lands designated Area Specific Policy Area – Area A. In this regard, a minimum 9.0 metre wide landscaped buffer strip of which at least 4.5 metres shall be situated on Conservation lands and at least 4.5 metres on residential lands shall be implemented. Further, a landscaped buffer strip having a minimum	

width of 4.5 metres shall be provided on commercial designated lands when abutting residential uses.

e) Design features shall include but not be limited to decorative street lamps, enhanced boulevard landscaping, special intersection treatments, entrance features, and traffic circle islands with pedestrian amenities, decreased front yards, front porches, and recessed or detached garages. The actual yard requirements shall be determined by the City at the time of its review of zoning and subdivision applications.

f) Provisions shall be made to incorporate cultural heritage resources within the overall design of the Fifty Point Neighbourhood to minimize adverse effects that may detract from these resources and provide for their preservation.

g) Architectural and urban design guidelines shall be prepared by a "qualified architectural consultant". The guidelines are intended to achieve an attractive and coordinated built form and community design with features to enhance the neighbourhood and create architecturally complementary streetscapes.

h) The architectural and urban design guidelines shall address but not be limited to the prescription of architectural designs and forms to ensure distinctive and high quality buildings and a strong neighbourhood character, and provision of appropriate architectural and landscape design concepts along and at key intersections of entry roads with McCollum Road, Fifty Road, and Baseline Road to ensure proper streetscaping and landscape buffers to create an identifiable prestige gateway into this neighbourhood.

Delete Policy B.7.3.6.2 in its entirety
Area Specific Policy – Area B
Fifty Point Neighbourhood – West of Fifty Road

B.7.3.6.2 The following policies shall apply to the lands designated Low Density Residential 2 and shown as Area Specific Policy – Area B on Map B.7.3-1 – Urban Lakeshore Area Land Use Plan:

a) Architectural and Urban Design Guidelines shall be required for any Plan for Development and shall be prepared to the satisfaction of the City.

b) Design features shall include but not be limited to decorative street lamps and increased front yards. A variety of house styles with different architectural details shall be encouraged and reviewed during the draft plan of subdivision process. Actual yard requirements shall be determined by the City at the time of its review of zoning and subdivision applications.

c) Provisions shall be made to incorporate cultural heritage resources within the overall design of the Fifty Point Neighbourhood to minimize adverse effects that may detract from these resources and provide for their preservation.

Delete existing Policy B.7.3.6.3 in its entirety
Site Specific Policy – Area C
Fifty Point Neighbourhood – 3 Shippee Avenue (OPA 55)

B.7.3.6.3 To maintain the unique character of the Fifty Point Neighbourhood, special design features shall be provided on lands located at No. 3 Shippee Avenue and designated Low Density Residential 2e east of Fifty Road. These lands are shown as Site Specific Policy – Area C on Map B.7.3-1 – Urban Lakeshore Area – Land Use Plan and the following policy shall apply:

a) Notwithstanding Policy 7.3.1.4 b) of this secondary plan, a maximum of 5 dwelling units shall be permitted within the lands shown as Site Specific Policy – Area C on Map B.7.3-1 – Urban Lakeshore Area – Land Use Plan.

b) In addition, Policies B.7.3.6.1 b) to h) shall also apply.

Delete existing Policy B.7.3.6.4 in its entirety
Site Specific Policy – Area D Winona North Neighbourhood – 1288 Baseline Road (OPA 100)

B.7.3.6.4 For the lands located at 1288 Baseline Road, designated “Low Density Residential 3c”, and identified as “Site Specific Policy – Area D” on Map B.7.3-1 – Urban Lakeshore Area Secondary Plan – Land Use Plan, the following policies shall apply:

a) Notwithstanding Policy E.3.4.3 of Volume 1 and in addition to Policy B.7.3.1.6 a) of Volume 2, maisonettes shall also be permitted; and, b) Notwithstanding Policies E.3.4.4 of Volume 1 and Policy B.7.3.1.6 b) of Volume 2, the density shall range from 30 to 53 units per net residential hectare.	
Site Specific Policy – Area E (OPA 144) B.7.3.6.5 For the lands municipally known as 1400 Baseline Road, designated Medium Density Residential 3 and shown as Site Specific Policy – Area E on Map B.7.3-1 Urban Lakeshore Area Secondary Plan – Land Use Plan, the following policies shall apply: a) In addition to Policy B.7.3.1.7 a) of Volume 2, multiple dwellings shall also be permitted; b) The maximum height shall be nine storeys; and, c) The City may require studies, in accordance with Chapter F – Implementation Policies, completed to the satisfaction of the City, to demonstrate that the height, orientation, design and massing of a building does not unduly overshadow, block light, or result in the loss of privacy of adjacent residential uses.	Site Specific Policy – Area E (OPA 144) B.7.3.6.5 For the lands municipally known as 1400 Baseline Road, designated Medium Density Residential 3 and shown as Site Specific Policy – Area E on Map B.7.3-1 Urban Lakeshore Area Secondary Plan – Land Use Plan, the following policies shall apply: a) The City may require studies, in accordance with Chapter F – Implementation Policies, completed to the satisfaction of the City, to demonstrate that the height, orientation, design and massing of a building does not unduly overshadow, block light, or result in the loss of privacy of adjacent residential uses.
B.7.4 Fruitland-Winona Secondary Plan	
B.7.4.4 Residential Designations The residential policies of this Plan define the location and scale of each type of residential uses, and shall ensure that a variety of residential housing types are provided to meet the needs of current and future residents. (Under appeal as it applies to 238 Jones Road)	B.7.4.4 Residential Designations The residential policies of this Plan define the location and scale of residential uses, and shall ensure that a variety of residential housing types are provided to meet the needs of current and future residents. (Under appeal as it applies to 238 Jones Road)
B.7.4.4.1 The residential areas within the Fruitland-Winona Secondary Plan are designated Low Density Residential 1, Low Density Residential 2, Low Medium Density Residential 13, and Medium Density Residential 2, as identified on Map B.7.4-1 – Fruitland Winona Secondary Plan - Land Use Plan. (Under appeal as it applies to 238 Jones Road)	B.7.4.4.1 The residential areas within the Fruitland-Winona Secondary Plan are designated Low Density Residential 1, Medium Density Residential 1, and Medium Density Residential 2, as identified on Map B.7.4-1 – Fruitland Winona Secondary Plan - Land Use Plan. (Under appeal as it applies to 238 Jones Road)
B.7.4.4.2 General Residential Policies In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1,	B.7.4.4.2 General Residential Policies

the following policies shall apply to lands designated Residential: ... h) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification, Section B.3.3 – Urban Design Policies of Volume 1 as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.	In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, the following policies shall apply to lands designated Residential: ... h) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification, Section B.3.3 – Urban Design Policies of Volume 1 as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.
B.7.4.4.3 Low Density Residential 1 Designation In addition to Section E.3.4 – Low Density Residential Policies of Volume 1, shall apply to for lands designated Low Density Residential 1 on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, the following policies shall apply: a) Notwithstanding Policy E.3.4.3 of Volume 1, the permitted use shall be limited to single-detached dwellings; and, b) Notwithstanding Policy E.3.4.4 of Volume 1, the <i>not residential density</i> shall not exceed 20 units per hectare.	B.7.4.4.3 Low Density Residential 1 Designation Section E.3.4 – Low Density Residential Policies of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan.
Delete existing Policy B.7.4.4.4 in its entirety B.7.4.4.4 Low Density Residential 2 Designation In addition to Section E.3.4 – Low Density Residential Policies of Volume 1, for lands designated Low Density Residential 2 on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, the following policy shall apply: a) Notwithstanding Policy E.3.4.4 of Volume 1, the <i>net residential density</i> shall be greater than 20 units per hectare and shall not exceed 40 units per hectare. (Under appeal as it applies to 228 and 224 McNeilly Road; 1069 Highway No. 8)	
B.7.4.4.45 LowMedium Density Residential 13 Designation In addition to Section E.3.54 – LowMedium Density Residential Policies of Volume 1, for lands designated LowMedium Density Residential 13 on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, the following policies shall apply: a) In addition to the uses permitted in Notwithstanding Policy E.3.5.24.3 of Volume	B.7.4.4.4 Medium Density Residential 1 Designation In addition to Section E.3.5 – Medium Density Residential Policies of Volume 1, for lands designated Medium Density Residential 1 on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, the following policies shall apply: a) Notwithstanding Policy E.3.5.2 of Volume 1, the following uses shall be permitted: i) Uses permitted under Policy E.3.4.3 of Volume 1;

1, the following additional uses shall be permitted: i) Uses permitted under Policy E.3.4.3 of Volume 1; ii) All forms of multiple dwellings excluding apartment buildings townhouse dwellings; and, iii) Existing Places of worship. b) Notwithstanding Policy E.3.4.4 of Volume 1, for lands designated Medium Low Density Residential 13 the net residential density shall be greater than 40 units per hectare and shall not exceed 60 units per hectare.	ii) All forms of <i>multiple dwellings</i> excluding apartment buildings; and, iii) Existing Places of worship. b) for lands designated Medium Density Residential 1 the net residential density shall not exceed 60 units per hectare.
B.7.4.4.56 Medium Density Residential 2 Designation In addition to Section E.3.5 - Medium Density Residential Policies of Volume 1, for lands designated Medium Density Residential 2 on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, the following policies shall apply: ...	B.7.4.4.5 Medium Density Residential 2 Designation In addition to Section E.3.5 - Medium Density Residential Policies of Volume 1, for lands designated Medium Density Residential 2 on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, the following policies shall apply: ...
Site Specific Policy – Area B B.7.4.18.2 The following policies shall apply to the lands located at 703 Highway No. 8, and shown as Site Specific Policy – Area B on Map B.7.4-1 - Fruitland-Winona Secondary Plan - Land Use Plan: a) Notwithstanding Section C.3.4 - Utility Designation, the following uses shall be permitted: i) Any use considered as part of the essential operations of a utility, including but not limited to major facilities, easements and rights-of- way for electric power, a works yard, offices, customer services, training facilities, maintenance, and outdoor and vehicular storage; and, ii) Medium Density Residential 2 designation in accordance with Policy B.7.4.4.56 and subject to: 1. A Zoning By-Law amendment to permit the residential use; and, 2. A record of site condition is submitted prior to or at the time of application.	Site Specific Policy – Area B B.7.4.18.2 The following policies shall apply to the lands located at 703 Highway No. 8, and shown as Site Specific Policy – Area B on Map B.7.4-1 - Fruitland-Winona Secondary Plan - Land Use Plan: a) Notwithstanding Section C.3.4 - Utility Designation, the following uses shall be permitted: i) Any use considered as part of the essential operations of a utility, including but not limited to major facilities, easements and rights-of- way for electric power, a works yard, offices, customer services, training facilities, maintenance, and outdoor and vehicular storage; and, ii) Medium Density Residential 2 designation in accordance with Policy B.7.4.4.5 and subject to: 1. A Zoning By-Law amendment to permit the residential use; and, 2. A record of site condition is submitted prior to or at the time of application.
Area Specific Policy – Area I B.7.4.18.9 The following policies shall apply to the lands located at 1329 and 1335 Barton Street, 16-30 Foothills Lane, 40 Zinfandel Drive, and Block Nos. 13, 14, 18 and part of	Area Specific Policy – Area I B.7.4.18.9 The following policies shall apply to the lands located at 1329 and 1335 Barton Street, 16-30 Foothills Lane, 40 Zinfandel Drive, and Block Nos. 13, 14, 18 and part of Block No. 9

Block No. 9 within Registered Plan No. 62M-1241, and 339 and 347 Fifty Road, designated Medium Low Density Residential 13 and identified as Area Specific Policy – Area I on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan: a) In addition to Policies B.1.6 d) and B.1.7 of Volume 2, for the purposes of calculating net residential density, the development area shall be all the lands subject to Area Specific Policy – Area I; b) Notwithstanding In addition to Policy B.7.4.4.45 a) ii), grade-oriented attached housing and low rise apartments shall also be permitted; and, c) Notwithstanding Policy E.3.4.4 of Volume 1 and B.7.4.4.45 b) of Volume 2, the net residential density shall be greater than 40 units per hectare and shall not exceed 49 units per hectare. d) It is the intent of Council that a Draft Plan of Subdivision is not required to facilitate the orderly development of the lands per Policy F.1.14.1.1 of Volume 1, and that the extension of Sonoma Lane to Fifty Road may proceed by way of a deposited reference plan and deeming by-law and be designed in accordance with Policy Section C.4.5 of Volume 1, provided the City receives all necessary assurances and related securities respecting the construction and dedication of the road extension, to the satisfaction of the City.	within Registered Plan No. 62M-1241, and 339 and 347 Fifty Road, designated Medium Density Residential 1 and identified as Area Specific Policy – Area I on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan: a) In addition to Policies B.1.6 d) and B.1.7, for the purposes of calculating net residential density, the development area shall be all the lands subject to Area Specific Policy – Area I; b) Notwithstanding Policy B.7.4.4.4 a) ii), low rise apartments shall also be permitted; and, c) Notwithstanding Policy B.7.4.4.4 b), the net residential density shall be greater than 40 units per hectare and shall not exceed 49 units per hectare. d) It is the intent of Council that a Draft Plan of Subdivision is not required to facilitate the orderly development of the lands per Policy F.1.14.1.1 of Volume 1, and that the extension of Sonoma Lane to Fifty Road may proceed by way of a deposited reference plan and deeming by-law and be designed in accordance with Policy Section C.4.5 of Volume 1, provided the City receives all necessary assurances and related securities respecting the construction and dedication of the road extension, to the satisfaction of the City.
Site Specific Policy – Area K B.7.4.18.11 For the lands located at 860 and 884 Barton Street designated as Low Density Residential 12 and as shown as Site Specific Policy - Area K on Map B.7.4-1 - Fruitland-Winona Secondary Plan - Land Use Plan, the following policies shall apply: a) In addition to Section E.3.4 - Low Density Residential, all forms of multiple dwellings excluding apartment buildings townhouses shall be permitted; and, b) Notwithstanding E.3.4.4 of Volume 1 and Policy 7.4.4.4 (a), the net residential density shall be greater than 20 units per hectare and shall not exceed 50 units per hectare; and, c) b) Low-rise, ground related residential development that caters to a wide variety of	Site Specific Policy – Area K B.7.4.18.11 For the lands located at 860 and 884 Barton Street designated as Low Density Residential 1 and as shown as Site Specific Policy - Area K on Map B.7.4-1 - Fruitland-Winona Secondary Plan - Land Use Plan, the following policies shall apply: a) In addition to Section E.3.4 - Low Density Residential, all forms of multiple dwellings excluding apartment buildings shall be permitted; and, b) Low-rise, ground related residential development that caters to a wide variety of housing types and demographics is encouraged.

housing types and demographics is encouraged.	
Site Specific Policy – Area L (OPA 68) B.7.4.18.12 For the lands located at 288 Glover Road and designated Medium Low Density Residential 13, as shown as Site Specific Policy – Area L on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, the following policies shall apply: a) In addition to the uses permitted in Policy B.7.4.4.5 – Low Density Residential 3 designation, Maisonette Dwellings shall also be permitted; and, b) In accordance with Policy B.7.4.14.1 e), development of the lands may proceed upon the completion of a site-specific Block Servicing Strategy, consisting of a Functional Servicing and Stormwater Management Report, to the satisfaction of the Senior Director of Growth Management.	Site Specific Policy – Area L (OPA 68) B.7.4.18.12 For the lands located at 288 Glover Road and designated Medium Density Residential 1, as shown as Site Specific Policy – Area L on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, the following policy shall apply: a) In accordance with Policy B.7.4.14.1 e), development of the lands may proceed upon the completion of a site-specific Block Servicing Strategy, consisting of a Functional Servicing and Stormwater Management Report, to the satisfaction of the Senior Director of Growth Management.
Delete existing Policy B.7.4.18.13 in its entirety Area Specific Policy – Area M (OPA 118) B.7.4.18.13 For the lands located at 1215, 1217, 1219, 1221, 1227, 1229, 1231, 1235, and 1239 Barton Street and designated Low Density Residential 2, as shown as Area Specific Policy – Area M on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, the following policies shall apply: a) Notwithstanding Policy B.7.4.4 a), the net residential density shall be 0 to 40 units per hectare.	
Site Specific Policy – Area N (OPA 158) B.7.4.18.14 For the lands located at 1290 South Service Road and 5 & 23 Vince Mazza Way and designated Medium Density Residential 2, and identified as Site Specific Policy - Area N on Map B.7. -1 - Fruitland-Winona Secondary Plan – Land Use Plan, the following policies shall apply: ... c) In addition to Policy B.7.4.4.56 of Volume 2, a minimum of 1,900 square metres of retail and service commercial space shall be required; d) In addition to Policy B.7.4.4.56 a) of Volume 2, and Policy E.3.5.2 of Volume 1, one single use building for retail and service commercial uses shall be permitted,	Site Specific Policy – Area N (OPA 158) B.7.4.18.14 For the lands located at 1290 South Service Road and 5 & 23 Vince Mazza Way and designated Medium Density Residential 2, and identified as Site Specific Policy - Area N on Map B.7. -1 - Fruitland-Winona Secondary Plan – Land Use Plan, the following policies shall apply: ... c) In addition to Policy B.7.4.4.5, a minimum of 1,900 square metres of retail and service commercial space shall be required; d) In addition to Policy B.7.4.4.5 a), and Policy E.3.5.2 of Volume 1, one single use building for retail and service commercial uses shall be permitted, provided the provisions of Section E.3.8 – Local Commercial are satisfied; e) Notwithstanding Policy B.7.4.4.5 b) and Policy E.3.5.7 of Volume 1, the net residential density

provided the provisions of Section E.3.8 – Local Commercial are satisfied; e) Notwithstanding Policy B.7.4.4.56 b) of Volume 2 and Policy E.3.5.7 of Volume 1, the net residential density shall be greater than 60 units per hectare and shall not exceed 132 units per hectare; and, f) Notwithstanding Policy B.7.4.4.56 c) of Volume 2 and Policy E.3.5.8 of Volume 1, the maximum height shall be four storeys.	shall be greater than 60 units per hectare and shall not exceed 132 units per hectare; and, f) Notwithstanding Policy B.7.4.4.5 c) and Policy E.3.5.8 of Volume 1, the maximum height shall be four storeys.
Site Specific Policy – Area O (OPA 191) B.7.4.18.15 For the lands located at 1310 South Service Road, designated Medium Density Residential 2 and identified as Site Specific Policy - Area O on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, the following policies shall apply: a) Notwithstanding Policy B.7.4.4.56 b) of Volume 2, the residential density shall be greater than 60 units per net hectare and not exceed 310 dwelling units per net hectare; b) The implementing Zoning By-law shall set out the appropriate building height transitions and step backs from adjacent streets and existing residential uses within the adjacent lands designated Neighbourhoods. c) Notwithstanding Policy B.7.4.4.56 c) of Volume 2, the following maximum building heights shall apply: ...	Site Specific Policy – Area O (OPA 191) B.7.4.18.15 For the lands located at 1310 South Service Road, designated Medium Density Residential 2 and identified as Site Specific Policy - Area O on Map B.7.4-1 – Fruitland-Winona Secondary Plan – Land Use Plan, the following policies shall apply: a) Notwithstanding Policy B.7.4.4.5 b), the residential density shall be greater than 60 units per net hectare and not exceed 310 dwelling units per net hectare; b) The implementing Zoning By-law shall set out the appropriate building height transitions and step backs from adjacent streets and existing residential uses within the adjacent lands designated Neighbourhoods. c) Notwithstanding Policy B.7.4.4.5 c), the following maximum building heights shall apply: ...
B.7.5 - Nash Neighbourhood Secondary Plan	
Insert new Policy B.7.5.3.4 B.7.5.3.4 To promote compatible redevelopment, new residential infill development shall be evaluated based on the policies of Section B.2.4 – Residential Intensification, Section B.3.3 – Urban Design Policies of Volume 1 as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.	B.7.5.3.4 To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification, Section B.3.3 – Urban Design Policies of Volume 1 as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.
B.7.5.4.1 Low Density Residential In addition to Section E.3.4 – Low Density Residential of Volume 1, the following policies shall apply to lands designated Low Density Residential 12 and 2h on Map B.7.5-1 – Nash Neighbourhood – Land Use Plan: a) Low Density Residential 2 Designation: i) Single detached, semi-detached, duplex and street townhouses shall be permitted.	B.7.5.4.1 Low Density Residential Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.7.5-1 – Nash Neighbourhood – Land Use Plan.

ii) Notwithstanding Policy E.3.4.4 of Volume 1, the density of development shall range from 20 to 35 units per net residential hectare.

iii) The maximum height of dwelling units shall be no more than three storeys.

iv) Other forms of low density housing may be considered where neighbourhood compatibility can be demonstrated to the satisfaction of the City. Their appropriateness shall be evaluated in terms of protection of natural vegetation, lot frontages and areas, building height, coverage, mass, setbacks, and privacy.

v) The location of Low Density Residential 2 is in the interior of residential neighbourhoods adjacent to local and/or collector roads.

b) Low Density Residential 2h Designation:

i) Notwithstanding Policy E.3.4.3 of Volume 1, multiple dwellings such as street and block townhouses, duplexes, triplexes and quadraplexes shall be permitted.

ii) Notwithstanding Policy E.3.4.4 of Volume 1, the density shall be in the range of 30 to 49 units per net residential hectare.

iii) The maximum height of dwelling units shall be three storeys.

iv) A limited number of detached and semi-detached dwellings may be permitted, provided the density falls within the range specified in Policy B.7.5.4.1 b) ii).

v) Notwithstanding Policy E.3.4.1 of Volume 1, the location of lands designated Low Density Residential 2h shall generally be at the periphery of residential neighbourhoods adjacent to or close to arterial and/or collector roads.

B.7.5.4.2 Medium Density Residential
In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to lands designated Medium Density Residential 2 and Medium Density Residential 3 as shown on Map B.7.5-1 – Nash Neighbourhood – Land Use Plan:

a) Medium Density Residential 12 Designation:

i) **Notwithstanding Policies E.3.5.1 and E.3.5.9 a) of Volume 1, lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road.** Multiple dwellings such as street and block townhouses, duplexes,

B.7.5.4.2 Medium Density Residential
In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to lands designated Medium Density Residential as shown on Map B.7.5-1 – Nash Neighbourhood – Land Use Plan:

a) In the Medium Density Residential 1 designation:

i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a) of Volume 1, lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road.

ii) In addition to Policy E.3.5.2 of Volume 1, duplexes, triplexes, fourplexes and street townhouses, and a limited number of single

~~triplexes and quadraplexes shall be permitted.~~

~~ii) Notwithstanding Policy E.3.5.7 of Volume 1, the density of development shall be in the range of 30 to 49 units per net residential hectare.~~

In addition to Policy E.3.5.2 of Volume 1, duplexes, triplexes, fourplexes and street townhouses, and a limited number of single detached and semi-detached dwellings shall also be permitted.

iii) Policy E.3.5.4 of Volume 1 shall not apply.

~~iv) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum building height of dwelling units shall be three storeys.~~

~~iv) A limited number of detached and semi-detached dwellings may be permitted, provided the density falls within the range specified Policy B.7.5.4.2 a) ii).~~

~~v) The location of Medium Density Residential 2 designated lands shall generally be at the periphery of residential neighbourhoods adjacent to or close to arterial and/or collector roads.~~

~~vi) Individual driveways shall not be permitted to directly access the public street. Individual vehicular access shall be provided by either a private lane parallel to the public road in front of the buildings separated from the public street by an enhanced continuous landscape strip or, by a private lane behind the buildings.~~

~~vii) Buildings shall be located as close to the street as possible while still allowing for front porches, stairs and a small landscaped area; or other appropriate methods that would achieve the desired effect would also be considered.~~

~~b) Medium Density Residential 3 Designation:~~

~~i) Notwithstanding Policies E.3.5.3 and E.3.5.8 of Volume 1, apartment buildings and street and block townhouses shall be permitted providing that heights do not exceed eight storeys. (OPA 109)~~

~~ii) Notwithstanding Policy 3.5.7 of Volume 1, the density of development shall be in the range of 50 to 99 units per net residential hectare.~~

~~iii) The location of Medium Density Residential 3 is intended to be adjacent to or in close proximity to collector roads, community park facilities and open space areas.~~

detached and semi-detached dwellings shall also be permitted.

iii) Policy E.3.5.4 of Volume 1 shall not apply.

iv) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys.

v) Individual driveways shall not be permitted to directly access the public street. Individual vehicular access shall be provided by either a private lane parallel to the public road in front of the buildings separated from the public street by an enhanced continuous landscape strip or, by a private lane behind the buildings.

vi) Buildings shall be located as close to the street as possible while still allowing for front porches, stairs and a small landscaped area; or other appropriate methods that would achieve the desired effect would also be considered.

Site Specific Policy – Area D B.7.5.14.4 For lands shown as Site Specific Policy - Area D on Map B.7.5-1 – Nash Neighbourhood – Land Use Plan, the following policies shall apply: a) The development of lands designated Low Density Residential 2h and Medium Density Residential 12 shall be subject to the following site specific provisions: i) Future development approval shall provide for full municipal servicing connection and vehicular access to the Low Density Residential 2h lands east of the flood plain; ii) The location of such connection and access shall be to the satisfaction of the Hamilton Conservation Authority and the City of Hamilton; and iii) The said vehicular access shall be aligned with the crossing of the flood plain approved by the Hamilton Conservation Authority.	Site Specific Policy – Area D B.7.5.14.4 For lands shown as Site Specific Policy - Area D on Map B.7.5-1 – Nash Neighbourhood – Land Use Plan, the following policies shall apply: a) The development of lands designated Medium Density Residential 1 shall be subject to the following site specific provisions: i) Future development approval shall provide for full municipal servicing connection and vehicular access to the lands east of the flood plain; ii) The location of such connection and access shall be to the satisfaction of the Hamilton Conservation Authority and the City of Hamilton; and iii) The said vehicular access shall be aligned with the crossing of the flood plain approved by the Hamilton Conservation Authority.
Delete Policy B.7.5.14.7 in its entirety Site Specific Policy – Area G (OPA 82) B.7.5.14.7 Notwithstanding Policy B.7.5.4.2 a) vi), for the lands located at 440 First Road West, designated Medium Density Residential 2, and identified as Site Specific Policy – Area “G” on Map B.7.5-1 – Nash Neighbourhood Secondary Plan – Land Use Plan, individual driveways for street townhouse dwellings may be permitted to directly access Bedrock Drive.	
Delete Policy B.7.5.14.8 in its entirety Site Specific Policy – Area H (OPA 180) B.7.5.14.8 Notwithstanding Policy B.7.5.4.1 b) ii) of Volume 2, and Policy E.3.4.4 of Volume 1, the density shall be in the range of 28 to 49 units per net residential hectare.	
B.7.6 West Mountain Area (Heritage Green) Secondary Plan	
B.7.6.2.1 The residential areas for West Mountain (Heritage Green) Secondary Plan area are designated Low Density Residential 12b, Low Medium Density Residential 13c, Medium Density Residential 3, and High Density Residential 1 on Map B.7.6-2 – West Mountain Area (Heritage Green) – Land Use Plan. (OPA 85)	B.7.6.2.1 The residential areas for West Mountain (Heritage Green) Secondary Plan area are designated Low Density Residential 1, Medium Density Residential 1, Medium Density Residential 3, and High Density Residential 1 on Map B.7.6-2 – West Mountain Area (Heritage Green) – Land Use Plan. (OPA 85)
Insert new Policy B.7.6.2.2 B.7.6.2.2 To promote <i>compatible redevelopment</i>, new residential infill	B.7.6.2.2 To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the

development shall be evaluated based on the policies of Section B.2.4 – Residential Intensification, Section B.3.3 – Urban Design Policies of Volume 1 as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.	policies of Section B.2.4 – Residential Intensification, Section B.3.3 – Urban Design Policies of Volume 1 as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.
B.7.6.2.32 Low Density Residential Designations Notwithstanding Section E.3.4 – Low Density Residential of Volume 1, the following policies shall apply to the lands designated Low Density Residential 12b and Low Density Residential 3c on Map B.7.6-1 – West Mountain Area (Heritage Green) – Land Use Plan.:- a) Low Density Residential 2b designation: i) the permitted uses shall include single detached dwellings, duplex and semi-detached dwellings; and, ii) the density shall not exceed 29 units per net residential hectare. b) Low Density Residential 3c designation: i) the permitted uses shall include townhouse dwellings and low rise apartments; and, ii) the density shall be approximately 30 to 49 units per net residential hectare.	B.7.6.2.3 Low Density Residential Designations Section E.3.4 – Low Density Residential of Volume 1 shall apply to the lands designated Low Density Residential 1 on Map B.7.6-1 – West Mountain Area (Heritage Green) – Land Use Plan.
B.7.6.2.43 Medium Density Residential Notwithstanding In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the lands designated Medium Density Residential 3 designation identified on Map B.7.6-1 - West Mountain Area (Heritage Green) - Land Use Plan: a) Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a) of Volume 1, lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) In addition to Policy E.3.5.2 of Volume 1, street townhouses shall also be permitted. iii) Policy E.3.5.4 of Volume 1 shall not apply. iv) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. b) Medium Density Residential 3 designation: the permitted uses shall include apartments i) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall not exceed nine stories in height; and,	B.7.6.2.4 Medium Density Residential In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to the lands designated Medium Density Residential on Map B.7.6-1 - West Mountain Area (Heritage Green) - Land Use Plan: a) Medium Density Residential 1 designation: i) Notwithstanding Policies E.3.5.1 and E.3.5.9 a) of Volume 1, lands designated Medium Density Residential 1 may be permitted within the interior of neighbourhoods fronting on a local road. ii) Policy E.3.5.4 of Volume 1 shall not apply. iii) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. b) Medium Density Residential 3 designation: i) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum permitted height shall not exceed nine stories; and, ii) the density shall be approximately 50 to 99 units per net hectare.

ii) the density shall be approximately 50 to 99 units per net hectare.	
B.7.6.2.5 Section E.3.6 – High Density Residential of Volume 1 shall apply to lands designated High Density Residential 1 on Map B.7.6-1 – West Mountain (Heritage Green) – Land Use Plan. (OPA 85)	B.7.6.2.5 Section E.3.6 – High Density Residential of Volume 1 shall apply to lands designated High Density Residential 1 on Map B.7.6-1 – West Mountain (Heritage Green) – Land Use Plan. (OPA 85)
B.7.6.9.5 Residential Policies a) Residential uses in the West Mountain Core Area shall contribute to the development of a vibrant commercial area and foster increased public transit ridership. A range of housing types and tenure shall be encouraged at medium densities in accordance with Policy 7.6.2.4 b) of this Secondary Plan. All residential development shall be located north of Artfrank Drive, between Upper Mount Albion Road and Winterberry Drive. b) The following policies shall apply to lands north of Artfrank Drive shown as Blocks A-1, A-2 and A-3 on Map B.7.6-1 - West Mountain Area (Heritage Green) - Land Use Plan: i) Block A-1 Live/work opportunities shall be encouraged along the north side of Artfrank Drive adjacent to Block 3. Ground floor commercial uses and residential uses are permitted. Personal services, professional offices and convenience retail stores are permitted commercial uses. Notwithstanding Policy B.7.6.9.5 a) and Policy B.7.6.2.4 b) of Volume 2, a maximum density of 200 units per hectare shall be permitted for the entire site, and to permit one building located parallel to the existing stormwater management pond shall have a maximum height of 12 storeys. (OPA 45) ii) Block A-2 A mix of ground floor commercial with not more than 2 storeys of residential uses above shall be permitted at the northeast corner of Upper Mount Albion Road and Artfrank Drive. Commercial uses shall be limited to small-scale retail, personal service and offices. Development shall occur close to the street edge of Artfrank Drive to enhance the 'central street' image and shall be guided by the Urban Design policies in this Secondary Plan. iii) Block A-3	B.7.6.9.5 Residential Policies a) Residential uses in the West Mountain Core Area shall contribute to the development of a vibrant commercial area and foster increased public transit ridership. A range of housing types and tenure shall be encouraged at medium densities in accordance with Policy 7.6.2.4 b) of this Secondary Plan. All residential development shall be located north of Artfrank Drive, between Upper Mount Albion Road and Winterberry Drive. b) The following policies shall apply to lands north of Artfrank Drive shown as Blocks A-1, A-2 and A-3 on Map B.7.6-1 - West Mountain Area (Heritage Green) - Land Use Plan: i) Block A-1 Live/work opportunities shall be encouraged along the north side of Artfrank Drive adjacent to Block 3. Ground floor commercial uses and residential uses are permitted. Personal services, professional offices and convenience retail stores are permitted commercial uses. Notwithstanding Policy B.7.6.9.5 a) and Policy B.7.6.2.4 b), a maximum density of 200 units per hectare shall be permitted for the entire site, and one building located parallel to the existing stormwater management pond shall have a maximum height of 12 storeys. (OPA 45) ii) Block A-2 A mix of ground floor commercial with not more than 2 storeys of residential uses above shall be permitted at the northeast corner of Upper Mount Albion Road and Artfrank Drive. Commercial uses shall be limited to small-scale retail, personal service and offices. Development shall occur close to the street edge of Artfrank Drive to enhance the 'central street' image and shall be guided by the Urban Design policies in this Secondary Plan. iii) Block A-3 Mid-rise apartments shall be located on the east side of Upper Mount Albion Road, north of Artfrank Drive and the transit node. Heights shall range from 3 to 9 storeys.

Mid-rise apartments shall be located on the east side of Upper Mount Albion Road, north of Artfrank Drive and the transit node. Heights shall range from 3 to 9 storeys. iv) Block A-3-1 (OPA 209) Notwithstanding Policy B.7.6.2.43 b) ii), for lands identified as Area Specific Policy - Area A, Block A-3-1 on Map B.7.6-1 West Mountain Area (Heritage Green) Secondary Plan - Land Use Plan, designated Mixed Use - Medium Density, and known as 196, 198, 200 and 202 Upper Mount Albion Road, the maximum permitted density shall be 460 units per net hectare.	iv) Block A-3-1 (OPA 209) Notwithstanding Policy B.7.6.2.4 b) ii), for lands identified as Area Specific Policy - Area A, Block A-3-1 on Map B.7.6-1 West Mountain Area (Heritage Green) Secondary Plan - Land Use Plan, designated Mixed Use - Medium Density, and known as 196, 198, 200 and 202 Upper Mount Albion Road, the maximum permitted density shall be 460 units per net hectare.
Delete Policy B.7.6.9.22 in its entirety. Area Specific Policy – Area F (OPA 85)(OPA 87) B.7.6.9.22 Notwithstanding Policy E.3.4.4 of Volume 1 and Policy B.7.6.2.2 b) ii) of Volume 2, for the lands located at 165 Upper Centennial Parkway, designated “Low Density Residential 3c”, and identified as “Area Specific Policy – Area F” on Map B.7.6-1 West Mountain (Heritage Green) Secondary Plan – Land Use Plan, the permitted density shall be from 30 to 105 units per net residential hectare.	
Site Specific Policy – Area G (OPA 85) B.7.6.9.23 Notwithstanding Policy E.3.6.6 b) of Volume 1 and Policy B.7.6.2.54 of Volume 2, for the lands located at 165 Upper Centennial Parkway, designated “High Density Residential 1”, and identified as “Site Specific Policy – Area G” on Map B.7.6-1 – West Mountain (Heritage Green) Secondary Plan – Land Use Plan, the permitted density shall be from 100 to 300 units per net residential hectare.	Site Specific Policy – Area G (OPA 85) B.7.6.9.23 Notwithstanding Policy E.3.6.6 b) of Volume 1 and Policy B.7.6.2.5 of Volume 2, for the lands located at 165 Upper Centennial Parkway, designated “High Density Residential 1”, and identified as “Site Specific Policy – Area G” on Map B.7.6-1 – West Mountain (Heritage Green) Secondary Plan – Land Use Plan, the permitted density shall be from 100 to 300 units per net residential hectare.
Delete Policy B.7.6.9.24 in its entirety. Site Specific Policy – Area H (OPA 105) B.7.6.9.24 Notwithstanding Policy 7.6.2.2 b) ii) of Volume 2, for the lands located at 15 Picardy Drive, designated “Low Density Residential 3c”, and identified as Site Specific Policy – Area “H” on Map B.7.6-1 – West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan, the density shall range from 30 to 59 units per net residential hectare.	

Site Specific Policy – Area J (OPA 225) B.7.6.9.26 Notwithstanding Policy 7.6.2.43 b) ii) of Volume 2, for lands located at 1065 Paramount Drive, designated as “Medium Density Residential 3” and identified as Site Specific Policy – Area J on Map B.7.6-1 – West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan, the maximum density shall be 197 units per net residential hectare.	Site Specific Policy – Area J (OPA 225) B.7.6.9.26 Notwithstanding Policy 7.6.2.4 b) ii), for lands located at 1065 Paramount Drive, designated as “Medium Density Residential 3” and identified as Site Specific Policy – Area J on Map B.7.6-1 – West Mountain Area (Heritage Green) Secondary Plan – Land Use Plan, the maximum density shall be 197 units per net residential hectare.
B.7.7 Trinity West Secondary Plan	
B.7.7.3 Residential Designations The residential policies shall define the location and scale of each type of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents.	B.7.7.3 Residential Designations The residential policies shall define the location and scale of residential uses, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents.
B.7.7.3.1 The residential areas are designated Low Density Residential 1, Low Density Residential 2, Medium Density Residential 12, and Medium Density Residential 3, as identified on Map B.7.7 -1 – Trinity West – Land Use Plan.	B.7.7.3.1 The residential areas are designated Low Density Residential 1, Medium Density Residential 1, and Medium Density Residential 3, as identified on Map B.7.7 -1 – Trinity West – Land Use Plan.
B.7.7.3.3 General Residential Policies In addition to Section E.3.0 Neighbourhoods Designation of Volume 1, the following policy applies: a) Where karst features occur within these areas, such as springs and sinkholes, Section 7.7.9 – Environment Policies shall also apply. b) Where Linkages and Core Areas occur within these areas, as shown on Map B.7.7.2 – Trinity West – Natural Heritage System, the policies in Section 2.0 - Natural Heritage System of Volume 1 and Section 7.7.9, of this plan shall also apply. c) To promote compatible redevelopment, new residential infill development shall be evaluated based on the policies of Section B.2.4 – Residential Intensification, Section B.3.3 – Urban Design Policies of Volume 1 as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.	B.7.7.3.3 General Residential Policies In addition to Section E.3.0 Neighbourhoods Designation of Volume 1, the following policy applies: a) Where karst features occur within these areas, such as springs and sinkholes, Section 7.7.9 – Environment Policies shall also apply. b) Where Linkages and Core Areas occur within these areas, as shown on Map B.7.7.2 – Trinity West – Natural Heritage System, the policies in Section 2.0 - Natural Heritage System of Volume 1 and Section 7.7.9, of this plan shall also apply. c) To promote <i>compatible redevelopment</i>, new residential infill <i>development</i> shall be evaluated based on the policies of Section B.2.4 – Residential Intensification, Section B.3.3 – Urban Design Policies of Volume 1 as well as any relevant Urban Design Guidelines in accordance with Section F.3.2.5 of Volume 1.
B.7.7.3.4 Low Density Residential 1 Designation In addition to Section E.3.4 – Low Density Residential Policies of Volume 1 shall apply to, for lands designated Low Density	B.7.7.3.4 Low Density Residential 1 Designation Section E.3.4 – Low Density Residential of Volume 1 shall apply to lands designated Low Density Residential 1 on Map B.7.7-1 – Trinity West – Land Use Plan.

Residential 1 on Map B.7.7-1 – Trinity West – Land Use Plan., the following policies shall apply: a) Notwithstanding Policy E.3.4.3, permitted uses shall include only single detached dwellings. b) The maximum net residential density of development shall not exceed 20 units per hectare (uph). c) Notwithstanding Policy E.3.4.5, the maximum building height shall be two storeys.	
Delete Policy B.7.7.3.5 in its entirety. B.7.7.3.5 Low Density Residential 2 Designation In addition to Section E.3.4 – Low Density Residential Policies of Volume 1, for lands designated Low Density Residential 2 on Map B.7.7-1 – Trinity West – Land Use Plan, the following policy shall apply: a) The net residential density of development shall be greater than 20 units per hectare, and shall not exceed 40 units per hectare (uph).	
B.7.7.3.56 Medium Density Residential 2 Designations In addition to Section E.3.5 – Medium Density Residential Policies of Volume 1, for lands designated Medium Density Residential 2 on Map B.7.7-1 – Trinity West – Land Use Plan, the following policies shall apply: to lands designated Medium Density Residential on Map B.7.7-1 Trinity West – Land Use Plan. a) Medium Density Residential 1 designation Notwithstanding Policies E.3.5.2 and E.3.5.3, uses permitted include multiple dwellings as well as street town houses. i) Policy E.3.5.4 of Volume 1 shall not apply. ii) Notwithstanding Policies E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. b) The net residential density of development shall be greater than 60 units per hectare, and shall not exceed 75 units per hectare (uph). c) iii) Notwithstanding Policy E.3.5.9 a) of Volume 1, the Upper Red Hill Valley Parkway shall function as a controlled access arterial. Direct access to the Medium Density Residential 12 land uses shall not be permitted from the Upper Red Hill Valley Parkway. Access to the Medium Density	B.7.7.3.5 Medium Density Residential Designations In addition to Section E.3.5 – Medium Density Residential Policies of Volume 1, the following policies shall apply to lands designated Medium Density Residential on Map B.7.7-1 Trinity West – Land Use Plan. a) Medium Density Residential 1 designation i) Policy E.3.5.4 of Volume 1 shall not apply. ii) Notwithstanding Policies E.3.5.8 of Volume 1, the maximum permitted height shall be three storeys. iii) Notwithstanding Policy E.3.5.9 a) of Volume 1, the Upper Red Hill Valley Parkway shall function as a controlled access arterial. Direct access to the Medium Density Residential 1 land uses shall not be permitted from the Upper Red Hill Valley Parkway. Access to the Medium Density Residential 1 designated lands shall be provided by the adjacent collector and internal roads. b) Medium Density Residential 3 Designation i) The net residential density of development shall be greater than 75 units per hectare, and shall not exceed 100 units per hectare. ii) Notwithstanding Policy E.3.5.9 a) of Volume 1, the Upper Red Hill Valley Parkway shall function as a controlled access arterial. Direct access to the Medium Density Residential 3 land uses shall

designated lands shall be provided by the adjacent collector and internal roads. b) Medium Density Residential 3 Designation i) The net residential density of development shall be greater than 75 units per hectare, and shall not exceed 100 units per hectare. ii) Notwithstanding Policy E.3.5.9 a) of Volume 1, the Upper Red Hill Valley Parkway shall function as a controlled access arterial. Direct access to the Medium Density Residential 3 land uses shall not be permitted from the Upper Red Hill Valley Parkway. Access to the Medium Density designated lands shall be provided by the adjacent collector and internal roads.	not be permitted from the Upper Red Hill Valley Parkway. Access to the Medium Density designated lands shall be provided by the adjacent collector and internal roads.
Delete Policy B.7.7.3.7 in its entirety. B.7.7.3.7 Medium Density Residential 3 Designation In addition to Section E.3.5 – Medium Density Residential Policies of Volume 1, for lands designated Medium Density Residential 3 on Map B.7.7-1 – Trinity West – Land Use Plan, the following policies shall apply: a) The net residential density of development shall be greater than 75 units per hectare, and shall not exceed 100 units per hectare (uph). b) Notwithstanding Policy E.3.5.9 a), the Upper Red Hill Valley Parkway shall function as a controlled access arterial. Direct access to the Medium Density Residential 3 land uses shall not be permitted from the Upper Red Hill Valley Parkway. Access to the Medium Density designated lands shall be provided by the adjacent collector and internal roads.	
Delete Policy B.7.7.13.2 in its entirety. B.7.7.13.2 Site Specific Policy – Area A (OPA 53)(OPA 109) 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.	
Delete Policy B.7.7.13.3 in its entirety.	

B.7.7.13.3 Site Specific Policy – Area B (OPA 53)(OPA 109) 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.	
Delete Policy B.7.7.13.4 in its entirety. B.7.7.13.4 Site Specific Policy – Area C (OPA 53)(OPA 109)(OPA 121) Notwithstanding Policy B.7.7.3.6 b), for the lands designated Medium Density Residential 2, located at the north east corner of Upper Red Hill Valley Parkway and Soho Street, the minimum net residential density of development shall not be less than 55 units per net hectare.	
B.7.7.13.5 Site Specific Policy – Area D (OPA 78)(OPA 109) 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) In addition to Notwithstanding Section Policy E.3.4.3 of Volume 1 and Policy B.7.7.3.4 a), and Section B.7.7.3.5, 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.	B.7.7.13.5 Site Specific Policy – Area D (OPA 78)(OPA 109) 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” and “Mixed Use – Medium Density”, and known as 26 Upper Mount Albion Road, the following policy shall apply: a) In addition to Policy E.3.4.3 of Volume 1, a two (2) storey multiple dwelling, for the purposes of a Residential Care Facility, shall also be permitted; and, b) the minimum net residential density shall be 5 units per hectare, and the maximum shall be 20 units per hectare.
Delete Policy B.7.7.13.6 in its entirety. B.7.7.13.6 Site Specific Policy – Area E (OPA 121) Notwithstanding Policy B.7.7.3.6 b), for the lands located at the south east corner of Upper Red Hill Valley Parkway and Soho Street, designated “Medium Density Residential 2” lands and identified as Site	

Specific Policy Area “E” on Map B.7.7-1 – Trinity West Secondary Plan – Land Use Plan, the net residential density of development shall not be less than 50 units per hectare, and shall not exceed 75 units per hectare.	
B.7.7.13.7 Site Specific Policy – Area F (OPA 121) For the lands located at the south east corner of Upper Red Hill Valley Parkway and Highland Road West, designated “Medium Density Residential 3” and identified as Site Specific Policy Area “F”, on Map B.7.7-1 – Trinity West Secondary Plan - Land Use Plan, the following policy shall apply: a) Notwithstanding PolicySection E.3.5.8 of Volume 1, the maximum height shall be 32.0 metres or eight storeys, whichever is less; and, b) Notwithstanding Policy B.7.7.3.57 ab i), the net residential density of development shall be greater than 75 units per hectare, and shall not exceed 170 units per hectare.	B.7.7.13.7 Site Specific Policy – Area F (OPA 121) For the lands located at the south east corner of Upper Red Hill Valley Parkway and Highland Road West, designated “Medium Density Residential 3” and identified as Site Specific Policy Area “F”, on Map B.7.7-1 – Trinity West Secondary Plan - Land Use Plan, the following policy shall apply: a) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum height shall be 32.0 metres or eight storeys, whichever is less; and, b) Notwithstanding Policy B.7.7.3.5 b) i), the net residential density of development shall be greater than 75 units per hectare, and shall not exceed 170 units per hectare.

Appendix G
APPROVED Amendment No. 247
to the Urban Hamilton Official Plan

Remove Residential Designations: Low Density Residential 1b,
Low Density Residential 2a, Low Density Residential 2c,
Low Density Residential and Low Density Residential from the
Legend
Add Medium Density Residential 1 designation to the Legend

Lands to be redesignated from "Low Density
Residential 2a" to "Low Density Residential 1"

Lands to be redesignated from "Low Density
Residential 3a" to "Low Density Residential 1"

Lands to be redesignated from "Low Density
Residential 3a" to "Natural Open Space"

Lands to be removed from "Low Density Residential
1b" designation

Lands to be redesignated from "Low Density
Residential 1b" to "Low Density Residential 1"

Lands to be redesignated from "Low Density
Residential 1b" to "Utility"

Lands to be redesignated from "Low Density
Residential 2c" to "Low Density Residential 1"

Lands to be redesignated from "Low Density
Residential 2c" to "Medium Density Residential 1"

Lands to be redesignated from "Low Density
Residential 3a" to "Medium Density Residential 1"

Lands to be redesignated from "Low Density
Residential 1b" to "Natural Open Space"

Lands to be redesignated from "Low Density
Residential 1b" to "General Open Space"

Date:
August 2025

Revised By:
JA/NB

Reference File No.:
OPA-U-247(A)

Legend

Residential Designations

Low Density Residential 1

Low Density Residential 1b

Low Density Residential 2a

Low Density Residential 2c

Low Density Residential 3a

Parks and Open Space Designations

Neighbourhood Park

General Open Space

Natural Open Space

Other Designations

Institutional

Utility

SWM

Storm Water Management

Other Features

Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Meadowbrook West
Secondary Plan
Land Use Plan
Map B.2.1-1

Date: August 2013

Not To Scale

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.

Appendix I
APPROVED Amendment No. 247
to the Urban Hamilton Official Plan

Remove Residential Designations: Low Density Residential (Infill/Existing), Low Density Residential 1a, Low Density Residential 2a, Low Density Residential 2c, Low Density Residential 3a and Medium Density Residential 2b from the Legend
Add Medium Density Residential 1 designation to the Legend

- | | |
|--|---|
|  | Lands to be redesignated from "Low Density Residential (Infill/Existing)" to "Low Density Residential 1" |
|  | Lands to be redesignated from "Low Density Residential 1" to "Natural Open Space" |
|  | Lands to be redesignated from "Low Density Residential 1a" to "Low Density Residential 1" and removed from "Site Specific Policy - Area D" |
|  | Lands to be redesignated from "Low Density Residential 1a" to "Neighbourhood Park" |
|  | Lands to be redesignated from "Low Density Residential 1a" to "Low Density Residential 1" |
|  | Lands to be redesignated from "Low Density Residential 2a" to "Low Density Residential 1" |
|  | "Lands to be removed from "Low Density Residential 2c" |
|  | Lands to be redesignated from "Low Density Residential 2c" to "Low Density Residential 1" |
|  | Lands to be redesignated from "Low Density Residential 2c" to "Medium Density Residential 1" |
|  | Lands to be redesignated from "Low Density Residential 2c" to "Medium Density Residential 1" and removed from "Site Specific Policy - Area B" |
|  | Lands to be redesignated from "Low Density Residential 3a" to "Low Density Residential 1" |
|  | Lands to be redesignated from "Low Density Residential 3a" to "Medium Density Residential 1" |
|  | Lands to be redesignated from "Medium Density Residential 2b" to "Low Density Residential 1" |
|  | Lands to be redesignated from "Medium Density Residential 2b" to "Medium Density Residential 1" |
|  | Lands to be redesignated from "Medium Density Residential 2b" to "Natural Open Space" |
|  | Lands to be redesignated from "Institutional" to "Low Density Residential 1" |
|  | Lands to be redesignated from "Utility" to "Low Density Residential 1" |

Date: August 2025	Revised By: JA/NB	Reference File No.: OPA-U-247(A)
----------------------	----------------------	-------------------------------------



Legend

Residential Designations

- | | |
|---|---|
|  | Low Density Residential (Infill/Existing) |
|  | Low Density Residential 1 |
|  | Low Density Residential 1a |
|  | Low Density Residential 2a |
|  | Low Density Residential 2c |
|  | Low Density Residential 3a |
|  | Medium Density Residential 2b |

Parks and Open Space Designations

- Neighbourhood Park
 - General Open Space
 - Natural Open Space

Other Designations

- | | |
|------------|--------------------------|
| | Institutional |
| | Local Commercial |
| PES | Public Elementary School |
| | Utility |
| SWM | Storm Water Management |

Other Features

-  Area or Site Specific Policy
 Unopened Road Allowance
 Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

**Urban Hamilton Official Plan
Garner Neighbourhood
Secondary Plan
Land Use Plan
Map B.2.3-1**

ate: September 2023



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Teranet Land Information Services Inc. and its licensors
[25] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.

Appendix K
APPROVED Amendment No. 247
to the Urban Hamilton Official Plan

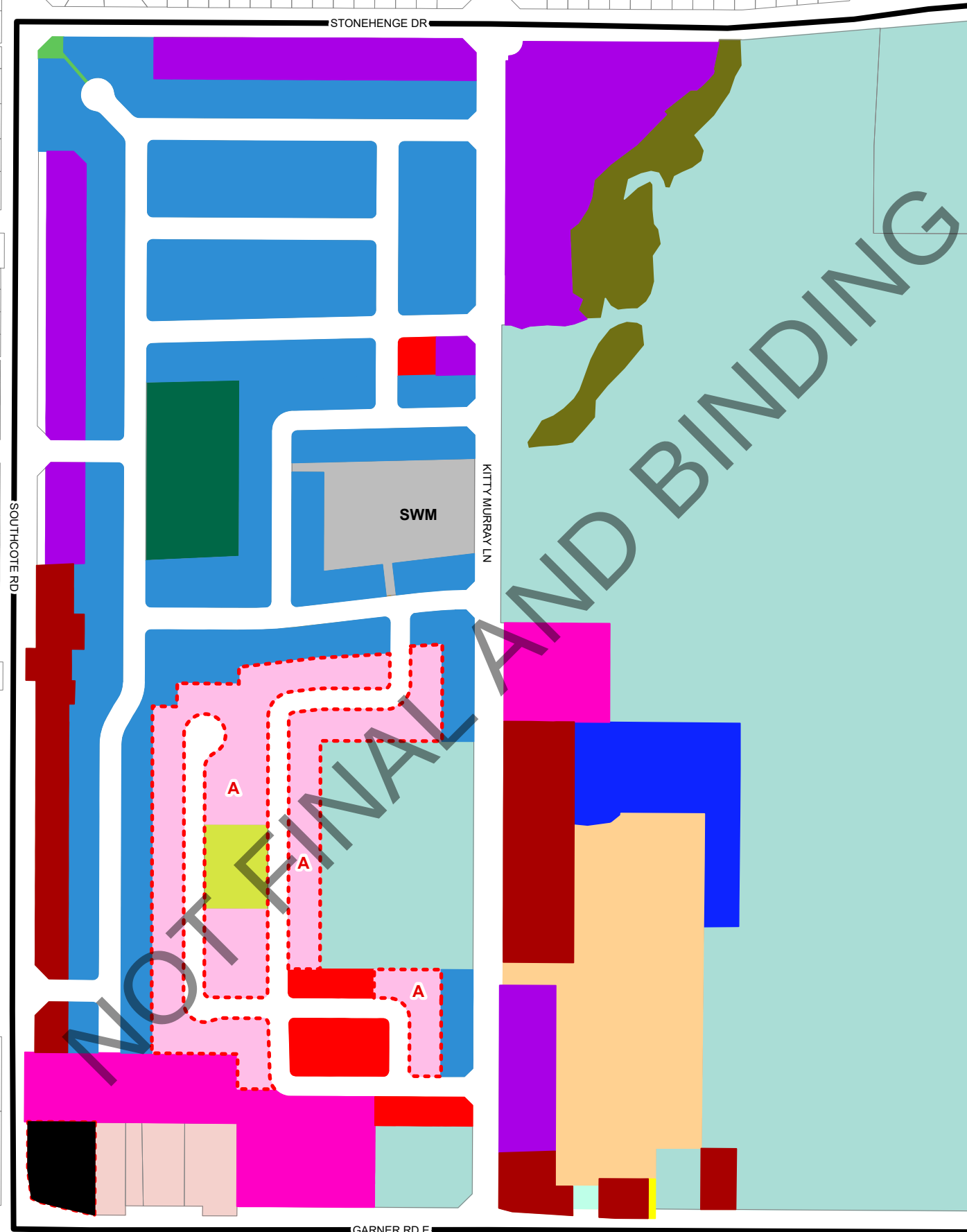
Add Residential Designations: Low Density Residential 1 and Medium Density Residential 1 to the Legend
Remove Residential Designations: Low Density Residential (Infill/Existing), Low Density Residential 1a, Low Density Residential 2a and Low Density Residential 2c and Low Density Residential 3b from the Legend

- | | |
|---|---|
|  | Lands to be redesignated from "Low Density Residential 1a" to "Low Density Residential 1" |
|  | Lands to be redesignated from "Low Density Residential (Infill/Existing)" to "Low Density Residential 1" |
|  | Lands to be redesignated from "Low Density Residential 2c" to "Medium Density Residential 1" |
|  | Lands to be redesignated from "Low Density Residential 1a" to "Institutional" |
|  | Lands to be redesignated from "Low Density Residential 3b" to "Low Density Residential 1" |
|  | Lands to be redesignated from "Low Density Residential 2a" to "Low Density Residential 1" |
|  | Lands to be redesignated from "Low Density Residential 2a" to "Low Density Residential 1" and removed from "Site Specific Policy Area A" |
|  | Lands to be redesignated from "Low Density Residential 2c" to "Low Density Residential 1" |
|  | Lands to be redesignated from "Low Density Residential (Infill/Existing)" to "Medium Density Residential 1" |
|  | Lands to be redesignated from "Low Density Residential 3b" to "Medium Density Residential 1" |
|  | Lands to be redesignated from "Low Density Residential 2b" to "Medium Density Residential 1" and removed from "Site Specific Policy Area B" |

Date:
August 2025

Revised By:
JA/NB

Reference File No.:
OPA-U-247(A)



Legend

Residential Designations

- | | |
|---|---|
|  | Low Density Residential (Infill/Existing) |
|  | Low Density Residential 1a |
|  | Low Density Residential 2a |
|  | Low Density Residential 2c |
|  | Low Density Residential 3b |

Parks and Open Space Designations

- Parkette
- Neighbourhood Park
- General Open Space
- Natural Open Space

Other Designations

- Local Commercial
- Institutional
- Utility

SWM Storm Water Management

Other Features

-  Area or Site Specific Policy
 Proposed Roads
 Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

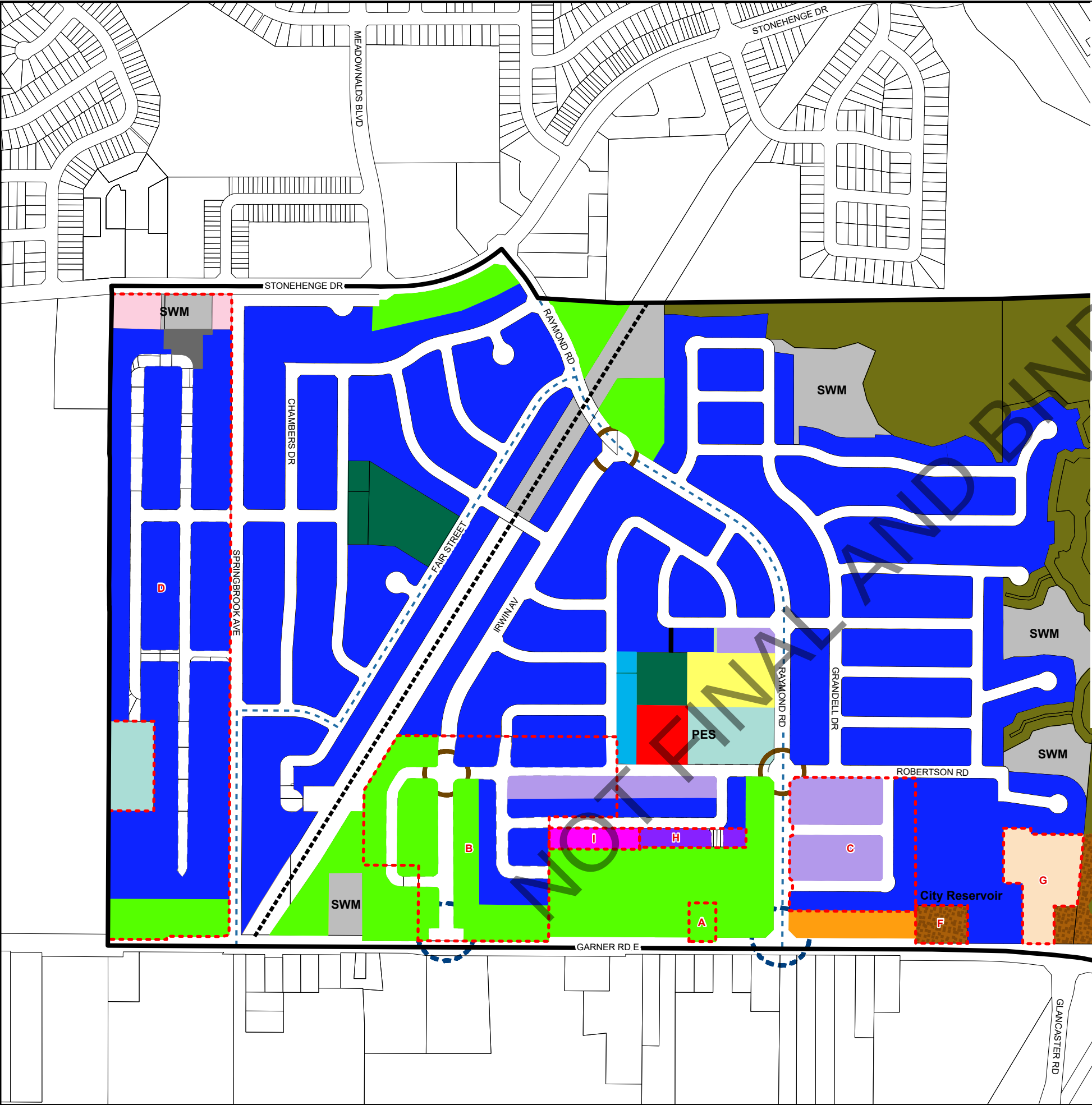
**Urban Hamilton Official Plan
Meadowlands Neighbourhood III
Secondary Plan
Land Use Plan
Map B.2.5-1**

Date: February 2021



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.



Appendix L
APPROVED Amendment No. 247
to the Urban Hamilton Official Plan

Remove Residential Designations: Low Density Residential 2b and Low Density Residential 3b from the Legend
Add Residential Designations: Low Density Residential 1 and Medium Density Residential 1 to the Legend

Lands to be redesignated from "Low Density Residential 2b" to "Low Density Residential 1"

Lands to be redesignated from "Low Density Residential 2b" to "Medium Density Residential 1"

Lands to be redesignated from "Low Density Residential 3b" to "Medium Density Residential 1"

Lands to be redesignated from "Low Density Residential 2b" to "Neighbourhood Park"

Lands to be redesignated from "Low Density Residential 2b" to "Utility"

Lands to be redesignated from "Low Density Residential 3b" to "Neighbourhood Park"

Lands to be redesignated from "Neighbourhood Park" to "Institutional"

Lands to be redesignated from "Institutional" to "Neighbourhood Park"

Lands to be redesignated from "Neighbourhood Park" to "Low Density Residential 1"

Lands to be redesignated from "Low Density Residential 3b" to "Low Density Residential 1"

"Lands to be redesignated from "Utility" to "Low Density Residential 1"

Lands to be redesignated from "Low Density Residential 2b" to "Low Density Residential 1" and removed from "Site Specific Policy Area H"

Lands to be redesignated from "Low Density Residential 2b" to "Low Density Residential 1" and removed from "Site Specific Policy Area I"

Lands to be redesignated from "Medium Density Residential 2c" to "Medium Density Residential 1" and removed from "Site Specific Policy Area G"

Date:
August 2025

Revised By:
JA/NB

Reference File No.:
OPA-U-__ (A)

Legend

Residential Designations

Low Density Residential 2b

Low Density Residential 3b

Medium Density Residential 2c

Parks and Open Space Designations

Neighbourhood Park

Natural Open Space

Other Designations

Institutional

PES

Public Elementary School

Utility

SWM

Storm Water Management

Other Features

Area or Site Specific Policy

Feature Intersection

Gateway

On Street Bikeway

Trail Connection

Proposed Roads

Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Meadowlands Neighbourhood IV
Secondary Plan
Land Use Plan
Map B.2.6-1

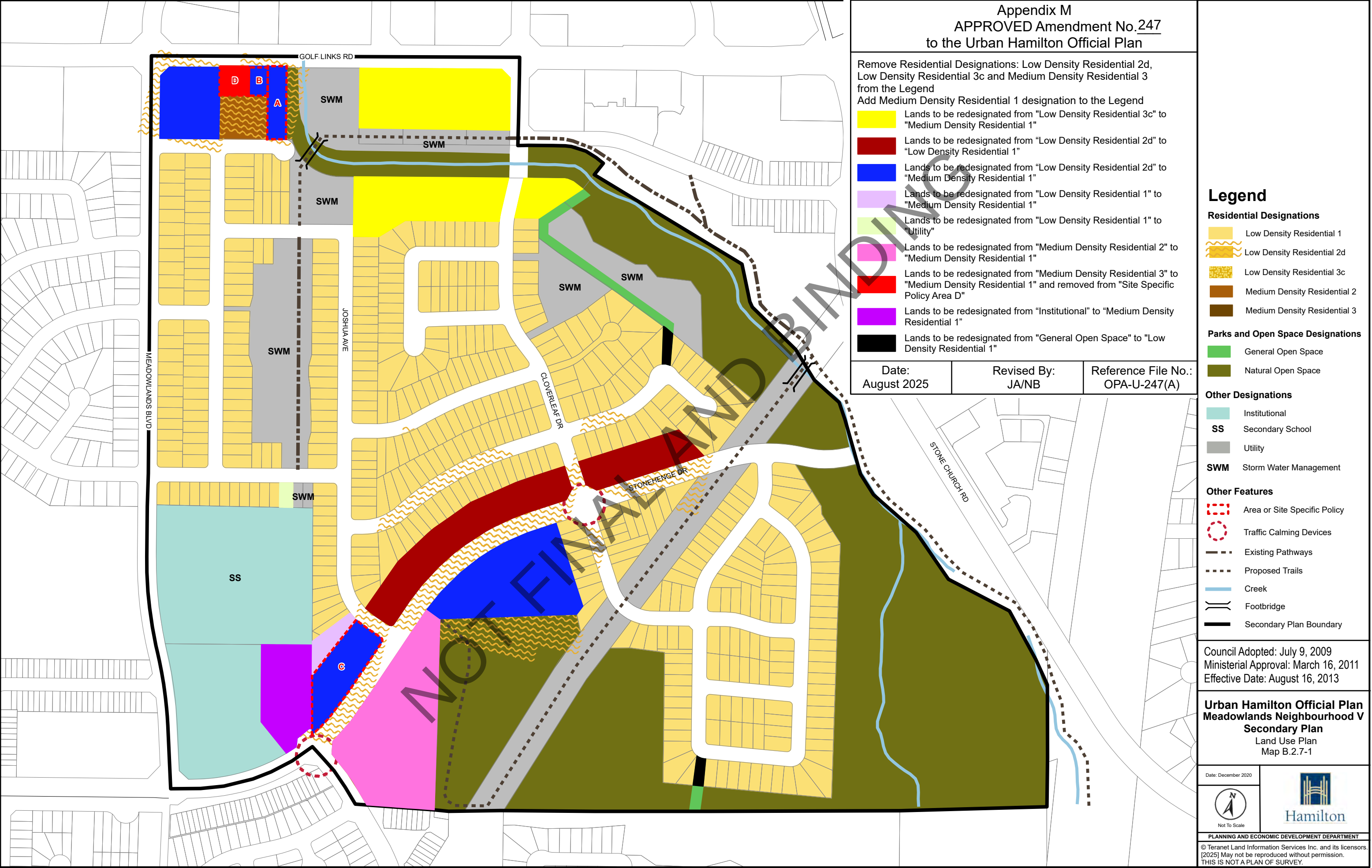
Date: February 2021

Not To Scale

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.



Appendix M
APPROVED Amendment No.247
to the Urban Hamilton Official Plan

Remove Residential Designations: Low Density Residential 2d, Low Density Residential 3c and Medium Density Residential 3 from the Legend

Add Medium Density Residential 1 designation to the Legend

- Lands to be redesignated from "Low Density Residential 3c" to "Medium Density Residential 1"
- Lands to be redesignated from "Low Density Residential 2d" to "Low Density Residential 1"
- Lands to be redesignated from "Low Density Residential 2d" to "Medium Density Residential 1"
- Lands to be redesignated from "Low Density Residential 1" to "Medium Density Residential 1"
- Lands to be redesignated from "Low Density Residential 1" to "Utility"
- Lands to be redesignated from "Medium Density Residential 2" to "Medium Density Residential 1"
- Lands to be redesignated from "Medium Density Residential 3" to "Medium Density Residential 1" and removed from "Site Specific Policy Area D"
- Lands to be redesignated from "Institutional" to "Medium Density Residential 1"
- Lands to be redesignated from "General Open Space" to "Low Density Residential 1"

Date: August 2025	Revised By: JA/NB	Reference File No.: OPA-U-247(A)
----------------------	----------------------	-------------------------------------

Legend

Residential Designations

- Low Density Residential 1
- Low Density Residential 2d
- Low Density Residential 3c
- Medium Density Residential 2
- Medium Density Residential 3

Parks and Open Space Designations

- General Open Space
- Natural Open Space

Other Designations

- Institutional
- SS Secondary School
- Utility
- SWM Storm Water Management

Other Features

- Area or Site Specific Policy
- Traffic Calming Devices
- Existing Pathways
- Proposed Trails
- Creek
- Footbridge
- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Meadowlands Neighbourhood V
Secondary Plan
Land Use Plan
Map B.2.7-1

Date: December 2020



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.

Appendix N
APPROVED Amendment No.247
to the Urban Hamilton Official Plan

Remove Residential Designations: Low Density Residential 1 and
Medium Density Residential 2 from the Legend
Add Medium Density Residential 1 designation to the Legend

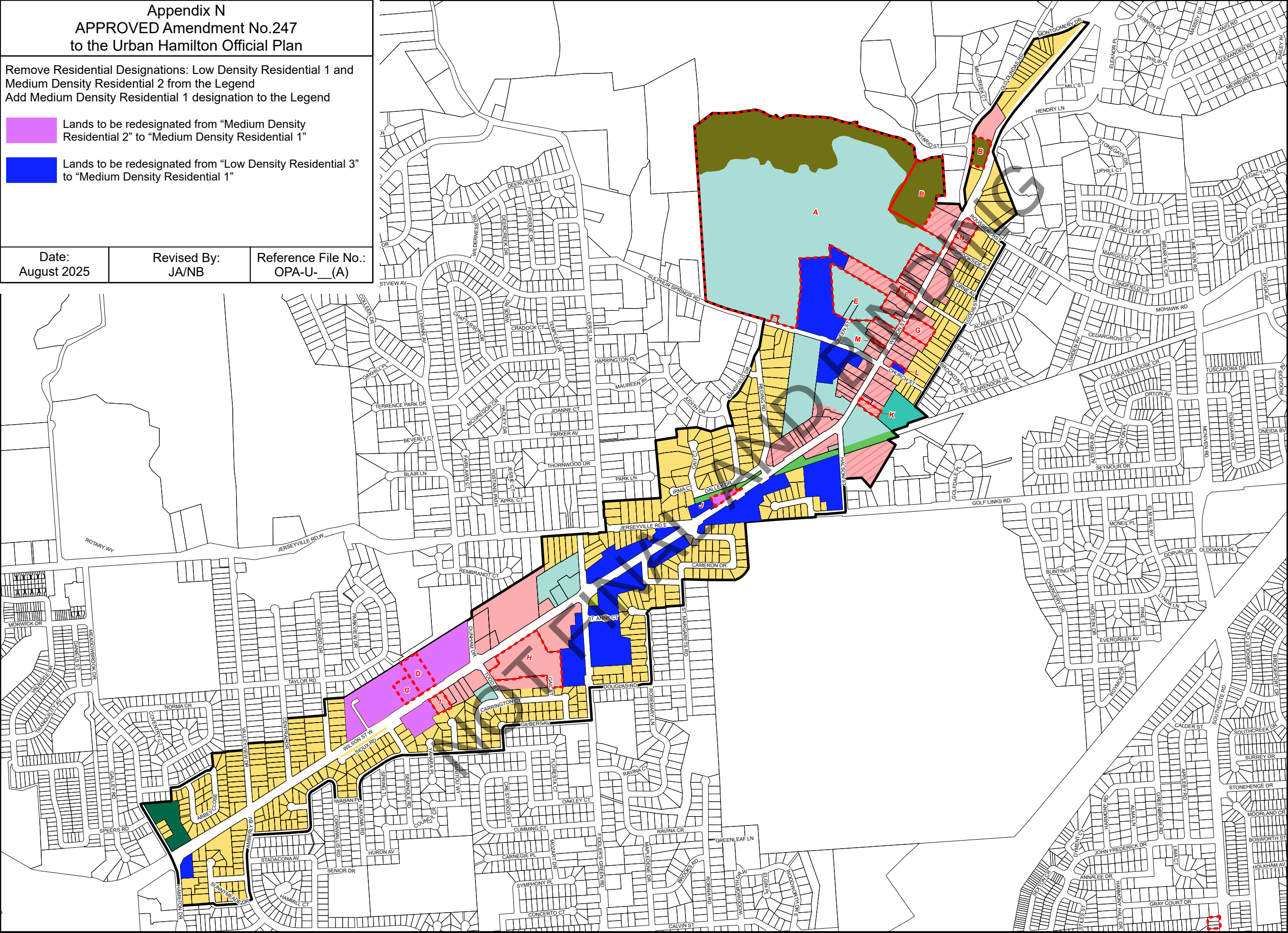
Lands to be redesignated from "Medium Density
Residential 2" to "Medium Density Residential 1"

Lands to be redesignated from "Low Density Residential 3"
to "Medium Density Residential 1"

Date:
August 2025

Revised By:
JA/NB

Reference File No.:
OPA-U-_(A)



Legend

Residential Designations

Low Density Residential 1

Low Density Residential 3

Medium Density Residential 2

Commercial and Mixed Use Designations

Local Commercial

Mixed Use - Medium Density

Parks and Open Space Designations

Parkette

Neighbourhood Park

Community Park

General Open Space

Natural Open Space

Other Designations

Utility

Institutional

Other Features

Pedestrian Focus

Area or Site Specific Policy

Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

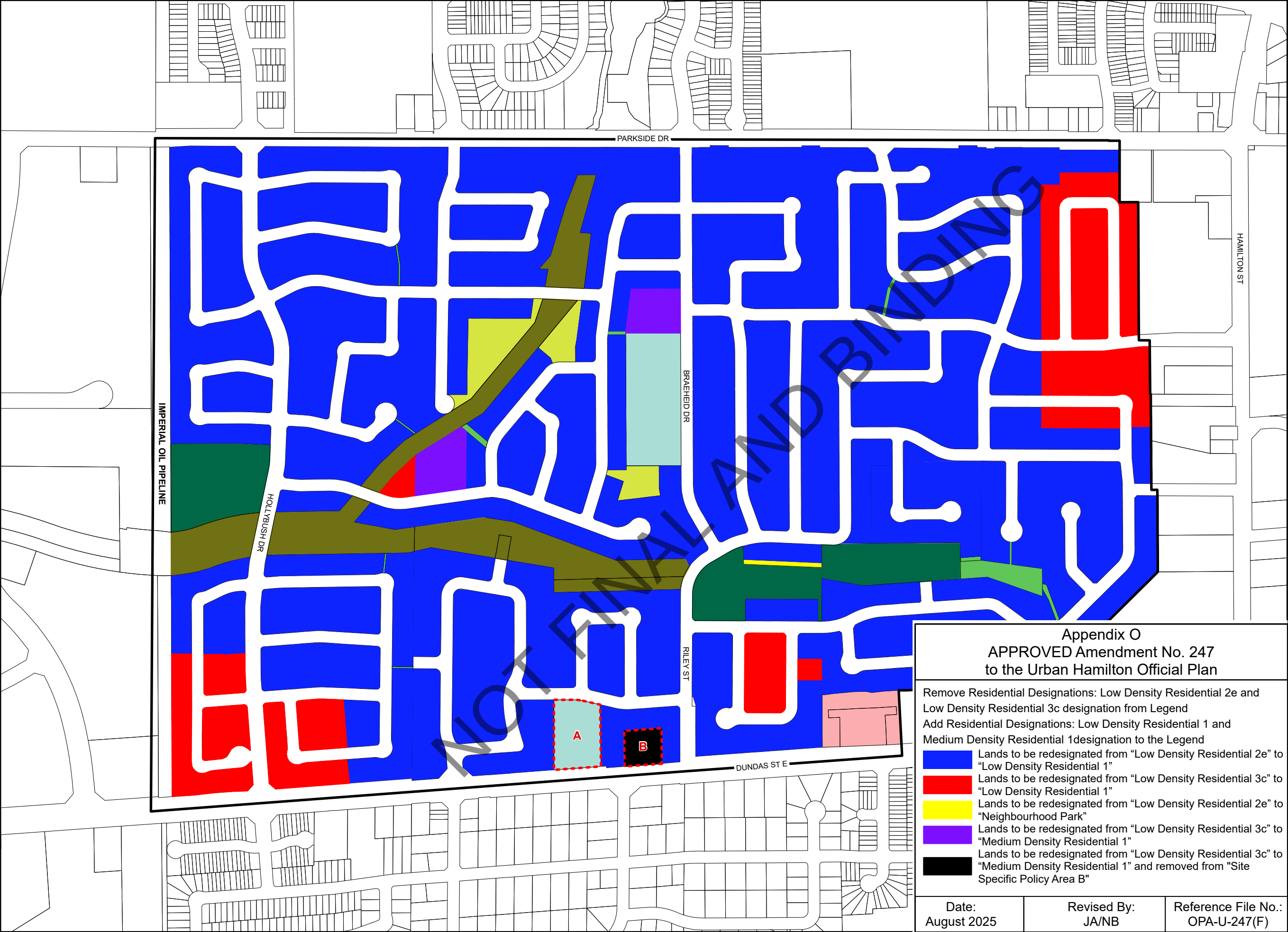
Urban Hamilton Official Plan
Ancaster Wilson Street
Secondary Plan
Land Use Plan Map
Map B.2.8-1

Date: August 22, 2024

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.



Legend

Residential Designations

- Low Density Residential 2e
- Low Density Residential 3c

Parks and Open Space Designations

- Parkette
- Neighbourhood Park
- General Open Space
- Natural Open Space

Other Designations

- Mixed Use - Medium Density
- Institutional

Other Features

- Area or Site Specific Policy
- Secondary Plan Boundary

Appendix O
APPROVED Amendment No. 247
to the Urban Hamilton Official Plan

Remove Residential Designations: Low Density Residential 2e and Low Density Residential 3c designation from Legend
Add Residential Designations: Low Density Residential 1 and Medium Density Residential 1 designation to the Legend

Lands to be redesignated from “Low Density Residential 2e” to “Low Density Residential 1”
Lands to be redesignated from “Low Density Residential 3c” to “Low Density Residential 1”
Lands to be redesignated from “Low Density Residential 2e” to “Neighbourhood Park”
Lands to be redesignated from “Low Density Residential 3c” to “Medium Density Residential 1”
Lands to be redesignated from “Low Density Residential 3c” to “Medium Density Residential 1” and removed from “Site Specific Policy Area B”

Date:
August 2025

Revised By:
JA/NB

Reference File No.:
OPA-U-247(F)

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
West Waterdown
Secondary Plan
Land Use Plan Map
Map B.4.1-1

Date: May 2022



Not To Scale



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.

Appendix P
APPROVED Amendment No. 247
to the Urban Hamilton Official Plan

Remove Residential Designations: Low Density Residential 2 and Low Density Residential 3 designation from the Legend
Add Residential Designations: Low Density Residential 1 and Medium Density residential 1 designation to the Legend

- Lands to be redesignated from "Low Density Residential 2" to "Low Density Residential 1"
- Lands to be redesignated from "Low Density Residential 3" to "Low Density Residential 1"
- Lands to be redesignated from "Low Density Residential 3" to "Utility"
- Lands to be redesignated from "Medium Density Residential 3" to "Medium Density Residential 1"
- Lands to be designated as "High Density Residential 1"
- Lands to be redesignated from "Low Density Residential 2" to "General Open Space"
- Lands to be redesignated from "Utility" to "Natural Open Space"

- Lands to be redesignated from "Low Density Residential 2" to "Utility" and identified as "Stormwater Managment"
- Lands to be removed from the existing designations and identified as a road
- Lands to be redesignated from "Low Density Residential 2" to "Low Density Residential 1" and removed from "Site Specific Policy – Area A"
- Lands to be redesignated from "Medium Density Residential 3" to "Low Density Residential 1"
- Lands to be designated as "Natural Open Space"
- Lands to be redesignated from "Low Density Residential 2" to "High Density Residential 1"
- Lands to be redesignated from "Low Density Residential 2" to "Natural Open Space"
- Lands to be redesignated from "General Open Space" to "Low Density Residential 1"

Date:
August 2025

Revised By:
JA/NB

Reference File No.:
OPA-U-(F)

Legend

Residential Designations

- Low Density Residential 2
- Low Density Residential 3
- Medium Density Residential 3
- High Density Residential 1

Commercial and Mixed Use Designations

- Mixed Use - Medium Density
- District Commercial

Parks and Open Space Designations

- Parkette
- Neighbourhood Park
- General Open Space
- Natural Open Space

Other Designations

- Institutional
- Utility

- SWM Storm Water Management
- WT Water Tower

Other Features

- Area or Site Specific Policy
- Special Character Road
- Proposed Roads
- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Waterdown North
Secondary Plan
Land Use Plan
Map B.4.2-1

Date: Dec. 11, 2023



Not To Scale



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.

Appendix Q
APPROVED Amendment No.247
to the Urban Hamilton Official Plan

Remove Low Density Residential 2 and Low Density Residential 3 designation from the Legend

Add Medium Density Residential 1 and Medium Density Residential 2 designations to the Legend

Lands to be designated "Low Density Residential 1"

Lands to be removed from the existing designation and identified as a Road

Lands to be redesignated from "Low Density Residential 1" to "Utility"

Lands to be redesignated from "Low Density Residential 2" to "Low Density Residential 1"

Lands to be redesignated from "Low Density Residential 2" to "Institutional"

Lands to be redesignated from "Low Density Residential 2" to "Neighbourhood Park"

Lands to be redesignated from "Low Density Residential 3" to "Low Density Residential 1"

Lands to be redesignated from "Low Density Residential 3" to "Institutional"

Lands to be redesignated from "Utility" and "Water Tower" to "Low Density Residential 1"

Lands to be redesignated from "Low Density Residential 3" to "Utility"

Lands to be designated as "Medium Density Residential 1"

Lands to be redesignated from "Medium Density Residential 2" to "Low Density Residential 1"

Lands to be redesignated from "Institutional" to "Low Density Residential 1"

Lands to be redesignated from "Medium Density Residential 2" to "Natural Open Space"

Lands to be redesignated from "Low Density Residential 3" to "Medium Density Residential 2"

Lands to be redesignated from "Medium Density Residential 2" to "Medium Density Residential 1"

Lands to be redesignated from "Neighbourhood Park" to "Low Density Residential 1"

Lands to be redesignated from "Low Density Residential 2" to "Utility"

Lands to be redesignated from "Natural Open Space" to "Low Density Residential 1"

Lands to be removed as Collector Road and designated as "Low Density Residential 1"

Lands to be removed as Collector Road and designated as "Medium Density Residential 2"

Lands to be redesignated from "Low Density Residential 1" to "Natural Open Space"

Lands to be redesignated from "Low Density Residential 2" to "Medium Density Residential 2"

Remove "Proposed Roads" from the map and the Legend

Realign "Collector Road"

Date:
August 2025

Revised By:
JA/NB

Reference File No.S
OPA-U-247(F)

Legend

Residential Designations

Low Density Residential 1

Low Density Residential 2

Low Density Residential 3

Medium Density Residential 2

Commercial and Mixed Use Designations

Local Commercial

Mixed Use - Medium Density

District Commercial

Parks and Open Space Designations

Neighbourhood Park

Natural Open Space - Grindstone Creek Natural Area

Natural Open Space - Escarpment Natural Area

Natural Open Space - Escarpment Protection Area

Other Designations

Institutional

ES

Elementary School

Hazard Lands

Utility

SWM

Storm Water Management

WT

Water Tower

Other Features

Area or Site Specific Policy

Roundabouts

Local Road Connection

PW

Place of Worship

Major Arterial Road

Collector Road

Trail Links

Special Character Road

Proposed Roads

Secondary Plan Boundary

Urban Hamilton Official Plan
Waterdown South
Secondary Plan
Land Use Plan
Map B.4.3-1

Date: Sept. 2021

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.

Appendix R
APPROVED Amendment No. 247
to the Urban Hamilton Official Plan

Remove Residential Designations: Low Density Residential 2 and Low Density Residential 3 designation from the Legend

Add Residential Designations:
Medium Density Residential 1 designation to the Legend

Lands to be redesignated from "Low Density Residential 2" to "Low Density Residential 1"

Lands to be redesignated from "Low Density Residential 3" to "Medium Density Residential 1"

Lands to be redesignated from "Medium Density Residential 3" to "Medium Density Residential 1"

Date:
August 2025

Revised By:
JA/NB

Reference File No.:
OPA-U-247(G)

Legend

Residential Designations

Low Density Residential 1

Low Density Residential 2

Low Density Residential 3

Medium Density Residential 2

High Density Residential 1

Commercial and Mixed Use Designations

Local Commercial

Mixed Use - Medium Density

Parks and Open Space Designations

Neighbourhood Park

Community Park

General Open Space

Natural Open Space

Parkette

Other Designations

Institutional

Utility

Other Features

Pedestrian Focus

Area or Site Specific Policy

Community Node Boundary

Secondary Plan Boundary

Urban Hamilton Official Plan
Waterdown Community Node
Secondary Plan
Land Use Plan Map B.4.4-1

Not to Scale

Hamilton

Date: September 2021

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.
[2020] May Not be Reproduced without Permission.
THIS IS NOT A PLAN OF SURVEY

Appendix S
APPROVED Amendment No. 247
to the Urban Hamilton Official Plan

Remove Residential Designations: Low Density Residential 2d, Low Density Residential 2e, Low Density Residential 2h, Low Density Residential 3c and Low Density Residential 3e from Legend

Add Low Density Residential 1 and Medium Density Residential 1 designation to Legend

- Lands to be redesignated from "Low Density Residential 2d" to "Low Density Residential 1"
- Lands to be redesignated from "Low Density Residential 2e" to "Low Density Residential 1"
- Lands to be redesignated from "Low Density Residential 2e" to "Low Density Residential 1" and removed from "Site Specific Policy Area C"
- Lands to be redesignated from "Low Density Residential 3e" to "Low Density Residential 1" and removed from "Site Specific Policy Area M"
- Lands to be redesignated from "Low Density Residential 2e" to "Low Density Residential 1" and removed from "Site Specific Policy Area T"
- Lands to be redesignated from "Low Density Residential 2h" to "Low Density Residential 1"
- Lands to be redesignated from "Low Density Residential 2h" to "Low Density Residential 1" and removed from "Site Specific Policy Area C"
- Lands to be redesignated from "Low Density Residential 2h" to "Low Density Residential 1" and removed from "Site Specific Policy Area H"

- Lands to be redesignated from "Low Density Residential 2h" to "Low Density Residential 1" and removed from "Site Specific Policy Area F"
- Lands to be redesignated from "Low Density Residential 2h" to "Low Density Residential 1" and removed from "Site Specific Policy Area J"
- Lands to be redesignated from "Low Density Residential 2d" to "Medium Density Residential 1"
- Lands to be redesignated from "Low Density Residential 2e" to "Natural Open Space"
- Lands to be redesignated from "Low Density Residential 2h" to "Low Density Residential 1" and removed from "Site Specific Policy Area N"
- Lands to be redesignated from "Low Density Residential 2h" to "Low Density Residential 1" and removed from "Site Specific Policy Area O"
- Lands to be redesignated from "Low Density Residential 3e" to "Medium Density Residential 1"
- Lands to be redesignated from "Low Density Residential 2h" to "Medium Density Residential 1"
- Lands to be redesignated from "Low Density Residential 3e" to "Low Density Residential 1"
- Lands to be redesignated from "Low Density Residential 3c" to "Medium Density Residential 1"
- Lands to be redesignated from "Low Density Residential 2h" to "Low Density Residential 1" and removed from "Site Specific Policy Area U"
- Lands to be redesignated from "Low Density Residential 3e" to "Medium Density Residential 1" and removed from "Site Specific Policy Area R"

- Lands to be redesignated from "Low Density Residential 2h" to "Medium Density Residential 1" and removed from "Site Specific Policy Area J"
- Lands to be redesignated from "Low Density Residential 3e" to "Medium Density Residential 1" and removed from "Site Specific Policy Area K"

Date:
August 2025

Revised By:
JA/NB

Reference File No.:
OPA-U-247(G)

Legend

Residential Designations

- Low Density Residential 2d
- Low Density Residential 2e
- Low Density Residential 2h
- Low Density Residential 3c
- Low Density Residential 3e

Commercial and Mixed Use Designations

- Local Commercial
- District Commercial
- Mixed Use - Medium Density
- Mixed Use - Medium Density - Pedestrian Focus

Parks and Open Space Designations

- Parkette
- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

Other Designations

- Institutional
- ES Elementary School
- Utility
- SWM Storm Water Management

Other Features

- Area or Site Specific Policy
- Gateway
- WT Storm Water Management
- Pipeline
- Proposed Roads
- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Binbrook Village
Secondary Plan
Land Use Plan Map
Map B.5.1-1

Date: January 2024

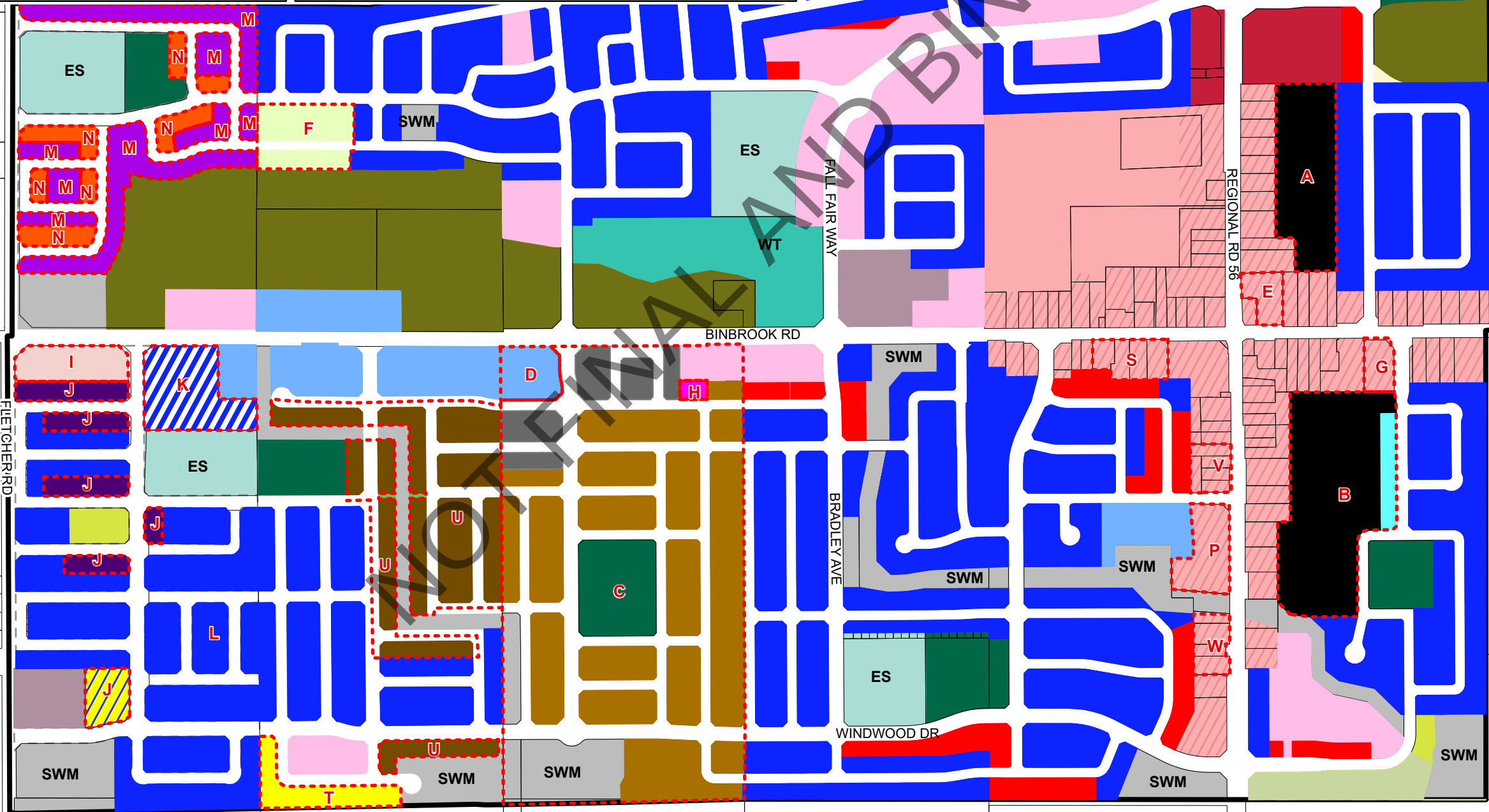


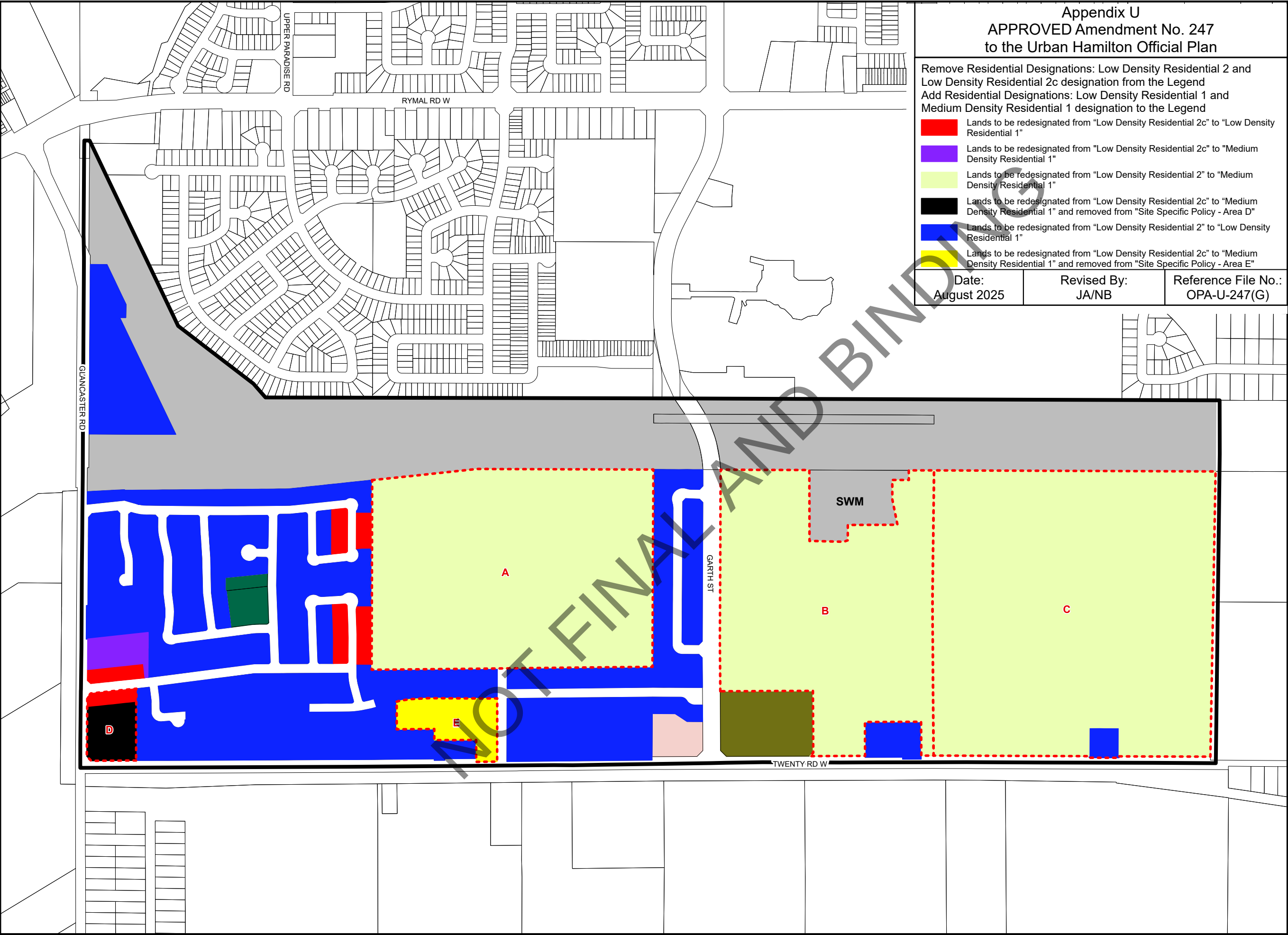
Not To Scale



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.





Appendix U
APPROVED Amendment No. 247
to the Urban Hamilton Official Plan

Remove Residential Designations: Low Density Residential 2 and Low Density Residential 2c designation from the Legend

Add Residential Designations: Low Density Residential 1 and Medium Density Residential 1 designation to the Legend

Lands to be redesignated from "Low Density Residential 2c" to "Low Density Residential 1"

Lands to be redesignated from "Low Density Residential 2c" to "Medium Density Residential 1"

Lands to be redesignated from "Low Density Residential 2" to "Medium Density Residential 1"

Lands to be redesignated from "Low Density Residential 2c" to "Medium Density Residential 1" and removed from "Site Specific Policy - Area D"

Lands to be redesignated from "Low Density Residential 2" to "Low Density Residential 1"

Lands to be redesignated from "Low Density Residential 2c" to "Medium Density Residential 1" and removed from "Site Specific Policy - Area E"

Date:
August 2025

Revised By:
JA/NB

Reference File No.:
OPA-U-247(G)

Legend

Residential Designations

Low Density Residential 2

Low Density Residential 2c

Parks and Open Space Designations

Neighbourhood Park

Natural Open Space

Other Designations

Local Commercial

Utility

SWM

Storm Water Management

Other Features

Area or Site Specific Policy

Proposed Roads

Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
North-West Glanbrook
Secondary Plan
Land Use Plan
Map B.5.3-1

Date: July 2020

Not To Scale

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.

Appendix V
APPROVED Amendment No.247
to the Urban Hamilton Official Plan

Remove Residential Designations: Low Density Residential 2, Low Density Residential 2c, Low Density Residential 3f and Medium Density Residential 3 designation from the Legend

Add Residential Designations: Low Density Residential 1 Medium Density Residential 1 designation to the Legend

Lands to be redesignated from "Low Density Residential 2" to "Low Density Residential 1"

Lands to be redesignated from "Low Density Residential 2" to "Low Density Residential 1" and removed from "Site Specific Policy Area E"

Lands to be redesignated from "Low Density Residential 2c" to "Low Density Residential 1"

Lands to be redesignated from "Low Density Residential 2c" to "Medium Density Residential 1"

Lands to be redesignated from "Low Density Residential 3f" to "Medium Density Residential 1"

Lands to be redesignated from "Low Density Residential 2c" to "Low Density Residential 1" and removed from "Site Specific Policy Area F"

Lands to be redesignated from "Low Density Residential 2c" to "Medium Density Residential 1" and removed from "Site Specific Policy Area M"

Lands to be redesignated from "Medium Density Residential 3" to "Medium Density Residential 1"

Date:
August 2025

Revised By:
JA/NB

Reference File No.:
OPA-U-247(G)

The map displays the Mount Hope Secondary Plan area, bounded by Airport Rd W to the north, White Church Rd W to the south, Highway No. 6 to the west, and Upper James St to the east. The map is overlaid with a large 'DRAFT' watermark and a 'NOT FOR CONSTRUCTION' watermark. Various land use designations are shown in different colors: Low Density Residential 2 (yellow), Low Density Residential 2c (orange), Low Density Residential 3f (yellow with dots), Medium Density Residential 3 (brown), Low Density Residential 1 (blue), Medium Density Residential 1 (purple), Low Density Residential 1 removed from Site Specific Policy Area F (pink), Low Density Residential 2c removed from Site Specific Policy Area M (green), and Medium Density Residential 3 removed from Site Specific Policy Area M (yellow). The map also shows other designations: Institutional (light blue), Mixed Use - Medium Density (pink), District Commercial (red), Elementary School (ES, green), Separate Elementary School (SES, green with dots), Utility (grey), and Storm Water Management (SWM, grey). The map includes a legend on the right side, a title block on the top left, and a metadata block on the bottom right. The map is dated August 2025 and was revised by JA/NB. The reference file number is OPA-U-247(G).

Legend

Residential Designations

Low Density Residential 2

Low Density Residential 2c

Low Density Residential 3f

Medium Density Residential 3

Parks and Open Space Designations

Neighbourhood Park

Community Park

General Open Space

Natural Open Space

Other Designations

Institutional

Mixed Use - Medium Density

District Commercial

ES

Elementary School

SES

Separate Elementary School

Utility

SWM

Storm Water Management

Other Features

Area or Site Specific Policy

Proposed Roads

Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Mount Hope
Secondary Plan
Land Use Plan
Map B.5.4-1

Date: May 2023

Not To Scale

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.

Appendix W
APPROVED Amendment No.247
to the Urban Hamilton Official Plan

Remove Residential Designations: Low Density Residential 2 and Low Density Residential 2c designation from Legend

Add Residential Designations: Low Density Residential 1 and Medium Density Residential 1 designation to Legend

Lands to be redesignated from "Low Density Residential 2" to "Low Density Residential 1"

Lands to be redesignated from "Low Density Residential 2" to "Low Density Residential 1" and removed from Site Specific Policy Area "F"

Lands to be redesignated from "Low Density Residential 3c" to "Medium Density Residential 1"

Lands to be redesignated from "Low Density Residential 2" to "Medium Density Residential 1"

Lands to be redesignated from "Low Density Residential 2" to "Natural Open Space"

Lands to be redesignated from "Low Density Residential 2" to "General Open Space"

Lands to be redesignated from "Utility" to "Low Density Residential 1"

Date:
August 2025

Revised By:
JA/NB

Reference File No.:
OPA-U-247(H)

The map displays the Ainslie Wood Westdale Secondary Plan area, bounded by Highway No. 403 to the south and the Hydro Corridor to the west. The map is color-coded to show various land use designations and areas for redesignation. A large area in the center and east is colored blue, indicating lands to be redesignated from Low Density Residential 2 to Low Density Residential 1. Other areas are colored in shades of green, orange, and red, representing different redesignation categories. The map also shows existing land use designations such as Low Density Residential 2, Low Density Residential 3c, High Density Residential 1, Local Commercial, Mixed Use - Medium Density, Mixed Use - Medium Density - Pedestrian Focus, District Commercial, Parkette, Neighbourhood Park, Community Park, General Open Space, and Natural Open Space. Key streets shown include Main St W, Whitney Ave, Cootes Dr, Kings St W, Longwood Rd S, and Paradise Dr N. A dashed red line outlines a specific area or site-specific policy. The map is overlaid with a large 'DRAFT' watermark.

Legend

Residential Designations

Low Density Residential 2

Low Density Residential 3c

High Density Residential 1

Commercial and Mixed Use Designations

Local Commercial

Mixed Use - Medium Density

Mixed Use - Medium Density - Pedestrian Focus

District Commercial

Parks and Open Space Designations

Parkette

Neighbourhood Park

Community Park

General Open Space

Natural Open Space

Other Designations

Institutional

Employment Area - Industrial Lands

Utility

Other Features

Area or Site Specific Policy

Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Ainslie Wood Westdale
Secondary Plan
Land Use Plan Map
Map B.6.2-1

Date: December 6, 2023

Not To Scale

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.

Appendix X
APPROVED Amendment No.247
to the Urban Hamilton Official Plan

Remove Low Density Residential 1a and Low Density Residential 2c designation from the Legend

Add Medium Density Residential 1 to the Legend

Lands to be redesignated from “Low Density Residential 1” to “Medium Density Residential 1”

Lands to be redesignated from “Low Density Residential 1a” to “Low Density Residential 1”

Lands to be redesignated from “Low Density Residential 2c” to “Low Density Residential 1”

Lands to be redesignated from “Low Density Residential 2c” to “Medium Density Residential 1”

Lands to be redesignated from “Medium Density Residential 3” to "General Open Space" and remove from Site Specific Policy – Area A”

Date:
August 2025

Revised By:
JA/NB

Reference File No.:
OPA-U-247(H)

Legend

Residential Designations

Low Density Residential 1

Low Density Residential 1a

Low Density Residential 2c

Medium Density Residential 3

Parks and Open Space Designations

Neighbourhood Park

Community Park

General Open Space

Natural Open Space

Other Designations

Institutional

Utility

SWM

Storm Water Management

Other Features

Area or Site Specific Policy

Proposed Private Roads

Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Chedmac
Secondary Plan
Land Use Plan
Map B.6.3-1

Date: June 13, 2024

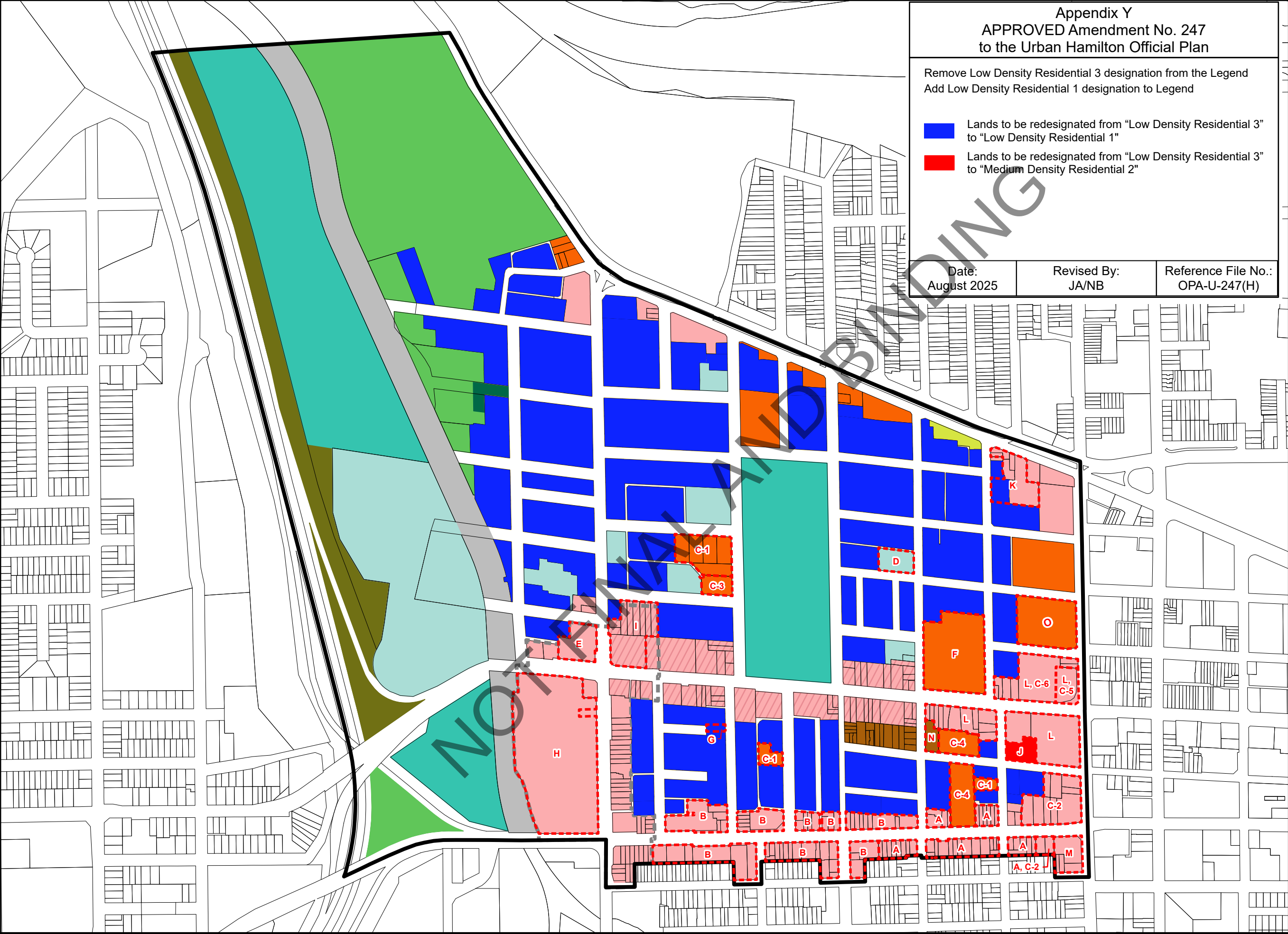
N

Not To Scale

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.



Appendix Y
APPROVED Amendment No. 247
to the Urban Hamilton Official Plan

Remove Low Density Residential 3 designation from the Legend
Add Low Density Residential 1 designation to Legend

Lands to be redesignated from "Low Density Residential 3" to "Low Density Residential 1"

Lands to be redesignated from "Low Density Residential 3" to "Medium Density Residential 2"

Date:
August 2025

Revised By:
JA/NB

Reference File No.:
OPA-U-247(H)

Legend

Residential Designations

Low Density Residential 3

Medium Density Residential 2

High Density Residential

Commercial and Mixed Use Designations

Mixed Use - Medium Density

Parks and Open Space Designations

Parkette

Neighbourhood Park

Community Park

General Open Space

Natural Open Space

Other Designations

Institutional

Utility

Other Features

Pedestrian Focus

Area or Site Specific Policy

Neighbourhood Node

Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Strathcona
Secondary Plan
Land Use Plan Map
Map B.6.2-1

Date: August 24, 2022

Not To Scale

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.

Appendix Z
APPROVED Amendment No.247
to the Urban Hamilton Official Plan

Remove Low Density Residential 2 and
Low Density Residential 3 designation from the Legend
Add Low Density Residential 1 and
Medium Density Residential 1 designation to the Legend

Lands to be redesignated from “Low Density Residential 2”
to “Low Density Residential 1”

Lands to be redesignated from “Low Density Residential 3”
to “Medium Density Residential 1”

Lands to be redesignated from “Medium Density Residential
2” to “Medium Density Residential 1”

Date:
August 2025

Revised By:
JA/NB

Reference File No.:
OPA-U-247(H)

Legend

Residential Designations

Low Density Residential 2

Low Density Residential 3

Medium Density Residential 2

Medium Density Residential 3

High Density Residential 1

Commercial and Mixed Use Designations

Local Commercial

Mixed Use - Medium Density

Mixed Use - High Density

District Commercial

Arterial Commercial

Industrial Designations

Light Industrial

General Industrial

Business Park

Parks and Open Space Designations

Neighbourhood Park

Community Park

General Open Space

Natural Open Space

Other Designations

Institutional

Utility

Other Features

Pedestrian Focus Street

Railways

Commuter Bus and Rail Station

Sub-Regional Service Node Boundary

Secondary Plan Boundary

Urban Hamilton Official Plan
Centennial Neighbourhoods
Secondary Plan
Land Use Plan Map
Map B.6.7-1

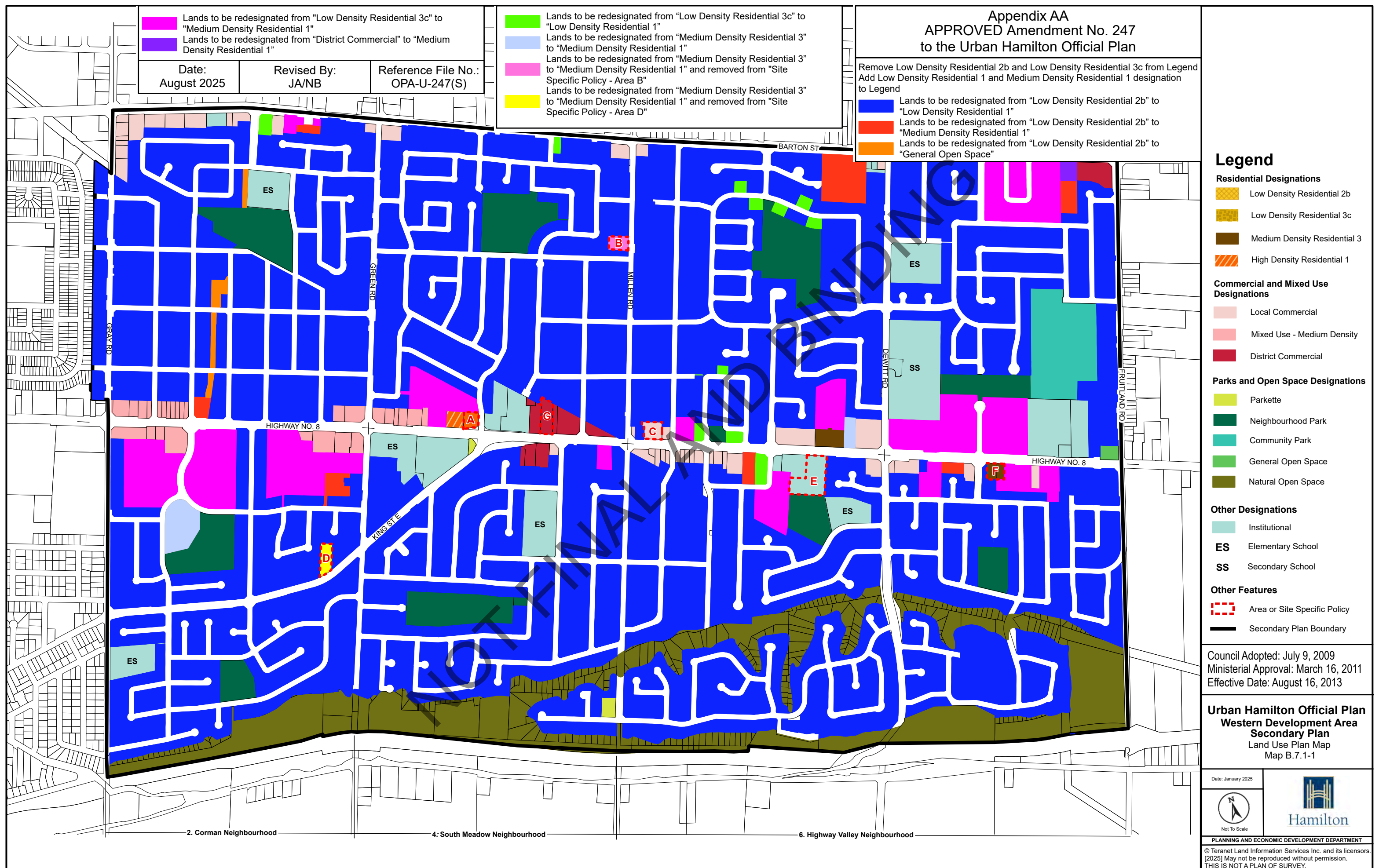
Date: May 27, 2024

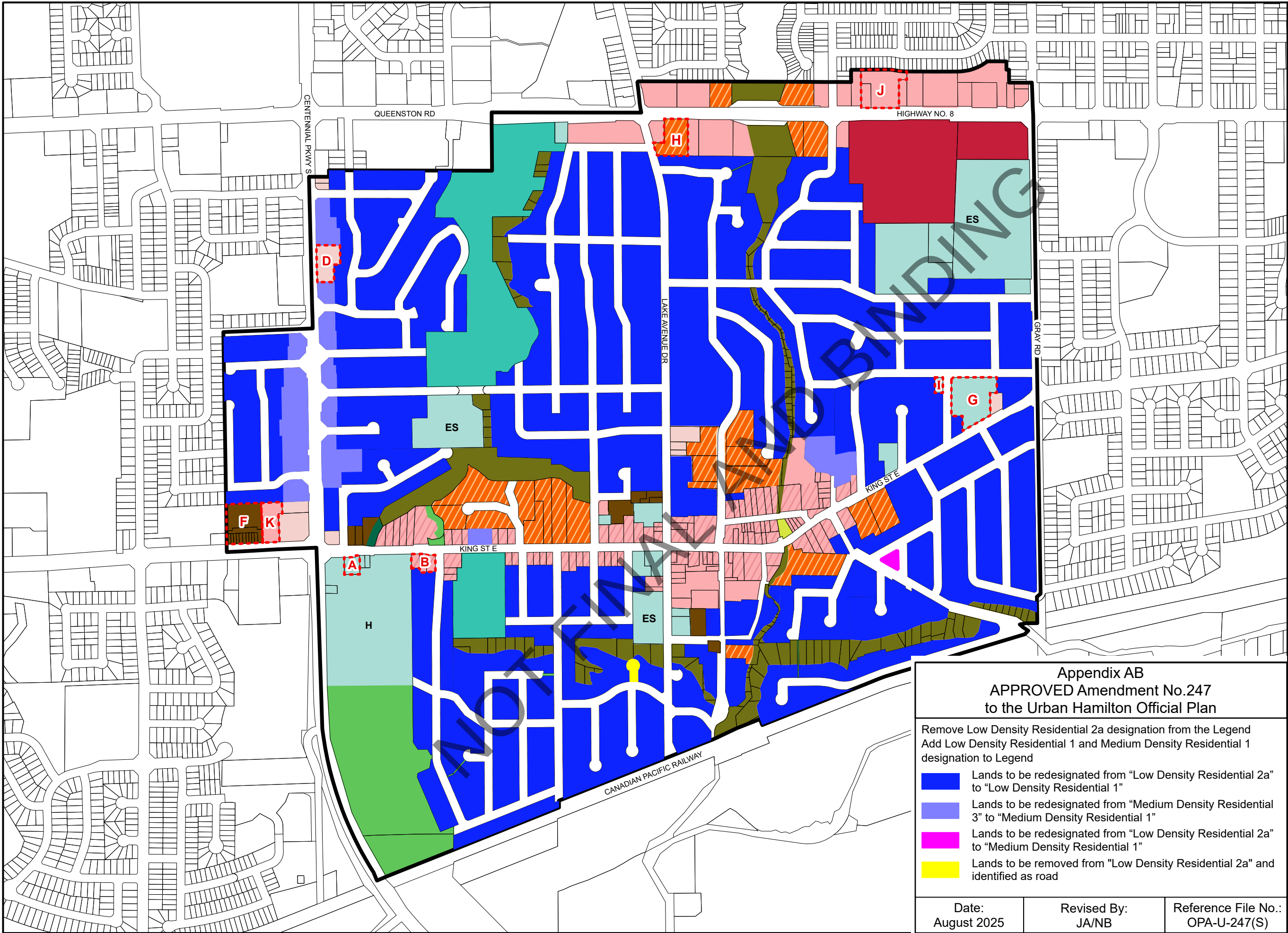
Not To Scale

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.





Legend

Residential Designations

- Low Density Residential 2a
- Medium Density Residential 3
- High Density Residential 1

Commercial and Mixed Use Designations

- Local Commercial
- Mixed Use - Medium Density
- Mixed Use - Medium Density - Pedestrian Focus
- Mixed Use - High Density
- District Commercial

Parks and Open Space Designations

- Parkette
- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

Other Designations

- Institutional
- ES Elementary School
- H Historic Site

Other Features

- Area or Site Specific Policy
- Secondary Plan Boundary

Appendix AB

APPROVED Amendment No.247
to the Urban Hamilton Official Plan

Remove Low Density Residential 2a designation from the Legend
Add Low Density Residential 1 and Medium Density Residential 1 designation to Legend

- Lands to be redesignated from "Low Density Residential 2a" to "Low Density Residential 1"
- Lands to be redesignated from "Medium Density Residential 3" to "Medium Density Residential 1"
- Lands to be redesignated from "Low Density Residential 2a" to "Medium Density Residential 1"
- Lands to be removed from "Low Density Residential 2a" and identified as road

Date:
August 2025

Revised By:
JA/NB

Reference File No.:
OPA-U-247(S)

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Old Town Secondary Plan
Land Use Plan
Map B.7.2-1

Date: September 2023


Not To Scale


PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

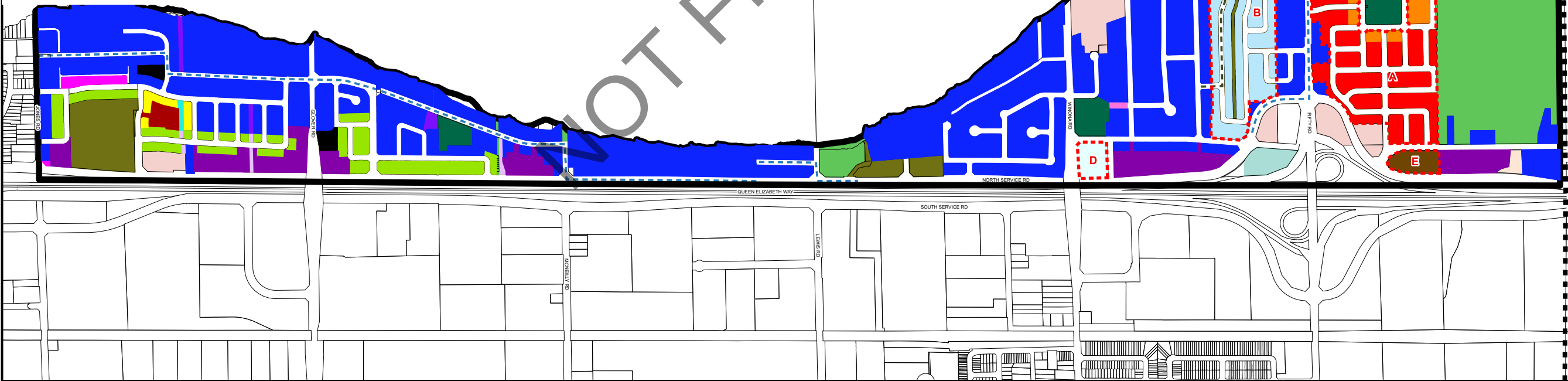
© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.

Appendix AC
APPROVED Amendment No.247
to the Urban Hamilton Official Plan

Remove Low Density Residential 2b, Low Density Residential 2e and Low Density Residential 3c Designations from the Legend
Add Low Density Residential 1 and Medium Density Residential 1 designation to Legend
Replace General Green Space with General Open Space in the Legend

- Lands to be redesignated from "Low Density Residential 2b" to "Low Density Residential 1"
- Lands to be redesignated from "Low Density Residential 2b" to "Low Density Residential 1" and remove from "Area Specific Policy - Area B"
- Lands to be redesignated from "Low Density Residential 2b" to "Medium Density Residential 1"
- Lands to be redesignated from "Low Density Residential 2b" to "General Open Space"
- Lands to be redesignated from "Low Density Residential 3c" to "Low Density Residential 1"
- Lands to be redesignated from "Low Density Residential 3c" to "Medium Density Residential 1"
- Lands to be redesignated from "Low Density Residential 3c" to "Medium Density Residential 1" and removed from "Site Specific Policy - Area D"
- Lands to be redesignated from "Low Density Residential 2e" to "Low Density Residential 1" and remove from "Area Specific Policy - Area A"
- Lands to be redesignated from "Low Density Residential 2e" to "Low Density Residential 1" and remove from "Area Specific Policy - Area C"
- Lands to be redesignated from "Low Density Residential 2e" to "Medium Density Residential 1" and remove from "Area Specific Policy - Area A"
- Lands to be redesignated from "Low Density Residential 3c" to "General Open Space"
- Lands to be redesignated from "Low Density Residential 3c" to "Utility"
- Lands to be redesignated from "Medium Density Residential 3" to "Low Density Residential 1"
- Lands to be redesignated from "Medium Density Residential 3" to "Medium Density Residential 1"
- Lands to be redesignated from "Medium Density Residential 3" to "General Open Space"
- Lands to be removed from "Area Specific Policy - Area A"
- Lands to be designated "Neighbourhood Park"

Date: August 2025	Revised By: JA/NB	Reference File No.: OPA-U-247(S)
----------------------	----------------------	-------------------------------------



Legend

- Low Density Residential 2b
- Low Density Residential 2e
- Low Density Residential 3c
- Medium Density Residential 3

Parks and Open Space Designations

- Parkette
- Neighbourhood Park
- City Wide Park
- General Green Space
- Natural Open Space

Other Designations

- Local Commercial
- Institutional
- ES

Elementary School
- SWM

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
Map B.7.3-1

Date: February 2022

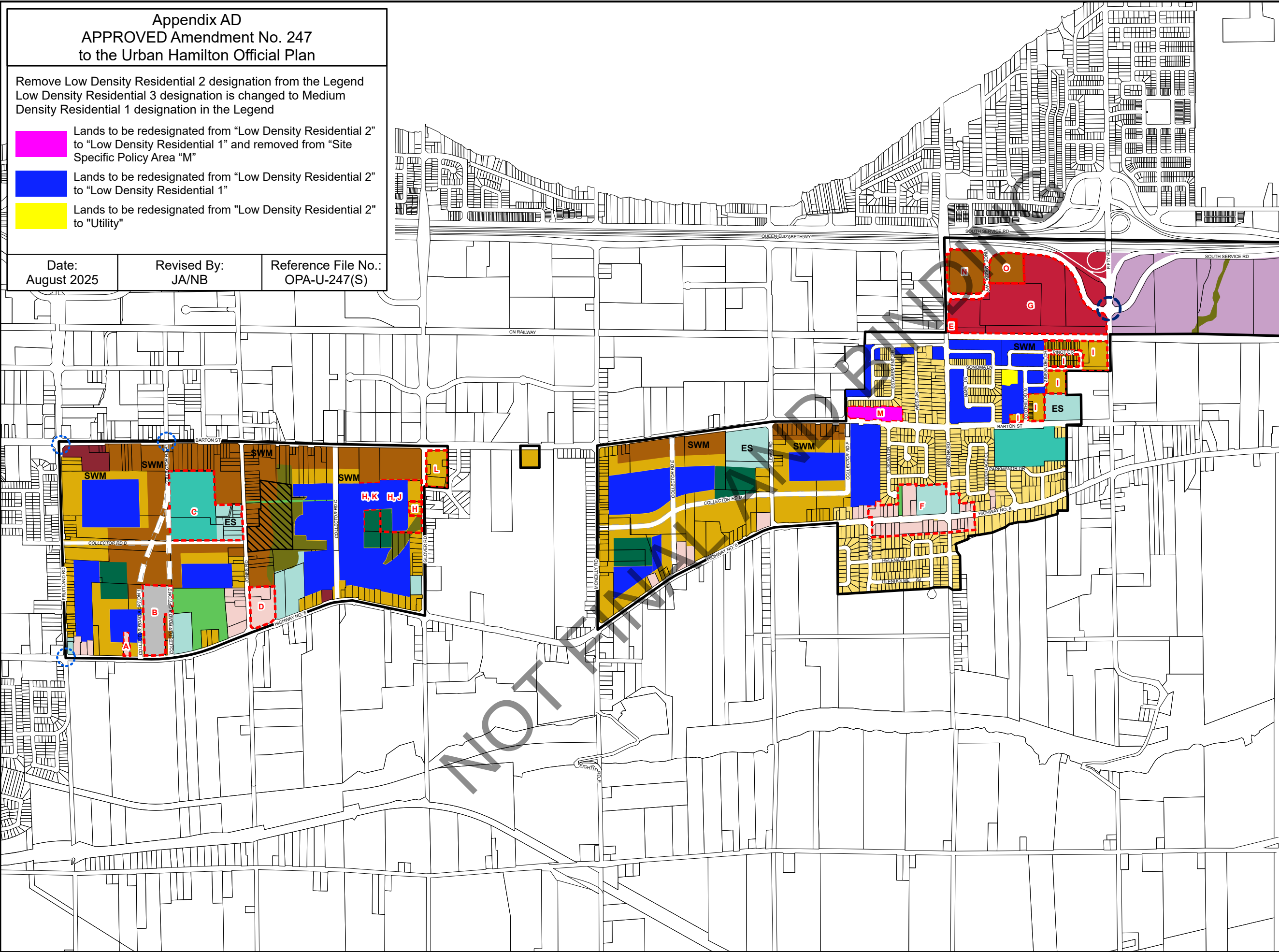


Not To Scale



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.



Appendix AD

APPROVED Amendment No. 247

to the Urban Hamilton Official Plan

Remove Low Density Residential 2 designation from the Legend

Low Density Residential 3 designation is changed to Medium Density Residential 1 designation in the Legend

Lands to be redesignated from "Low Density Residential 2" to "Low Density Residential 1" and removed from "Site Specific Policy Area "M"

Lands to be redesignated from "Low Density Residential 2" to "Low Density Residential 1"

Lands to be redesignated from "Low Density Residential 2" to "Utility"

Date:
August 2025

Revised By:
JA/NB

Reference File No.:
OPA-U-247(S)

APPEALS

Lands Under Appeal

- 238 Jones Road

Legend

Residential Designations

Low Density Residential 1

Low Density Residential 2

Low Density Residential 3

Medium Density Residential 2

Commercial and Mixed Use Designations

Local Commercial

District Commercial

Arterial Commercial

Parks and Open Space Designations

Neighbourhood Park

Community Park

General Open Space

Natural Open Space

Other Designations

Business Park

Institutional

ES

Elementary School

Utility

SW

Storm Water Management

Other Features

Area or Site Specific Policy

Major Gateway

Minor Gateway

Proposed Roads

Secondary Plan Boundary

Council Adopted: July 9, 2009

Ministerial Approval: March 16, 2011

Effective Date: August 16, 2013

Urban Hamilton Official Plan

Fruitland - Winona

Secondary Plan

Land Use Plan Map

Map B.7.4-1

Date: October 2023

Not To Scale

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

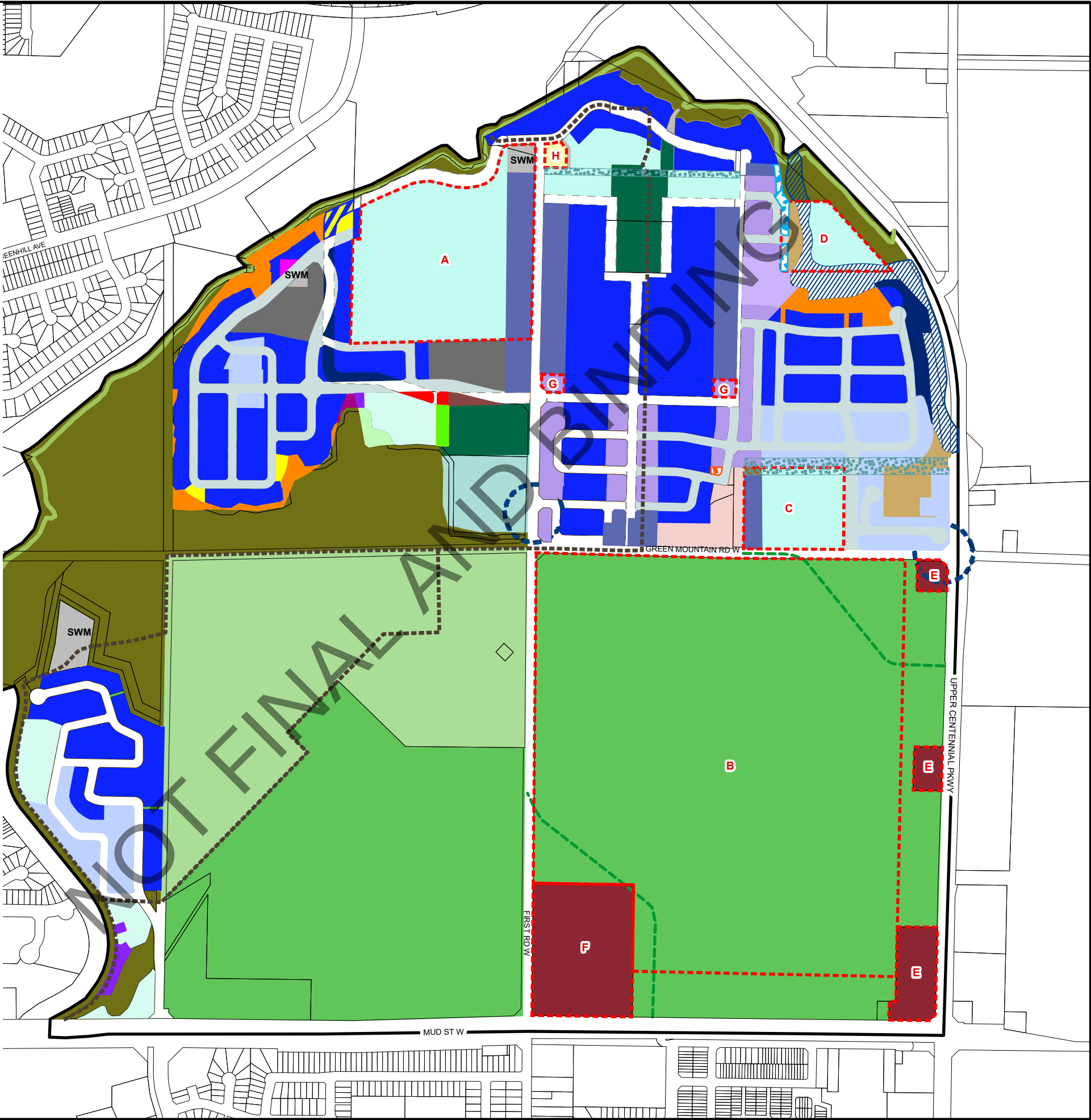
© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.

Appendix AE
APPROVED Amendment No.247
to the Urban Hamilton Official Plan

Remove Low Density Residential 2, Low Density Residential 2h, Medium Density Residential 2 and Medium Density Residential 3 designation from the Legend
Add Low Density Residential 1 and Medium Density Residential 1 designation to Legend

- Lands to be designated "Low Density Residential 1"
- Lands to be redesignated from "Low Density Residential 2" to "Low Density Residential 1"
- Lands to be redesignated from "Low Density Residential 2" to "General Open Space"
- Lands to be redesignated from "Low Density Residential 2" to "Natural Open Space"
- Lands to be redesignated from "Low Density Residential 2" to "Utility"
- Lands to be redesignated from "Low Density Residential 2h" to "Low Density Residential 1"
- Lands to be redesignated from "Low Density Residential 2h" to "Medium Density Residential 1"
- Lands to be removed from the "Low Density Residential 2h" to "Medium Density Residential 1" and remove from "Site Specific policy - Area H"
- Lands to be redesignated from "Low Density Residential 2h" to "Natural Open Space"
- Lands to be designated "Medium Density Residential 1"
- Lands to be redesignated from "Medium Density Residential 2" to "Low Density Residential 1"
- Lands to be redesignated from "Medium Density Residential 2" to "Medium Density Residential 1"
- Lands to be redesignated from "Medium Density Residential 2" to Natural Open Space
- Lands to be redesignated from "Medium Density Residential 2" to "Utility"
- Lands to be redesignated from "Medium Density Residential 3" to "Low Density Residential 1"
- Lands to be redesignated from "Medium Density Residential 3" to "Medium Density Residential 1"
- Lands to be redesignated from "Medium Density Residential 3" to "Natural Open Space"
- Lands to be redesignated from "Local Commercial" to Low "Density Residential 1"
- Lands to be redesignated from "Natural Open Space" to "Low Density Residential 1"
- Lands to be redesignated from "Neighbourhood Park" to "Medium Density Residential 1"
- Lands to be redesignated from "Utility" to "Low Density Residential 1"
- Lands to be designated "Neighbourhood Park"
- Lands to be designated "Natural Open Space"
- Lands to be removed from existing designation and identified as a road

Remove "Proposed Roads" from the map and the Legend



Legend

Residential Designations

- Low Density Residential 2
- Low Density Residential 2h
- Medium Density Residential 2
- Medium Density Residential 3

Commercial and Mixed Use Designations

- Local Commercial
- Arterial Commercial

Parks and Open Space Designations

- Neighbourhood Park
- City Wide Park
- General Open Space
- Natural Open Space

Other Designations

- Institutional
- Utility
- SWM Storm Water Management

Other Features

- Area or Site Specific Policy
- Flood Plains
- Hedge Row
- Gateway
- Trail Links
- Proposed Road Alignment
- Escarpment
- Proposed Roads
- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

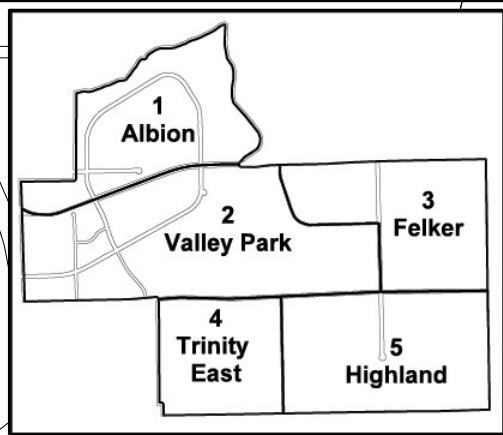
Urban Hamilton Official Plan
Nash Neighbourhood
Secondary Plan
Land Use Plan
Map B.7.5-1

Date: February 2021



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.



UHOA NO. 69 APPEALS - PL171450

★ 237 Upper Centennial Parkway
Appellant # 14

Remove Low Density Residential 2b and Low Density Residential 3c designation from the Legend

Add Low Density Residential 1 and Medium Density Residential 1 designation to Legend

Appendix AF
APPROVED Amendment No. 247
to the Urban Hamilton Official Plan

	Lands to be redesignated from "Low Density Residential 3c" to "Low Density Residential 1"
	Lands to be redesignated from "Low Density Residential 3c" to "Medium Density Residential 1"
	Lands to be redesignated from "Low Density Residential 2b" to "Low Density Residential 1"
	Lands to be redesignated from "Low Density Residential 2b" to "Medium Density Residential 1"
	Lands to be redesignated from "Low Density Residential 3c" to "Medium Density Residential 1" and removed from "Site Specific Policy - Area H"
	Lands to be redesignated from "Low Density Residential 3c" to "Medium Density Residential 1" and removed from "Site Specific Policy - Area F"
	Lands to be redesignated from "Low Density Residential 2b" to "General Open Space"
	Lands to be redesignated from "Low Density Residential 2b" to "Utility"
	Lands to be redesignated from "Low Density Residential 3c" to "Utility"
	Lands to be redesignated from "Medium Density Residential 3" to "Medium Density Residential 1"
	Lands to be redesignated from "Utility" to "Low Density Residential 1"
	Lands to be removed from existing designations and identified as a road

Date: August 2025	Revised By: JA/NB	Reference File No.: OPA-U-247(S)
----------------------	----------------------	-------------------------------------

Legend

Residential Designations

- Low Density Residential 2b
- Low Density Residential 3c
- Medium Density Residential 3
- High Density Residential 1

Commercial and Mixed Use Designations

- Local Commercial
- Mixed Use - Medium Density
- District Commercial
- Arterial Commercial

Parks and Open Space Designations

- Neighbourhood Park
- Community Park
- City Wide Park
- General Green Space
- Natural Open Space

Other Designations

- Institutional
- ES** Elementary School
- Utility
- SWM** Storm Water Management

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

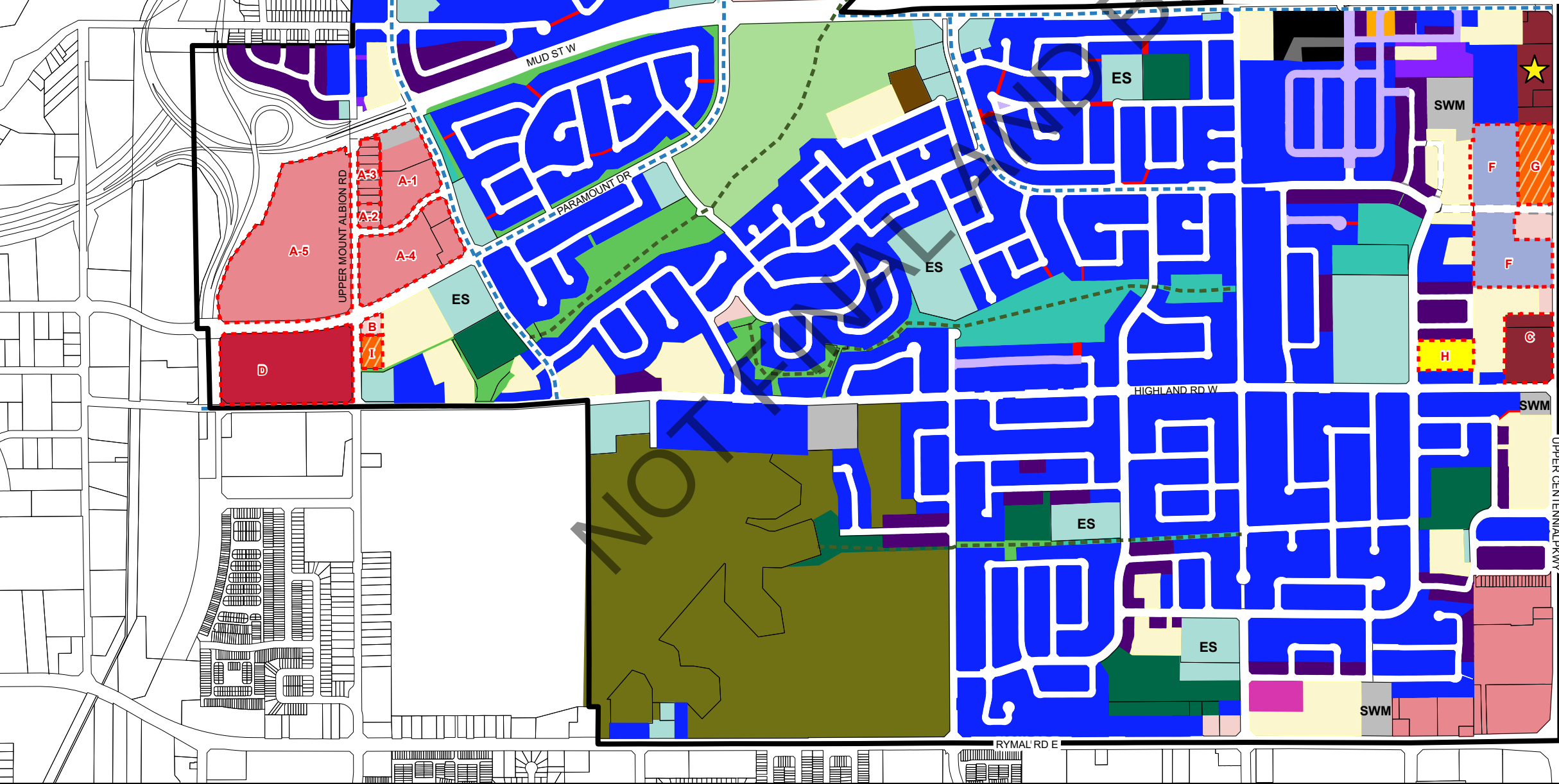
Urban Hamilton Official Plan
West Mountain Area
(Heritage Green)
Secondary Plan
Land Use Plan Map
Map B.7.6-1

Date: November 2022

Not To Scale

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.



Appendix AG
APPROVED Amendment No.247
to the Urban Hamilton Official Plan

Remove Low Density Residential 2 and Medium Density Residential 2 designation from the Legend

Add Medium Density Residential 1 to the Legend

Lands to be removed from Site Specific Policy Area "A"

Lands to be redesignated from "Low Density Residential 2" to "Low Density Residential 1"

Lands to be redesignated from "Low Density Residential 2" to "Low Density Residential 1" and removed from Site Specific Policy Area "B"

Lands to be redesignated from "Medium Density Residential 2" to "Medium Density Residential 1" and removed from "Site Specific Policy Area B"

Lands to be redesignated from "Medium Density Residential 2" to "Medium Density Residential 1" and removed from "Site Specific Policy Area C"

Lands to be redesignated from "Medium Density Residential 2" to "Medium Density Residential 1" and removed from "Site Specific Policy Area E"

Date:
August 2025

Revised By:
JA/NB

Reference File No.:
OPA-U-__(S)

The map displays various land use designations and site specific policy areas (A, B, C, D, E, F, G) within the Trinity West Secondary Plan. The map includes a large area labeled 'NOT FINAL AND BINDING'. Key roads shown include Highland Rd W, Times Square Blvd, Upper Red Hill Valley Parkway, Soho St, Columbus Gate, Ryman Rd E, Trinity Church Rd, Dakota Blvd, Fletcher Rd, and Upper Mount Albion Rd. A trail loop is also indicated. The map shows a mix of residential, open space, and utility areas.

Legend

Residential Designations

Low Density Residential 1

Low Density Residential 2

Medium Density Residential 2

Medium Density Residential 3

Parks and Open Space Designations

Neighbourhood Park

General Open Space

Natural Open Space

Other Designations

Mixed Use - Medium Density

Utility

SWM

Storm Water Management

Other Features

Area or Site Specific Policy

Road Closure

Trail Links

Proposed Roads

Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Trinity West Secondary Plan
Land Use Plan
Map B.7.7-1

Date:
August 26, 2025

Not To Scale

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.
[2025] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.