

## VOLUME 3, CHAPTER C – URBAN SITE SPECIFIC POLICIES

Site specific policies (SSP) are policies that apply to individual properties. They are adopted to address unique local circumstances that cannot be addressed in Volume 1 or secondary plans. The site specific policies in this section apply to lands within the urban area and outside of a secondary plan area. Site specific policies for lands contained within a secondary plan area are found in the appropriate secondary plan. Site specific policies are identified on Map 2 – Urban Site Specific Key Map and Map 2a – Urban Site Specific Key Map – Lower City of Volume 3.

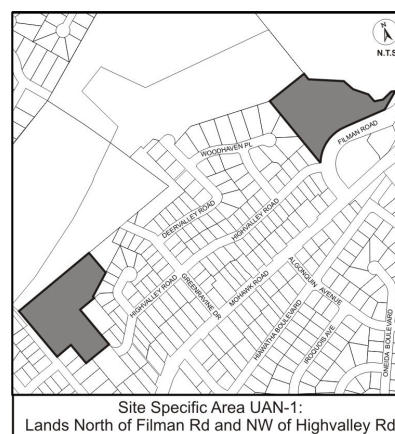
### Ancaster

#### Neighbourhoods

#### UAN-1 Lands generally located north of Filman Road, east of Woodhaven Place and the lands located east of Lime Kiln Road, northwest of Highvalley Road, former Town of Ancaster

1.0 In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located north of Filman Road, east of Woodhaven Place and the lands located east of Lime Kiln Road, northwest of Highvalley Road, shall be developed for low density residential uses. Accordingly, development in these areas shall be subject to the following policies:

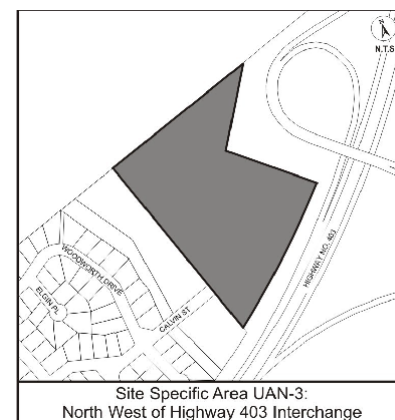
- a) The new residential subdivision shall be designed to provide suitable integration of proposed road systems with existing road systems to create a comprehensive road pattern for the area; and,
- b) Public open space areas shall be provided as an extension of municipal park lands dedicated from High Park Estates Subdivision. In this regard, every effort shall be made to ensure that a continuous open space link between Hendry Lane and Tiffany Falls area is established.



#### UAN-2 Deleted by OPA 24

#### UAN-3 Lands located north-west of the Highway 403 Interchange, south of the Hamilton Golf and Country Club, former Town of Ancaster

1.0 Notwithstanding Section E.3.0 – Neighbourhoods Designation, for lands located north-west of the Highway 403 Interchange, south of the Hamilton Golf and Country Club, an Environmental Impact Statement, in accordance with Sections C.2.0 – Natural Heritage System and F.3.2.1 – Environmental Impact Statement, shall be required to determine if there is any development potential for the lands.



**UAN-4 A portion of the lands located at 558 Golf Links Road, former Town of Ancaster (OPA 88)**

**1.0** On the lands located at the southeast corner of Golf Links Road and Southcote Road, designated Neighbourhoods on Schedule E-1, the following policies shall apply:

- a) Notwithstanding Policy E.3.2.3 of Volume 1, permitted uses shall be limited to Natural Open Space and Infrastructure Projects.
- b) In addition to Policy C.2.3.3 of Volume 1, limited vegetation removal and encroachment into the Core Area shall be permitted to provide for private services and a private service road connection.



**Commercial and Mixed Use**

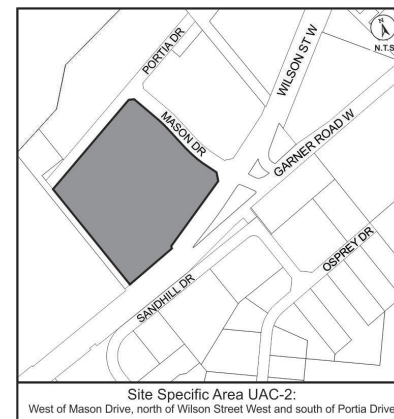
**UAC-1 Lands located at 737 & 771 Golf Links Road, former Town of Ancaster**

**1.0** Notwithstanding Policy E.4.6.5 – Mixed Use – Medium Density Designation of Volume 1, for the lands designated Mixed Use – Medium Density, located at 737 and 771 Golf Links Road, department stores and grocery stores shall not be permitted.

**UAC-2 Lands located west of Mason Drive, north of Wilson Street West and south of Portia Drive, former Town of Ancaster (OPA 69)**

**1.0** The following policies shall apply to lands located west of Mason Drive, north of Wilson Street West, and south of Portia Drive, identified as Site Specific UAC-2 and designated "District Commercial" on Schedule E-1 of Volume 1:

- a) Notwithstanding Section E.4.7.2 of Volume 1, only the following uses shall be permitted:
  - i) Art Gallery;
  - ii) Auctioneer Establishment;
  - iii) Building and Lumber Supply Establishment, within a wholly enclosed building;
  - iv) Catering Service;
  - v) Cold Storage Locker Establishment;
  - vi) Commercial Entertainment, within a wholly enclosed building;
  - vii) Commercial Parking Facility;
  - viii) Commercial Recreation, within a wholly enclosed building;
  - ix) Community Garden;



- x) Craftsperson Shop;
  - xi) Day Nursery;
  - xii) Educational Establishment
  - xiii) Financial Establishment;
  - xiv) Funeral Home;
  - xv) Laboratory;
  - xvi) Library;
  - xvii) Major Recreation Vehicle Sales and Service Establishment;
  - xxiii) Manufacturing, limited to a Printing and / or Publishing Establishment;
  - xix) Medical Clinic;
  - xx) Motor Vehicle Sales, Rental and Service Establishment
  - xxi) Museum;
  - xxii) Office;
  - xxiii) Personal Services;
  - xxiv) Post Office;
  - xxv) Private Club or Lodge;
  - xxvi) Repair Service;
  - xxvii) Restaurant;
  - xxviii) Retail, not including a Supermarket;
  - xxix) Transportation Depot;
  - xxx) Urban Farm; and,
  - xxxi) Urban Farmer's Market.
- b) Notwithstanding Policy E.4.7.2 c) of Volume 1, offices may be permitted on the ground floor.
- c) In addition to Section E.4.7.3 of Volume 1, the following uses shall also be prohibited, even as an accessory use:
- i) Body Rub Parlour;
  - ii) Department Store;

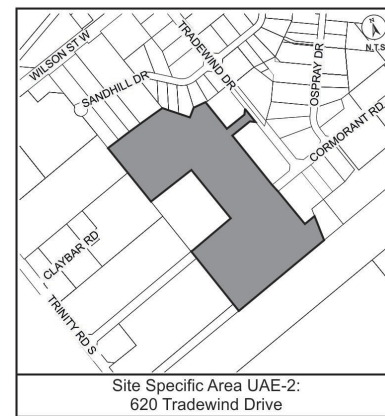
- iii) Dwelling Unit;
  - iv) Open Storage; and,
  - v) Supermarket.
- c) Notwithstanding Section E.4.7.3 c) of Volume 1, on the lands designated District Commercial, the maximum Gross Floor Area for all commercial uses shall be 15,400 square metres.

### Employment

**UAE-1** Deleted by OPA 69

### UAE-2 620 Tradewind Drive, former Town of Ancaster (OPA 110)

- 1.0** Notwithstanding Section E.5.4 – Employment Area – Business Park Designation, Policy E.5.4.4 of Volume 1, lands designated "Employment Area – Business Park", located at 620 Tradewind Drive and identified as Site Specific Policy Area UAE-2, may also be used for limited *ancillary* commercial and supporting uses, in accordance with Policy E.5.4.3 c) and the Zoning By-law.



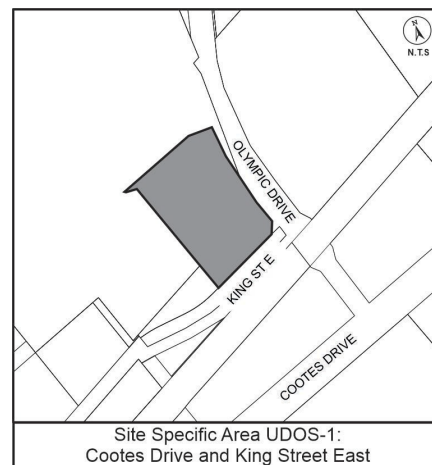
### Dundas

#### Open Space

### UDOS-1 Lands generally located north of Cootes Drive, west of Olympic Drive, along King Street East, former Town of Dundas

- 1.0** In addition to Section C.3.3 – Open Space Designations of Volume 1, for the lands designated as Open Space, located north of Cootes Drive, west of Olympic Drive, along King Street East, the following policies shall apply:

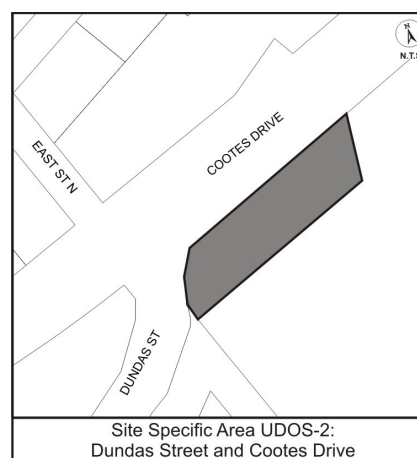
- a) The permitted uses shall include:
  - i) active and passive parks;
  - ii) community centres;
  - iii) public or private recreation uses;
  - iv) conservation uses; and,
  - v) other uses which are *ancillary* and support the primary uses
- b) Permitted uses listed in Subsection a) shall not destroy the essentially open space nature of the land.



- c) Appropriate urban design measures shall be implemented through the approval of site plans which recognize the proximity of the site to the adjacent and nearby wetland areas, as well as the highly visible nature of the site from Cootes Drive, Olympic Drive, King Street, and residential areas on the escarpment which generally overlook the site from the north.
- d) Storm water management techniques including the use of best management practices shall be implemented through the approval of site plans to ensure that post development surface water impacts are minimized with respect to adjacent (Volunteer Marsh) and nearby (Desjardins Canal) wetland areas.
- e) A landscape plan shall be prepared and implemented through the approval of a site plan for all regraded slopes adjacent to Volunteer Marsh.
- f) Development of the lands within UDOS-1 for the purposes identified in a) above, shall be by means of a site specific Zoning By-law amendment to establish appropriate regulations to guide and control the development of the subject lands. The actual development of the subject lands shall be subject to site plan approval.
- g) The rezoning of the subject lands for the ultimate uses shall require Holding Provisions to ensure that the requirements under b), c), d), and e) above have been met prior to the removal of the “H” symbol by by-law. The City may consider passing a by-law to remove the Holding symbol and allow development to proceed in accordance with the zoning categories assigned. Specifically, the conditions for removal of the Holding Provision shall include:
  - i) Site assessment and remediation in accordance with provincial guidelines to the satisfaction of the City; and,
  - ii) Review of the site plan by the Regionally Environmentally Significant Area Impact Evaluation Group (ESAIEG).

## **UDOS-2 Southeast corner of Dundas Street and Cootes Drive, former Town of Dundas**

- 1.0** Notwithstanding Section C.3.3 – Open Space Designations of Volume 1, for lands designated Open Space, located at the southeast corner of Dundas Street and Cootes Drive, the only permitted use shall be parking.

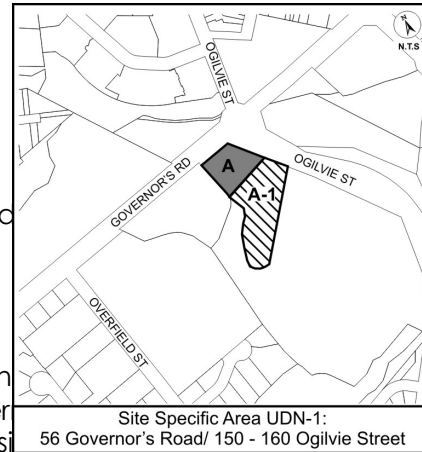


### Neighbourhoods

#### UDN-1 A portion of the lands located at 56 Governor's Road and 150-160 Ogilvie Street, former Town of Dundas

1.0 On the lands located on the southwest corner of the Governor's Road and Ogilvie Street, identified as Area A in Site Specific Area UDN-1 and designated Neighbourhoods on Schedule E-1, the following policies shall apply:

- a) Notwithstanding Sections E.3.6.3 and E.3.8.4 d), a 10 storey mixed use building with commercial uses limited to the ground and second floors shall be permitted; and,
- b) In addition to the permitted uses in Section E.3.0, institutional uses shall be permitted in accordance with the provisions of Section E.6 – Institutional Designation.



2.0 On the lands located on at 56 Governor's Road and 150-160 Ogilvie Street, identified as Area A-1 in Site Specific Area UDN-1 and designated Neighbourhoods on Schedule E-1, the following policies shall apply:

- a) In addition to the permitted uses in Section E.3.0, institutional uses shall be permitted in accordance with the provisions of Section E.3.6 – Institutional Designation.

#### UDN-2 Lands located at 264 Governor's Road, former Town of Dundas (OPA 120)

- a) Notwithstanding Volume 1, Policy E.3.5.7, for lands designated "Neighbourhoods", located at 264 Governor's Road, the minimum net residential density shall be 48 units per hectare.

### Commercial and Mixed Use

#### UDC-1 Lands located at 71 Main Street and a portion of 10 Baldwin Street, former Town of Dundas (OPA 43)(OPA 128)

1.0 Notwithstanding Policy E.4.6.8 and E.4.6.9 of Volume 1, a nine storey multiple dwelling with a maximum height of 29.1 metres and parking provided at a minimum ratio of one space per dwelling unit, shall be permitted on the subject lands.

### Flamborough

#### Neighbourhoods

#### UFN-1 Lands located at 609 Hamilton Street North, former Town of Flamborough

1.0 In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 609 Hamilton Street, a bulk petroleum fuel depot with associated office and warehouse facilities and an automobile service station shall also be permitted.

#### UFN-2 Lands located at 132 Dundas Street East, former Town of Flamborough

1.0 Notwithstanding the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at

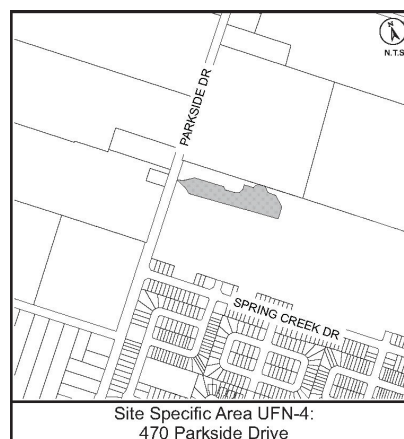
132 Dundas Street East, only one dwelling unit or a day nursery with one dwelling unit shall be permitted.

**UFN-3 Lands located at 122 Dundas Street East, Former Town of Flamborough (OPA 29)**

- 1.0 Notwithstanding Policy E.3.5.7, for medium density residential uses, the net residential density shall be between 48 units per hectare and 100 units per hectare.

**UFN-4 Lands located at 470 Parkside Drive, former Town of Flamborough (OPA 38)**

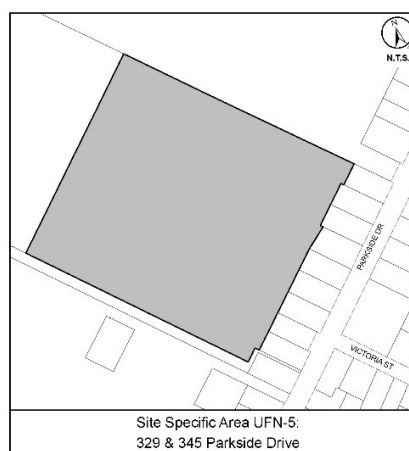
- 1.0 Notwithstanding Policy E.3.5.7, for medium density residential uses, the net residential density shall be between 37 units per hectare and 100 units per hectare.



**UFN-5 Lands located on a portion of 329 and 345 Parkside Drive, Flamborough (OPA 167) (OPA 218)**

Notwithstanding Policy E.3.2.3 of Volume 1, permitted uses shall be limited to the following:

- a) *Multiple dwelling*;
  - b) Retirement home; and,
  - c) Long term care facility.
- 2.0 A maximum of 50% of the area of the expansion lands shall be used for residential purposes limited to a *multiple dwelling* and / or retirement home.
- 3.0 Prior to any future development of the subject lands, the following studies shall be required to the satisfaction of the City to demonstrate appropriateness of the proposed development:
- a) Planning Justification Report;
  - b) Functional Servicing Study;
  - c) Environmental Impact Study;
  - d) Karst / Geotechnical Study;
  - e) Water Resources Assessment;
  - f) Archaeological Assessment;
  - g) Traffic Impact Study; and,
  - h) Visual Impact Assessment.





Other studies may be required and will be identified at the Formal Consultation stage.

- 4.0 Through future development of the subject lands, if potential adverse impacts on any nearby agricultural operations are identified and cannot be avoided, they will be minimized and mitigated to the extent feasible (OPA 218)

### **Employment**

#### **UFE-1 Lands located at 27 Highway 5 West, North Wentworth Community Centre and Arena, former Town of Flamborough**

- 1.0 In addition to the uses permitted in Section E.5.4 – Employment Area – Business Park Designation of Volume 1, on the lands designated Employment Areas – Business Park, located at 27 Highway 5 West, a community centre, arena and community park shall also be permitted.

**UFE-2** (deleted by OPA 167)

### **Commercial and Mixed Use**

**UFC-1** (deleted by OPA 165)

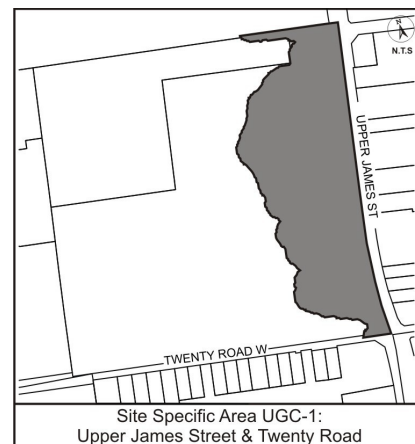
### **Glanbrook**

#### **Commercial and Mixed Use**

#### **UGC-1 Lands located on the Northwest corner of the intersection of Upper James Street and Twenty Road West, former Township of Glanbrook**

- 1.0 In addition to Section E.4.8 – Arterial Commercial Designation of Volume 1, on the lands designated Arterial Commercial, located on the northwest corner of the intersection of Upper James Street and Twenty Road West, the following policies shall apply:

- a) The *development* of the subject lands shall proceed on the basis of approved drainage plan(s). The requirements of the City, Niagara Peninsula Conservation Authority, and the Province shall be satisfied by the developer(s).



#### **UGC-2 Lands located at 1955 Upper James Street, former Township of Glanbrook (OPA 32)**

- 1.0 In addition to Section E.4.8 – Arterial Commercial Designation of Volume 1, on the lands designated Arterial Commercial, located at 1955 Upper James Street, the following policy shall apply:
- a) A place of worship within the buildings existing on September 24, 2014 shall also be permitted. A minor addition of no more than 117 square metres to the existing buildings shall also be permitted.



- 2.0** Notwithstanding Section C.5.3.5, a place of worship, may be permitted on private services on an interim basis, until such time as municipal services are available.

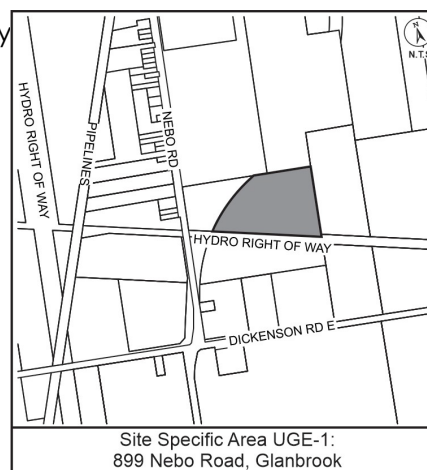
**UGC-3 Lands located at 5365 Twenty Road East, located on the south side of Twenty Road E, east of the Dartnall Road Extension, in the former Township of Glanbrook (OPA 109)**

- 1.0** In addition to the uses permitted in Section E.4.2 – Commercial and Mixed Use Designations – General Policies and Policy E.4.8.2 of Volume 1, lands designated Arterial Commercial, located at 5365 Twenty Road East, the following policies shall apply:
- a) Limited manufacturing may be permitted in accordance with the Zoning By-law;
  - b) Noxious uses, such as but not limited to slaughtering, eviscerating, rendering or cleaning of meat, poultry or fish, primary production of chemicals, vulcanizing of rubber, shall be prohibited, in accordance with the Zoning By-law; and,
  - c) Salvage yards and other uses which are unsightly or otherwise incompatible with the design policies and image for business parks shall be prohibited, in accordance with the Zoning By-law.

**Employment**

**UGE-1 Lands located at 899 Nebo Road, former Township of Glanbrook (OPA 151)**

- 1.0** In addition to the uses permitted in Policy E.5.4.3 – Employment Area – Business Park of Volume 1, on the lands designated Employment Area – Business Park, located at 899 Nebo Road, a smallscale Hazardous Waste Transfer Facility within an enclosed building, devoted to the temporary storage of hazardous waste, may also be permitted. The new Hazardous Waste Transfer Facility will be permitted to operate only on the same property with an approved Waste Processing Facility and Waste Transfer Facility.
- 1.1** A Hazardous Waste Processing Facility shall be prohibited.



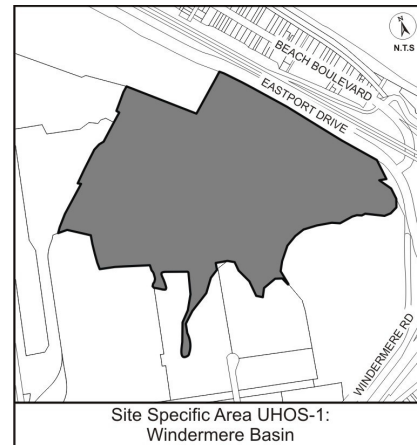
## Hamilton

### Open Space

#### UHOS-1 Lands known as Windermere Basin, southwest of Eastport Drive former City of Hamilton

- 1.0 In addition to Policies C.3.3.4 and C.3.3.5 – Open Space of Volume 1, the lands designated Open Space, known as Windermere Basin, located southwest of Eastport Drive, may also be used for the following purposes:

- a) a visitor centre;
- b) a museum;
- c) a trail centre; and,
- d) an information centre.



- 1.1 It is recognized that there is the potential for site contamination on the subject lands and accordingly, a Record of Site Condition shall be required to be submitted to the City and the Province prior to approval of any *development*.
- 1.2 An Environmental Impact Statement shall be required prior to any *development* to evaluate the impacts of the proposal on the existing Core Areas and determine the impacts of encouraging habitat given present soil and water quality concerns.
- 1.3 Urban design guidelines for the area shall be prepared based on the following principles:
- a) Windermere Basin is a special area with wildlife and fish habitats. Accordingly, a minimum 9 metre landscape buffer should be established around the entire edge of Windermere Basin to enhance the wildlife and fish habitat and provide the potential for trails. The buffer could enhance the views of the area.
  - b) Structures should be designed with architectural interest and be enhanced by landscaping. Buildings should be sited to provide interesting views and, where possible, enhance vistas and focal points.
  - c) Street plantings and maintenance shall add to the image of the area.

### Neighbourhoods

#### UHN-1 Lands located at 387 Rymal Road West, former City of Hamilton

- 1.0 In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 387 Rymal Road West, a retirement village-nursing home complex, and a banquet hall to be used in conjunction with the retirement village, shall also be permitted.

**UHN-2 Lands located at 121 Augusta Street, former City of Hamilton**

- 1.0 Notwithstanding the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 121 Augusta Street, general office uses shall be permitted only within the existing building.

**UHN-3 Lands located at 1099 and 1101 Cannon Street East, former City of Hamilton**

- 1.0 In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at Nos. 1099 and 1101 Cannon Street East, limited commercial uses and the associated manufacture of pasta products may also be permitted.

**UHN-4 Lands located at 412 Charlton Avenue West, former City of Hamilton**

- 1.0 Notwithstanding the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, the lands designated Neighbourhoods, located at 412 Charlton Avenue West, may only be used for a parking lot in conjunction with the adjacent commercial use.

**UHN-5 Deleted by OPA 11**

**UHN-6 Lands located at as 122 -124 Young Street, former City of Hamilton**

- 1.0 In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 122-124 Young Street, professional offices shall also be permitted within the existing building.

**UHN-7 Lands located at 122 -126 MacNab Street South and 109,111,113, 123 and 131 Charles Street, former City of Hamilton**

- 1.0 In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, limited commercial uses shall also be permitted within the existing buildings on the following lands:
- a) Nos. 122-126 MacNab Street South; and,
  - b) Nos. 109, 111 and 123 Charles Street.
- 1.1 In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 113 Charles Street, limited commercial uses shall also be permitted provided the building height, coverage, and setbacks are consistent with the existing development in the area.
- 1.2 In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation, on the lands designated Neighbourhoods, located at 131 Charles Street, a lawyers office shall also be permitted within the existing residential building.

**UHN-8 Lands located at 245 Mohawk Road West, former City of Hamilton**

- 1.0 In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 245 Mohawk

Road West, a physiotherapy clinic within the existing building and minor additions thereto shall also be permitted.

**UHN-9 Lands located at 723 Rymal Road West, former City of Hamilton**

**1.0** In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 723 Rymal Road West, a community/residential care access centre including limited associated commercial uses shall also be permitted to the front portion of the lands subject to the following:

- a) The commercial uses shall be restricted to:
  - i) A restaurant, medical related commercial uses, and business and professional offices within the existing heritage dwelling only. There shall be no drive-through component and the restaurant shall not consist entirely of a take out space; and,
  - ii) Medical related commercial and medical offices, within the community and residential care access centre, having a maximum floor area of 1350 square metres.
- b) The external appearance and character of the existing heritage dwelling shall be maintained.

**UHN-10** Deleted by OPA 92

**UHN-11 Lands located at 24 to 60 Sanford Avenue North, former City of Hamilton**

**1.0** In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 24 to 60 Sanford Avenue North, limited light industrial and commercial uses may also be permitted.

**UHN-12 Lands located at 220 Dundurn Street South, former City of Hamilton**

**1.0** In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 220 Dundurn Street South, residential uses shall be permitted within 400 metres of a heavy industrial area.

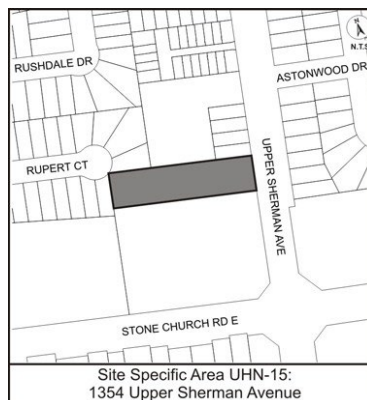
**UHN-13** Deleted by OPA 11

**UHN-14 Lands located at 56 Frederick Avenue, former City of Hamilton**

**1.0** In addition to the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 56 Frederick Avenue, limited neighbourhood commercial and professional offices may also be permitted only on the ground floor of the existing building.

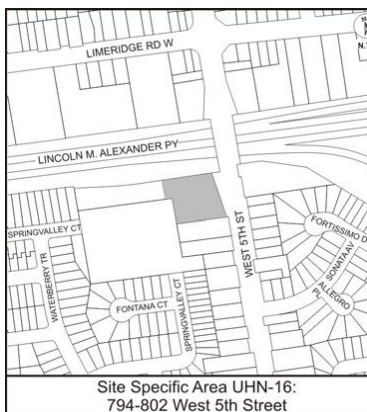
**UHN-15 Lands located at 1354 Upper Sherman, former City of Hamilton (OPA 15)**

- 1.0** Notwithstanding Volume 1, Policy E.3.5.7, for lands located 1354 Upper Sherman, as the net residential density shall be greater than 40 units per hectare and not greater than 100 units per hectare.



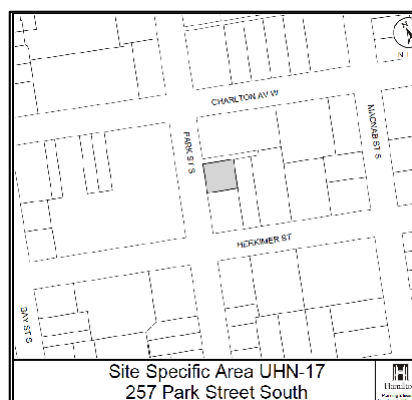
**UHN-16 Lands located at 794 to 802 West 5<sup>th</sup> Street, former City of Hamilton (OPA 21)**

- 1.0** Notwithstanding Volume 1, Policy E.3.5.7 for lands located 794 to 802 West 5<sup>th</sup> Street the net residential density may be greater than 35 units per Hectare and not greater than 100 units per hectare and may gain access from a local road (Springvalley Crescent).



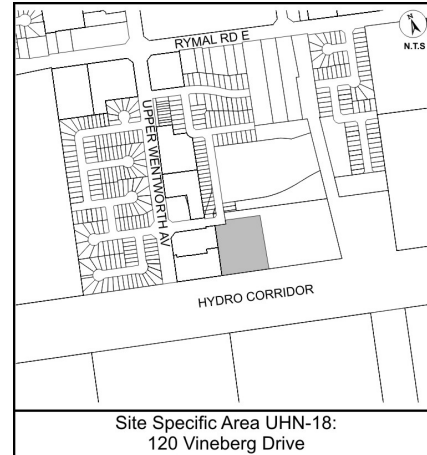
**UHN-17 Lands located at 257 Park Street South, former City of Hamilton (OPA 30)**

- 1.0** Notwithstanding Volume 1, Policy E.3.4.4 for lands located at 257 Park Street South, the maximum net residential density for street townhouses shall be 65 units per hectare.



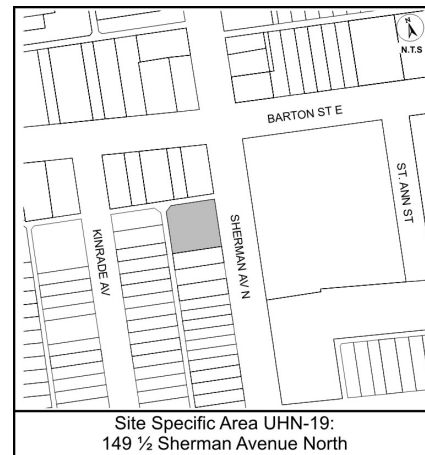
**UHN-18 Lands located at 120 Vineberg Drive, former City of Hamilton (OPA 40)**

- 1.0 Notwithstanding Policy E.3.5.7, for medium density residential uses, the net residential density shall be between 29 units per hectare and 100 units per hectare.



**UHN-19 Lands located at 149 ½ Sherman Avenue North, former City of Hamilton (OPA 47)**

- 1.0 Notwithstanding Policy E.3.4.4, for low density residential uses, the maximum net residential density shall be 70 units per hectare.



**UHN-20 Lands located at 53 Gibson Avenue, former City of Hamilton (OPA 83)**

- 1.0 Notwithstanding Policy E.3.4.4 of Volume 1, for the lands designated "Neighbourhoods" located at 53 Gibson Avenue, the maximum net residential density shall be 62 units per hectare.

**UHN-21 Lands located at 820 Rymal Road East, former City of Hamilton (OPA 84)**

- 1.0 Notwithstanding Volume 1, Policy E.3.5.7, for lands located at 820 Rymal Road East, a maximum of 14 townhouse dwelling units on a private condominium road, having a minimum density of 37 units per hectare, may also be permitted.

**UHN-22 Lands located at 154 and 166 Mount Albion Road, former City of Hamilton (OPA 91)**

- 1.0 Notwithstanding Volume 1, Policy E.3.5.7, for lands located at 154 and 166 Mount Albion Road, the net residential density for medium density residential uses shall be greater than 42 units per hectare and not greater than 100 units per hectare.

**UHN-23 2782 Barton Street East, City of Hamilton (OPA 95)(OPA 126)**

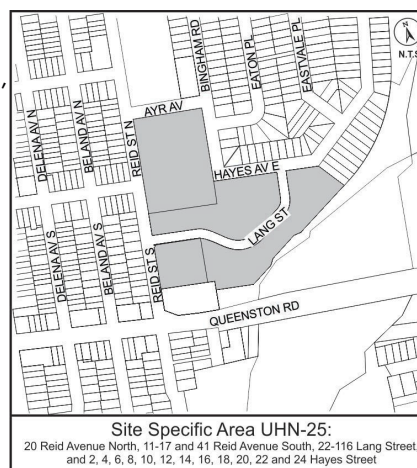
- 1.0 Notwithstanding Policy E.3.6.6 b) – of Volume 1, for the lands designated “Neighbourhoods”, located at 2782 Barton Street East, the maximum net residential density for high density residential uses shall be 441 units per hectare.

**UHN-24 Lands Located at 115 and 121 Vansitmart Avenue, former City of Hamilton (OPA 104)**

- 1.0 Notwithstanding Volume 1, Policy E.3.5.7, for lands located at 115 and 121 Vansitmart Avenue, designated Neighbourhoods, and identified as UHN-24, the net residential density for medium density residential uses shall be greater than 48 units per hectare and not greater than 100 units per hectare.

**UHN-25 Lands located at 20 Reid Avenue North, 11-17 and 41 Reid Avenue South, 22-116 Lang Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, and 24 Hayes Street, former City of Hamilton (OPA 108) (OPA 169)**

- 1.0 For the lands located at 20 Reid Avenue North, 11-17 and 41 Reid Avenue South, 22-116 Lang Street, and 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, and 24 Hayes Street, former City of Hamilton, designated Neighbourhoods, and identified as Site Specific Policy Area UHN-25, the following policies shall apply:



- a) In accordance with Section B.2.3.2 – Affordable Housing Policies and Section E.3.3 – Residential Uses – General Policies of Volume 1, the lands are intended to be redeveloped with a full range of housing types and tenures, including street townhouse dwellings, maisonette dwellings, stacked townhouses dwellings, block townhouse dwellings and multiple dwellings, as well as an affordable housing component.
- b) That Policies E.3.4.4, E.3.5.7 and E.3.6.6 b) of Volume 1 shall not apply.
- c) In addition to Section C.5.0 – Infrastructure of Volume 1, the approval of *development* resulting in a *net residential density* greater than 165 units per hectare shall be contingent on the availability of water, wastewater and storm water capacity.
- d) Any *multiple dwelling* with a building height greater than 12 storeys shall demonstrate compliance with the design criteria in Policy E.3.6.7 of Volume 1 applicable to high profile *multiple dwellings*.
- e) An implementing Zoning By-law Amendment shall be required to facilitate any *development* with a building height greater than 12 storeys and / or that results in a *net residential density* greater than 165 units per hectare.
- f) Notwithstanding Policy e) above, a modification to the Zoning By-law shall be considered minor and implementable through a Minor Variance for any



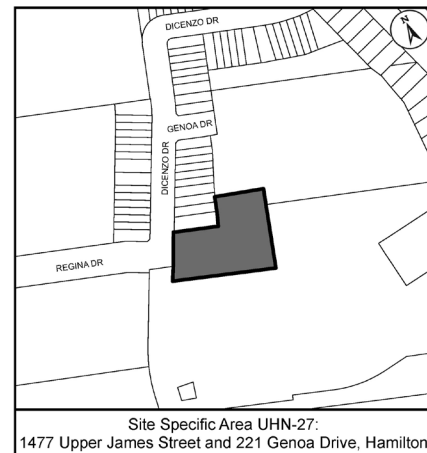
*development* with a building height greater than 12 storeys but not more than 18 storeys, and / or that results in a *net residential density* greater than 165 units per hectare, but not more than 254 units per hectare.

#### **UHN-26 Lands located at 360 Beach Road, former City of Hamilton (OPA 109)**

- 1.0 In addition to the local commercial uses permitted in Policy E.3.8.2 – Local Commercial – Neighbourhoods Designation of Volume 1, a medical clinic shall also be permitted only within the existing building located at 360 Beach Road.
- 2.0 The uses permitted in Policy UHN-26 shall only be permitted within the former school building located at 360 Beach Road.
- 3.0 Policies E.3.8.2 b), E.3.8.8 a), and E.3.8.9 a) of Volume 1 shall not apply to the local commercial uses located at 360 Beach Road.

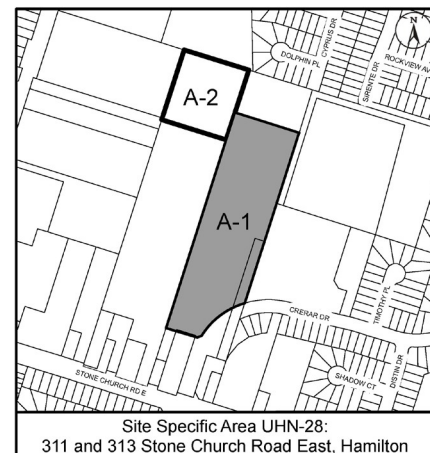
#### **UHN-27 Lands Located at 1477 Upper James Street and 221 Genoa Drive, former City of Hamilton (OPA 137)**

- 1.0 Notwithstanding Policy E.3.5.7 of Volume 1, for lands located at 1477 Upper James Street and 221 Genoa Drive, the *net residential density* for medium density residential uses shall be greater than 40 units per hectare and not greater than 100 units per hectare.



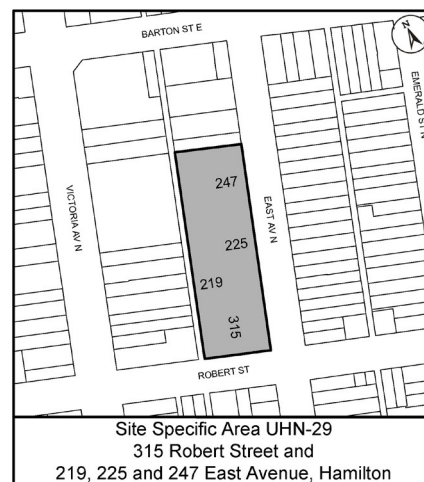
#### **UHN-28 311 and 313 Stone Church Road East, former City of Hamilton (OPA 157)**

- 1.0 Notwithstanding Policies C.4.5.6.5 and C.4.5.7 c), for lands located at 311 Stone Church Road East, the daylighting triangle at the northwest corner of the intersection the arterial road (Stone Church Road East) and the collector road (Crerar Drive) shall be 9.60 metres x 9.60 metres.
- 2.0 Notwithstanding Policy E.3.5.7 of Volume 1, for lands located at 311 and 313 Stone Church Road East, identified as Area A-1, for medium density residential uses, the *net residential density* shall be between 55 and 100 units per hectare.
- 3.0 Notwithstanding Policy F.1.18.3 of Volume 1, for the lands located at 313 Stone Church Road East, identified as Area A-2, the existing woodlot shall be considered acceptable lands eligible to satisfy parkland dedication.



**UHN-29 315 Robert Street and 219, 225 and 247 East Avenue North, former City of Hamilton (OPA 161)**

- 1.0 Notwithstanding, Policy E.3.6.6 b) of Volume 1, for the lands designated “Neighbourhoods”, located at 315 Robert Street and 219, 225 and 247 East Avenue North, the maximum *net residential density* for high density residential uses shall be 284 units per hectare.



**UHN-30 73-78 Stone Church Road West & 1029 West 5th Street, former City of Hamilton (OPA 163)**

- 1.0 Notwithstanding the minimum density permitted in Section E.3.6.6 b) of Volume 1, for the lands designated “Neighbourhoods” located at 73-89 Stone Church Road West and 1029 West 5th Street, the maximum net residential density shall be 309 units per hectare.

**UHN-31 Lands located at 121 Shaw Street, former City of Hamilton (OPA 167)**

- 1.0 Notwithstanding Policy E.3.8.8 a) of Volume 1, the gross floor area of the existing individual office building on the lands shall be permitted to exceed 500 square metres.

**UHN-31 Lands located at 85 Division Street and 77-79 Merchison Avenue, former City of Hamilton (OPA 167)(OPA 218)**

- 1.0 In addition to Section E.3.0 – Neighbourhoods Designation of Volume 1, at the development stage, any future redevelopment of the parcels with *sensitive land* uses will require demonstration of compatibility with adjacent uses, including but not limited to a Detailed Noise Control Study, Land Use Compatibility Study, implementation of noise mitigation measures as deemed appropriate by the City, Record of Site Condition (if required) and compliance with all provincial compatibility guidelines. The Applicant will also be required to investigate a Class 4 Noise Area classification under the NPC-300 guidelines of the Province.

**UHN-32 Lands located at 286 Sanford Avenue North and 42 Westinghouse Avenue, former City of Hamilton (OPA 167) (OPA 218)**

- 1.0 Notwithstanding Policy E.3.2.3 of Volume 1, residential uses and other *sensitive*

*land uses are prohibited until a Noise Impact Study, Land Use Compatibility Study, and any other required studies are submitted to the satisfaction of the City.*

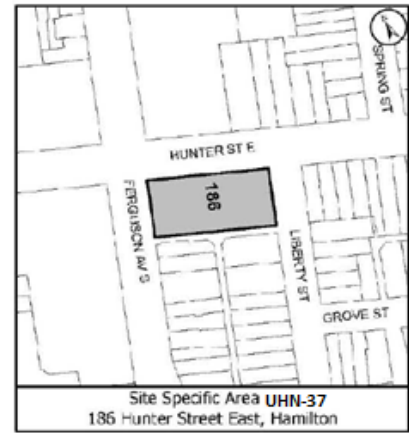
- 2.0** Notwithstanding Policy E.3.8.8 a) of Volume 1, the existing office building at 286 Sanford Ave. North is permitted to have office floor area in excess of 500 square metres

**UHN-33 Lands located at 390 Victoria Avenue North, former City of Hamilton (OPA 167)(OPA 218)**

- 1.0 Notwithstanding Policy E.3.2.3 of Volume 1, the development of the lands for sensitive land uses shall be prohibited.

**UHN-37 186 Hunter Street, Hamilton (OPA 204)(OPA 218)**

- 1.0 Notwithstanding Section B.3.2.5, no condominium conversions shall be permitted for any units where the rent is set at 30% of the household income for the 60<sup>th</sup> percentiles of incomes in the area (as determined by StatsCan), which represents 25% of the proposed unit count, for a minimum of 20 years to implement a Settlement Decision at the Ontario Land Tribunal (OLT-22-004063).



**UHN-38 Lands located at 399 Greenhill Avenue, former City of Hamilton (OPA 211)**

- 1.0 Notwithstanding policy E.3.8.9 a) of Volume 1, the development of local commercial uses on the subject lands shall be permitted to front and have access to a local road.
- 2.0 Policy E.3.8.14 b) of Volume 1 shall not apply.

**UHN-39 Lands located at 499 Mohawk Road East, former City of Hamilton (OPA 227)**

- 1.0 For lands designated "Neighbourhoods" and located at 499 Mohawk Road East, Hamilton, the following policies shall apply:
- a) Notwithstanding Policy E.3.5.8 of Volume 1, additional height up to a maximum of 20 storeys may be permitted, provided compliance with criteria a) through e) of Policy E.3.5.8 of Volume 1 is demonstrated.
  - b) A minimum of 17 *affordable* dwelling units shall be provided.

**Commercial and Mixed Use**

**UHC-1 Lands located at 448 Barton Street East, former City of Hamilton**

- 1.0** In addition to the uses permitted in Policy E.4.6.5 – Mixed Use – Medium Density Designation of Volume 1, on the lands designated Mixed Use-Medium Density, located at 448 Barton Street East, the manufacturing of clothing shall also be permitted.

**UHC-2 Lands located at 30 Rymal Road East, former City of Hamilton**

- 1.0** Notwithstanding the uses permitted in Section E.4.6 – Mixed Use – Medium Density Designation of Volume 1, on the lands designated Mixed Use – Medium Density, located at 30 Rymal Road East, high traffic generating uses shall be prohibited. Further, vehicular access onto Ryckman Street from the subject lands shall be prohibited. (OPA 69)

**UHC-3** Deleted by OPA 11

**UHC-4** Deleted by OPA 92

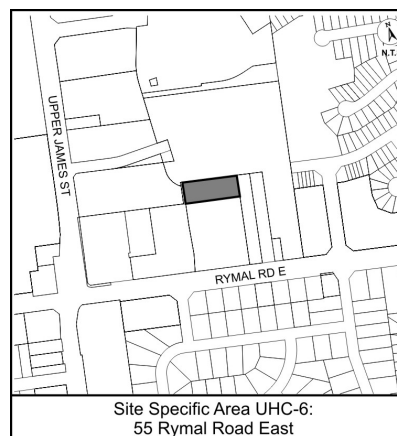
**UHC-5 Lands located at 1575 Upper Ottawa Street, former City of Hamilton (OPA 66)**

For the lands designated “Arterial Commercial,” located at 1575 Upper Ottawa Street, Hamilton, the follow policies shall also apply:

- 1.0** That in addition to Policy E.4.8.2 and notwithstanding Policy E.4.8.3 of Volume 1 that retail uses, offices, personal services and financial establishments shall also be permitted.
- 1.1** That in addition to the Policies of Section E.4.8 of Volume 1 that office uses on the same lot shall not exceed 1,767 square metres of combined gross floor area and retail uses on the same lot shall not exceed 1,500 square metres of combined gross floor area.

**UHC-6 Lands located at 55 Rymal Road East, former City of Hamilton (OPA 67) (OPA 142)**

- 1.0** In addition to the uses permitted in Area Specific Policy UH-3 and Policy E.4.6.5 – Mixed Use – Medium Density designation of Volume 1, on the lands designated Mixed Use – Medium Density, as shown below, and located on the rear portion of 55 Rymal Road East, single detached dwellings shall be permitted.



**UHC-7 Lands located at 130-136 Kenilworth Street North and 473 Concession Street, former City of Hamilton (OPA 142)**

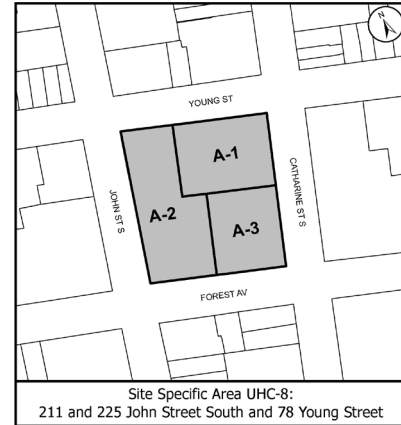
- 1.0** Notwithstanding the uses permitted in Section E.4.6.5 b) – Mixed Use – Medium Density Designation, for the lands located at 130-136 Kenilworth Street North and

473 Concession Street, drive through facilities shall be permitted within existing buildings.

**UHC-8 Lands located at 211 and 225 John Street South and 78 Young Street (OPA 145)**

1.0 For the lands designated "Mixed Use – Medium Density" located at 211 and 225 John Street South and 78 Young Street, the following policies shall apply:

- a) Notwithstanding Policy E.4.6.7 of Volume 1, the following maximum building heights shall apply:
  - i) for Area A-1 the maximum building height shall be 8 storeys;
  - ii) for Area A-2 the maximum building height shall be 14 storeys; and,
  - iii) for Area A-3 the maximum building height shall be 27 storeys.
- 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.



**UHC-9 Lands located at 1603 Rymal Road East, former City of Hamilton (OPA 155)**

1.0 In addition to the permitted uses of Policy E.4.8.2 of Volume 1, and notwithstanding Policy E.4.8.3 a), b), and d) of Volume 1, for the lands located at 1603 Rymal Road East, designated Arterial Commercial, the following uses are permitted:

- a) retail uses
- b) office uses
- c) financial establishments
- d) medical clinics
- f) day nursery

2.0 The scale of the permitted uses shall be regulated by the Zoning By-law.

**UHC-10 Lands located at 1289 Upper James Street, former City of Hamilton (OPA 155)**

1.0 In addition to the permitted uses of Policy E.4.8.2 of Volume 1, and notwithstanding Policy E.4.8.3 b) and d) of Volume 1, for the lands located at 1289 Upper James Street, designated Arterial Commercial, the following uses shall be permitted within the existing building:

- a) Office uses;
- b) Retail stores; and,
- c) Food stores, including a food store with restaurant.

**UHC-11 Lands located at 1280 Rymal Road East and 385 Nebo Road, former City of Hamilton (OPA 167)**

- 1.0 Notwithstanding Policies E.4.8.2 and E.4.8.3 of Volume 1, a food store, financial establishment, retail, personal services, office, and medical clinic shall also be permitted on the subject lands.

**UHC-12 Lands located at 1725 Stone Church Road East, 130 & 140 Mud Street East, former City of Hamilton (OPA 167)**

- 1.0 In addition to Section E.4.0 – Commercial and Mixed Use Designations, the following policies apply:
- a) Notwithstanding policies E.4.7.2 and E.4.7.9, *sensitive land uses* such as, but not limited to live work units, daycare uses, and residential uses shall not be permitted; and,
  - b) As part of a complete Application for development, an Architectural and Urban Design Guidelines document shall be prepared and submitted to the satisfaction of the City, describing the overall community structure of the subject lands and providing built form and landscaping guidelines to ensure that the physical design of the site is consistent with the overall intended character and design vision for the neighbouring Heritage Greene lands to the east. Specifically, the guidelines should address private and public realm components, including streetscape design, connectivity and enhancement of the pedestrian network, and the physical design of any proposed open space and built form. The submitted Architectural and Urban Design Guidelines shall also address policy B.3.3 - Urban Design Policies, and the City's Site Plan Guidelines. (OPA 218)

**UHC-13 Lands located at 1600 Upper James Street, former City of Hamilton (OPA 213)**

- 1.0 For lands designated "Mixed Use – Medium Density" and located at 1600 Upper James Street, Hamilton, the following policies shall apply:
- a) Notwithstanding Policy E.4.6.8 of Volume 1, additional height up to a maximum of 20 storeys may be permitted, provided compliance with criteria a) through e) of Policy E.4.6.8 of Volume 1 is demonstrated.
  - b) A minimum of three *affordable* rental units shall be provided, which shall include at least one, one bedroom unit, one, two bedroom unit and one, three bedroom unit.

**UHC-14 Lands located at 1284 Main Street East, former City of Hamilton (OPA 220)**

- 1.0 Notwithstanding Policy E.4.6.8 of Volume 1, for the lands designated "Mixed Use

– Medium Density” and located at 1284 Main Street East, Hamilton, additional height up to a total of 14 storeys shall be permitted.

### **Employment**

#### **UHE-1 Lands located at 320 Anchor Road, former City of Hamilton**

- 1.0** In addition to the uses permitted in Policy E.5.4.3 – Employment Area – Business Park Designation of Volume 1, on the lands designated Employment Areas – Business Park, located at 320 Anchor Road, an observation and detention home shall also be permitted.

#### **UHE-2 Lands located at 230 Anchor Road, former City of Hamilton**

- 1.0** In addition to the uses permitted in Policy E.5.4.3 – Employment Area – Business Park Designation of Volume 1, on the lands designated Employment Areas – Business Park, located at 230 Anchor Road, limited commercial uses associated with a wedding centre shall also be permitted.

#### **UHE-3 Lands located at 10 Dartnall Road, former City of Hamilton**

- 1.0** In addition to the uses permitted in Policy E.5.4.3 – Employment Area – Business Park Designation of Volume 1, on the lands designated Employment Areas – Business Park, located at No. 10 Dartnall Road, a garden centre and related uses shall also be permitted.

#### **UHE-4 Lands located at 211 Pritchard Road, former City of Hamilton (OPA 12)**

- 1.0** For the lands designated “Business Park”, and located at 211 Pritchard Road, the following policies shall apply:

##### Employment Area – General Policies:

- 1.1** New Development shall enhance the quality of the public realm along all public roads within and bounding Business Parks. The design and placement of buildings, structures, parking, loading, outside storage and assembly areas, lighting and landscaping, shall provide a safe, functional, and visually attractive environment for pedestrians and vehicles.
- 1.2** New development, including expansion to existing development, shall be planned with regard to existing and planned transportation and servicing infrastructure.
- 1.3** All development shall be designed and developed to be easily accessible by various types of transportation modes, such as road, transit, active transportation and goods movement vehicles.

##### Employment Area – “Business Park” Designation:

- 2.0** Business Parks are planned for a broad range of employment uses compatible with the design policies for Business Parks. These areas are well served by roadway infrastructure, and are generally more able to accommodate proper buffering from sensitive lands uses.

##### Function:

- 2.1** The range of employment uses allows for a wide variety of industrial activity and

accommodates employment support uses, such as offices, that will foster the development of a prestige employment area. The “Employment Area – Business Park” designation applies to the City’s Business Parks, excluding the Airport Business Park, identified on Schedule E-1 – Urban Land Use Designations.

Permitted Uses:

- 2.2** The following uses shall be permitted on lands designated “Employment Area – Business Park E-1 – Urban Land Use Designations” located at 211 Pritchard Road.
- a) Manufacturing, warehousing, repair service, building or contracting supply establishments, building and lumber supply establishments, transportation terminals, research and development, office, communication establishment, and private power generation. Salvage yards, and other uses which are unsightly or otherwise incompatible with the design policies and image for Business Parks, shall be prohibited;
  - b) Uses which primarily support industry, including labour association halls, conference and convention centres, trade schools, commercial motor vehicle and equipment sales, and commercial rental establishments;
  - c) Ancillary uses which primarily support businesses and employees within Business Parks, including hotels, health and recreational facilities, financial establishments, restaurants, personal services, motor vehicle service stations and washing, retail establishments, and commercial parking facilities;
- 2.3** In addition to the uses outlined in 2.2, the following uses shall also be permitted:
- a) Computer, electronic, and data processing establishment;
  - b) Equipment and machinery sales, rental and service establishment; and,
  - c) Household furniture and appliance sales, service, and repair.

Prohibited Uses:

- 2.4** The following uses shall be prohibited on lands designated “Employment Area on Schedule E-1 – Urban Land Uses Designations”:
- a) Major retail uses; and,
  - b) Residential uses and other sensitive land uses.
- 2.5** A building and lumber supply establishment may be permitted, provided it meets the following criteria:
- a) It shall be located along arterial roads, excluding sites that are adjacent to provincial highways or sites that are located along arterial roads that are adjacent to provincial highways; and In addition to the requirements of Section 2.9 – Design, sites located on the exterior of the Employment Area or at or along strategic entrance points to the Employment Area shall be required to meet additional design standards, such as enhanced landscaping and screening of outdoor storage and assembly areas, which shall be implemented through the Zoning By-law. Outdoor storage in the front yard shall be discouraged.



- b) It shall comply with a Secondary Plan or the Zoning By-law.

**2.6** Ancillary uses which serve the businesses and employees of the Business Park, as described in Policy 2.2 c), shall only be permitted at locations fronting arterial roads or collector roads into the Business Parks.

Scale:

**2.7** Offices within the “Employment Area – Business Park” designation shall comply with the following criteria:

- a) Offices, excluding industrial administrative offices and consulting offices related to land development services, such as surveying, engineering, planning or design, shall be permitted where prestige uses for a Business Park are permitted by Policy 2.9 c), and where the ancillary uses which serve the businesses and employees of the Business Park are permitted by Policy 2.6.
- b) Offices, excluding industrial administrative offices and consulting offices related to land development services, such as surveying, engineering, planning or design, shall be restricted in function, scale, and type, and shall be limited in size through the Zoning By-law.
- c) Industrial administrative offices and consulting offices related to land development shall be limited to a maximum gross floor area of 9,999 sq. m. per free standing building, and shall only be permitted where prestige uses for a Business Park are permitted by Policy 2.9 c).

**2.8** Retail establishments shall serve the businesses and employees of the Employment Area, shall be limited to 500 sq. m. of gross floor area, and shall only be permitted where the supporting uses for the Business Park are permitted by Policy 2.6.

Design:

**2.9** The following policies shall apply to the lands designated “Employment Area – Business Park” on Schedule E-1 – Urban Land Use Designations:

- a) New development and redevelopment of existing sites shall contribute to a quality image for the Business Park by incorporating quality building and landscaping designs in those areas adjacent to and visible from public roads, and by complementing the landscape qualities of adjacent sites.
- b) Outdoor storage and assembly areas, loading areas, and larger parking areas shall generally be located at the sides or rear of buildings, away from public roads, and shall be screened from view of the roads and adjacent properties, with appropriate landscaping or fencing.
- c) Prestige Business Park uses, such as offices or industrial administrative offices, shall be required to achieve higher design standards when within view of an arterial road in order to further promote and enhance the image of the Business Park and the City. The following criteria shall apply:
  - i) Development at these locations shall be of the highest quality design and materials within the Business Park.
  - ii) For developments that front, or have frontage on an arterial road, the

principal façade shall incorporate windows and the main pedestrian entrance to the building. The main pedestrian entrance may be located on a collector or local road where the site configuration and building design restrict the location of the main pedestrian entrance along the arterial road.

- iii) The façade of buildings facing expressways shall be encouraged to incorporate architectural design elements and landscaping which are attractive and emphasize a strong corporate presence.
- iv) Enhanced landscaping strips shall be required along the road frontages, and major parking areas shall be discouraged between principal buildings and roads.
- d) A range of compatible employment uses shall be encouraged to locate adjacent to lands designated "Neighbourhoods", "Institutional", or "Commercial and Mixed-Use". Outdoor storage, assembly, and loading areas shall be appropriately located and buffered from these adjacent lands.
- e) Building façades which are visible from arterial roads shall be finished with high quality materials, which will be determined through Site Plan Control.

**UHE-5 Lands located at 406 Pritchard Road, former City of Hamilton (OPA 33)**

**1.0** For the lands designated "Business Park", and located at 406 Pritchard Road, the following additional uses shall be permitted:

- a) A private community centre, including a place of worship.

**UHE-6 Lands located at 50 Covington Street (OPA 70)**

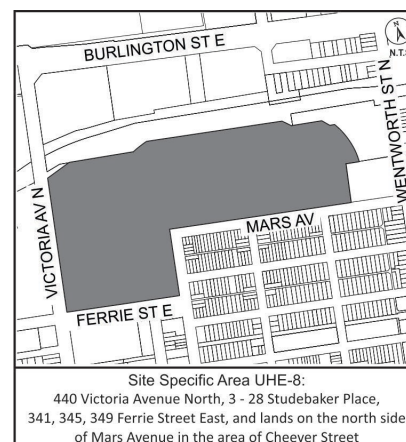
**1.0** In addition to the uses permitted in Policy E.5.4.3 – Employment Area – Business Park designation of Volume 1, on lands designated Employment Area – Business Park located at 50 Covington Street, a Motor Vehicle Repair Garage shall also be permitted.

**UHE-7** Deleted by OPA 92

**UHE-8 Lands located at Nos. 440 Victoria Avenue North, 3 - 28 Studebaker Place, 341, 345, 349 Ferrie Street East, and lands on the north side of Mars Avenue in the area of Cheever Street (OPA 101)**

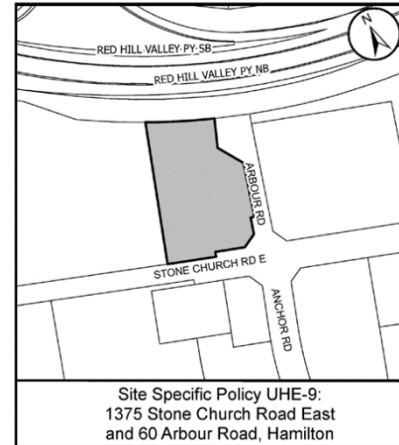
**1.0** In addition to Section E.5.3 – Employment Area – Industrial Land Designation of Volume 1, on the lands located at Nos. 440 Victoria Avenue North, 3 - 28 Studebaker Place, and 341, 345, and 349 Ferrie Street East, and lands on the north side of Mars Avenue in the area of Cheever Street, designated "Industrial Land" on Schedule E-1 of Volume 1, and identified as Site Specific Policy Area UHE-8, the following policy shall apply:

- a) In addition to Section E.5.3.2, the following uses shall also be permitted:



**UHE-9 Lands located at 1375 Stone Church Road East and 60 Arbour Road, former City of Hamilton (OPA 142)**

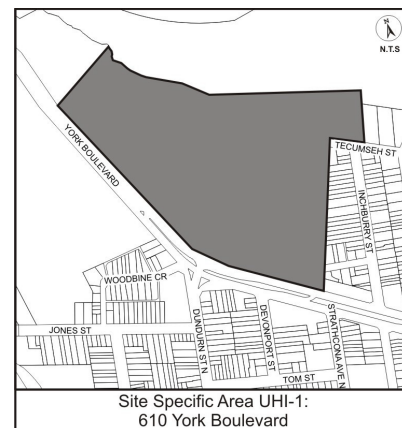
- 1.0 In addition to the uses permitted in Policy E.5.4.3 – Employment Area – Business Park Designation of Volume 1, for the lands designated Employment Area – Business Park, located at 1375 Stone Church Road East and 60 Arbour Road, a wedding chapel having a maximum gross floor area of 300 square metres may also be permitted.



**Institutional**

**UHI-1 Lands located at 610 York Boulevard, former City of Hamilton**

- 1.0 Notwithstanding Sections E.3.8 and E.6.0 – Institutional Designation of Volume 1, Dundurn Castle and Park and the Hamilton Military Museum, located at 610 York Boulevard, shall be designated Institutional on Schedule E-1 – Urban Land Use Designation of Volume 1, to protect the historic nature of this site. Only this use shall be permitted.



**Stoney Creek**

**Neighbourhoods**

**USCN-1 Lands located at 660 Barton Street, former City of Stoney Creek**

- 1.0 Notwithstanding the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 660 Barton Street, permitted uses shall be limited to a banquet hall facility and uses accessory and subordinate thereto.

**USCN-2 Lands located at 518 Fruitland Road, former City of Stoney Creek**

- 1.0 Notwithstanding the uses permitted in Section E.3.0 – Neighbourhoods Designation of Volume 1, on the lands designated Neighbourhoods, located at 518 Fruitland Road, the building located on those lands shall be limited to a restaurant, a private club facility, professional offices, or any similar use provided the basic structure and character of this building are maintained.

**USCN-3 Lands located at 36 Lake Avenue, former City of Stoney Creek**

- 1.0 Notwithstanding the uses permitted in Section E.3.0 – Neighbourhoods

Designation of Volume 1, on the lands designated Neighbourhoods, located at 36 Lake Avenue, permitted uses shall be limited to a funeral home, medical and professional offices, and uses accessory and subordinate thereto.

**USCN-4 Lands located at 199-213 North Service Road, former City of Stoney Creek**

**1.0** Notwithstanding the uses permitted in Section E.3.0 – Neighbourhoods Designation, on the lands designated Neighbourhoods, located at 199-213 North Service Road, permitted uses shall be limited to sales and service of lawn and marine equipment, a lawn and garden centre, personal service shops, convenience commercial retail stores, offices, fruit and vegetable retail outlets, growing and retail sales of greenhouse produce, and uses accessory and subordinate to the above but expressly excluding any residential use. Furthermore, the implementing by-law shall:

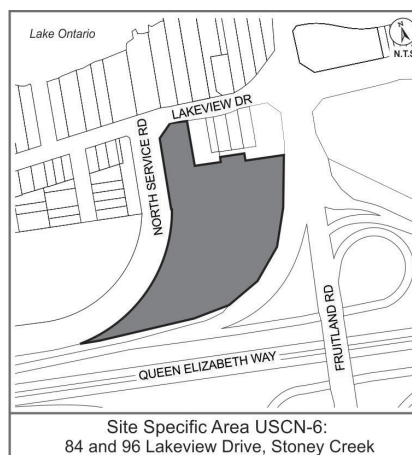
- a) prohibit outdoor operations and outdoor display and allow up to 310 square metres of the site for outdoor storage; and,
- b) establish controls over the area intended for outdoor storage and the screening thereof.

**USCN-5 Lands located at 101 Shoreview Place, former City of Stoney Creek (OPA 46)**

**1.0** Notwithstanding Policy E.3.6.6 b), for high density residential uses, the net residential density shall be between 100 units per hectare and 209 units per hectare.

**USCN-6 Lands located at 84 and a portion of 96 Lakeview Drive, former City of Stoney Creek (OPA 103)**

**1.0** Notwithstanding Policy E.3.5.7 of Volume 1, on the lands designated Neighbourhoods, located at 84 and a portion of 96 Lakeview Drive, for medium density residential uses, the net residential density shall be between 40 units per hectare and 100 units per hectare.



**USCN-7 Lands located at 98 Shoreview Place, former City of Stoney Creek (OPA 109)**

**1.0** Notwithstanding Policy E.3.5.7 of Volume 1, for medium density residential uses, the *net residential density* shall be between 35 and 100 units per hectare.

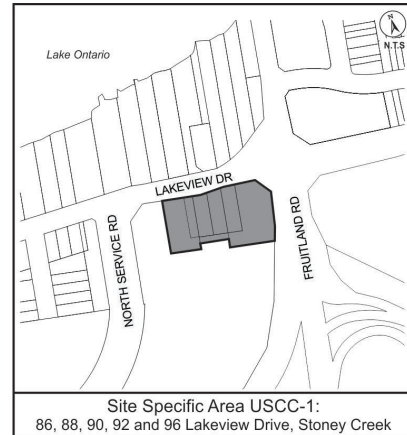
**USCN-8 Lands Located at 461 Green Road, former City of Stoney Creek (OPA 130)**

- 1.0 Notwithstanding Policy E.3.6.6 b) of Volume 1, for high density residential uses, the *net residential density* shall be greater than 100 units per hectare and not greater than 349 units per hectare.

**Commercial and Mixed Use**

**USCC-1 Lands located at 86, 88, 90, 92, 94, and a portion of 96 Lakeview Drive, former City of Stoney Creek (OPA 103)**

- 1.0 In addition to Section E.4.6 Mixed Use – Medium Density Designation, on the lands designated Mixed Use Medium Density, located at 86, 88, 90, 92, 94, and a portion of 96 Lakeview Drive, the following policy shall also apply:
- a) Notwithstanding Policy E.4.6.5 a) and in addition to Policy E.4.6.6 of Volume 1, drive-through facilities shall be prohibited.



**USCC-2 Lands located at 645-655 Barton Street, former City of Stoney Creek (OPA 167)**

- 1.0 Notwithstanding policies E.4.7.2 and E.4.7.9 of Volume 1, *sensitive land uses* such as, but not limited to live work units, daycare uses, and residential uses shall not be permitted.

**Employment**

**USCE-1 Lands located at 360-410 Lewis Road (OPA 77)**

- 1.0 In addition to the uses permitted in Policy E.5.4.3 – Employment Area – Business Park Designation of Volume 1, on the lands designated Business Park, located at 360-410 Lewis Road, the following policies shall also apply:
- a) Permitted uses shall also include
- i) Commercial Recreation;
  - ii) Commercial Entertainment;
  - iii) Commercial School;
  - iv) Financial Establishment;
  - v) Medical Clinic;
  - vi) Place of Worship;
  - vii) Studio; and,
  - viii) Veterinary Service.

- b) A place of worship shall have a maximum gross floor area of 500 square metres.

**City Wide**

**UCW-1A Lands located at 480 Kenilworth Avenue North, 560 Ottawa Street North, 217-223 Lottridge Street and 103 Clinton Street, 331-337 Leaside Avenue, 70 Brant Street and 6 Hillyard Street**

- 1.0 Notwithstanding Policy E.5.3.7 – Waste Processing Facilities and Waste Transfer Facilities of Volume 1, on the lands designated Employment Area – Industrial Land, the existing *waste processing facility* shall be permitted on the following sites:
  - a) 480 Kenilworth Avenue North; and,
  - b) 560 Ottawa Street North.
- 2.0 Notwithstanding Policy E.5.3.7 – Waste Processing Facilities and Waste Transfer Facilities of Volume 1, on lands designated Employment Area – Business Park, located at 331-337 Leaside Avenue, the existing *waste processing facility* shall be permitted.
- 3.0 Notwithstanding Policy E.5.3.7 – Waste Processing Facilities and Waste Transfer Facilities of Volume 1, for lands designated Employment Area – Industrial Land, located at 217-223 Lottridge Street and 103 Clinton Street, a *waste transfer facility* shall be permitted.
- 4.0 Notwithstanding Policy E.5.3.7 – Waste Processing Facilities and Waste Transfer Facilities of Volume 1, for lands designated Employment Area – Industrial Land, located at 70 Brant Street and 6 Hillyard Street, a *waste processing facility* shall be permitted.

**UCW-1B Lands located at 239 Lottridge Street, 227 Brant Street, 52 Imperial Street, 144-190 South Service Road, 1650 Upper Ottawa Street, 1574 Wilson Street West**

- 1.0 In addition to Policies E.5.3.2 – Employment Area – Industrial Land Designation, E.5.3.6 – Waste Management Facilities – General Provisions, and E.5.3.8 – Hazardous Waste Management Facilities of Volume 1, for lands designated Employment Areas – Industrial Land the existing hazardous waste management facility shall be permitted on the following sites:
  - a) 239 Lottridge Street;
  - b) 227 Brant Street; and,
  - c) 52 Imperial Street.
- 2.0 In addition to Policies E.5.4.3 – Employment Area – Business Park Designation, E.5.3.6 – Waste Management Facilities – General Provisions, and E.5.3.8 – Hazardous Waste Management Facilities of Volume 1, for lands designated Employment Area – Business Park, the existing *hazardous waste management facility* shall be permitted at the following sites:
  - a) 1650 Upper Ottawa Street; and,
  - b) 1574 Wilson Street West, Units 1, 2 and 3.

- 3.0** In addition to Policies E.5.4.3 - Employment Area – Business Park Designation, E.5.3.6 – Waste Management Facilities – General Provisions, and E.5.3.8 – Hazardous Waste Management Facilities of Volume 1, for lands designated Employment Area– Business Park, a *hazardous waste management facility* shall be permitted at 144-190 South Service Road, units 162-178.

**UCW-1C Lands located at 27 Olympic Drive and 37 Kilbride Road (OPA 92)**

- 1.0** Notwithstanding Policies E.5.3.7- Waste Processing and Waste Transfer Facilities and E.5.3.8 – Hazardous Waste Management Facilities of Volume 1, on lands designated Utility, located at 27 Olympic Drive, the *existing waste management facility* shall be permitted.
- 2.0** Notwithstanding Policy E.5.3.8 – Hazardous Waste Management Facilities and in addition to Policy E.5.3.2 Employment Area – Industrial Land Designation of Volume 1, on lands designated Employment Area– Industrial Land, located at 460 Kenora Avenue, the *existing waste management facility* shall be permitted.
- 3.0** Deleted by OPA 92