

CITY OF HAMILTON

BY-LAW NO. 16 -

To Adopt:

Official Plan Amendment No. 58 to the Urban Hamilton Official Plan

Respecting:

**Lands located at the Rear of 3385 Binbrook Road and Front onto Gowland Drive,
Glanbrook**

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

1. Amendment No. 58 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 8th day of July, 2016.

L. Ferguson
Acting Mayor

R. Caterini
City Clerk

Amendment No. 58 to the Urban Hamilton Official Plan

The following text constitutes Official Plan Amendment No. 58 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend Map B.5.1-1 – Binbrook Village Secondary Plan Land Use Plan by establishing a Site Specific Policy Area in order to permit single detached dwellings.

2.0 Location:

The lands affected by this Amendment are located at the rear of 3385 Binbrook Road and front onto Gowland Drive, within the City of Hamilton (former Township of Glanbrook).

3.0 Basis:

The basis for permitting the Amendment is as follows:

The Amendment:

- is consistent with the PPS and conforms to Places to Grow (Growth Plan for the Greater Golden Horseshoe);
- complies with Special Policy Area “C” of the Binbrook Village Secondary Plan in that the proposal provides the required minimum 31 units per hectare density; and,
- maintains a range and mix of housing types and densities in the surrounding neighbourhood while allowing for a compatible land use.

4.0 Changes:

4.1 Mapping Changes:

- 4.1.1 Map B.5.1-1 – Binbrook Village Secondary Plan Land Use Plan is amended by identifying the subject lands as Site Specific Policy – Area H, as shown on Appendix “A”, attached.

4.2 Text Changes:

4.2.1 Volume 2: Chapter B, Glanbrook Secondary Plans, Section B.5.1 – Binbrook Village Secondary Plan, is amended by:

a) Adding a new Site Specific Policy – Area H to read as follows:

“Site Specific Policy – Area H

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.”

5.0 Implementation:

An implementing Zoning By-law Amendment will give effect to this Amendment.

This is Schedule “1” to By-law No. 16-193 passed on the 8th day of July, 2016.

**The
City of Hamilton**

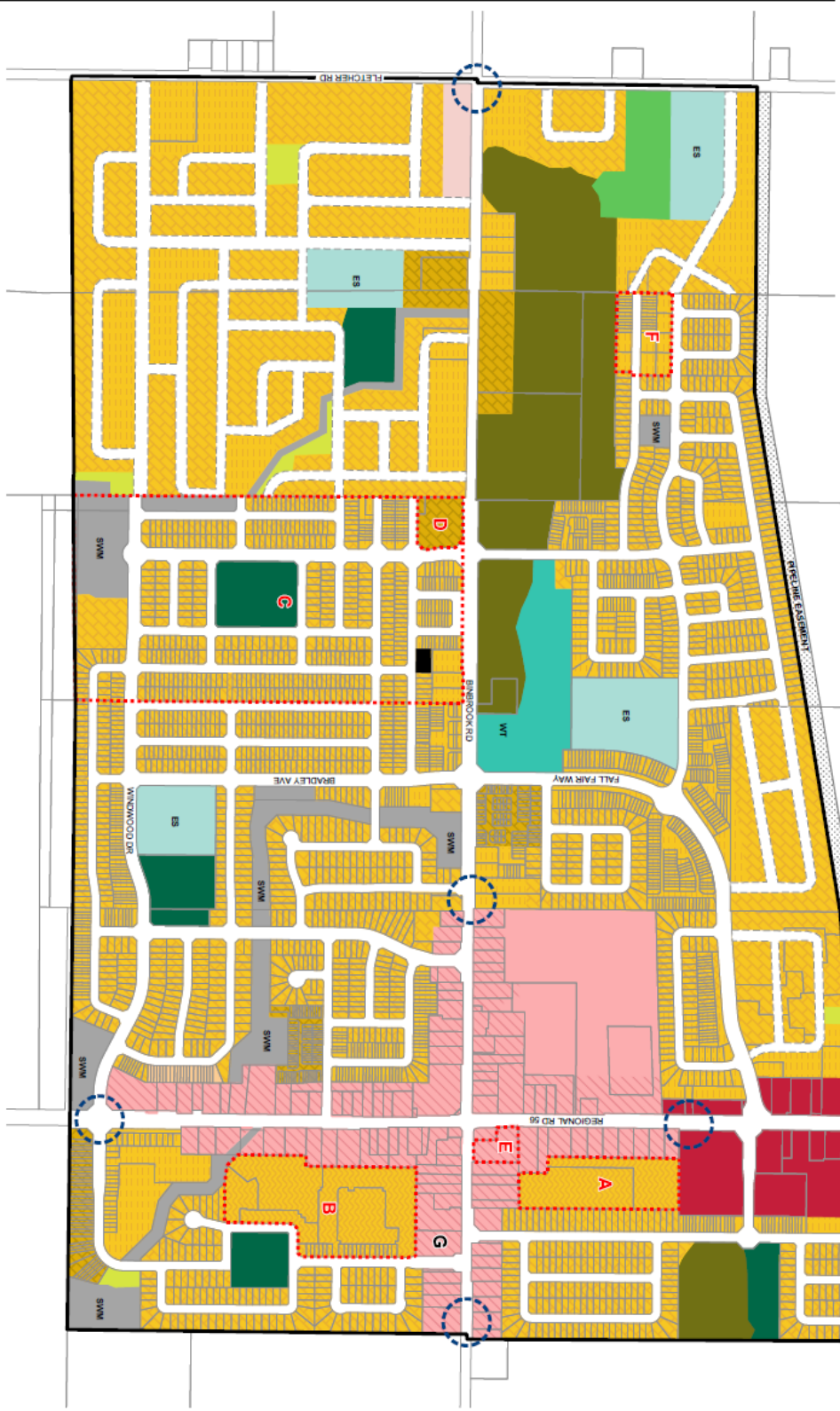
L. Ferguson
ACTING MAYOR

R. Caterini
CITY CLERK

Appendix A
 APPROVED Amendment No. 58
 to the Urban Hamilton Official Plan

Lands to be identified as Site Specific Policy Area "H"
 (3385 Binbrook Road)

Date: June 27, 2016
 Revised By: GMMNB
 Reference File No.: UHOPA-16-005(G)



Legend

- Residential Designations**
 - Low Density Residential 2d
 - Low Density Residential 2a
 - Low Density Residential 2b
 - Low Density Residential 2c
 - Low Density Residential 2e
- Commercial and Mixed Use Designations**
 - Local Commercial
 - District Commercial
 - Medium Density - Medium Density
 - Mixed Use - Medium Density - Medium Density
 - Medium Density - Medium Density
- Parks and Open Space Designations**
 - Parkette
 - Neighbourhood Park
 - Community Park
 - General Open Space
 - Natural Open Space
- Other Designations**
 - ES Institutional
 - Elementary School
 - UNIV University
 - SWM Storm Water Management
- Other Features**
 - Area of Site Specific Policy
 - Gateway
 - View Tower
 - Pipeline
 - Proposed Roads
 - Secondary Plan

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 B.3.1-1

