

**DRAFT Amendment No. [REDACTED]  
to the  
Urban Hamilton Official Plan**

The following text constitutes Official Plan Amendment No. [REDACTED] 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 XX, 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 XX to read as follows:

"Site Specific Policy – Area XX

B.5.1.13.XX 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 XX 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. [REDACTED] passed on the [REDACTED] day of [REDACTED], 2016.

**The  
City of Hamilton**

F. Eisenberger  
MAYOR

R. Caterini  
CLERK

