

**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 Policy B.5.1.13 and Map B.5.1-1 – Binbrook Village Secondary Plan Land Use Plan by establishing a Site Specific Policy Area in order to permit each building to have a partial fourth storey with a maximum floor area equivalent to 61% of the ground floor area of each building.

2.0 Location:

The lands affected by this Amendment are known municipally as 3100-3140 Regional Road 56 and Block 131 of Registered Plan of Subdivision 62M-1062, in the former Township of Glanbrook.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposal is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe;
- The changes are consistent with the Urban Hamilton Official Plan Volume 1, Schedule E-1 – Urban Land Use Designations;
- The proposed partial fourth storey does not result in undue shadowing, privacy or other nuisance impacts on the surrounding lands; and,
- implements the intent of the “Mixed Use – Medium Density – Pedestrian Predominant” designation in the Binbrook Village Secondary Plan which promotes mixed commercial and residential development on the subject lands.

Schedule 1

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 For the lands located at 3100-3140 Regional Road 56 and Block 131 of Registered Plan of Subdivision 62M-1062, designated “Mixed Use – Medium Density – Pedestrian Predominant” on Map B.5.1-1 – Binbrook Village Secondary Plan Land Use Plan, the following policy shall apply:

a) Notwithstanding Policy B.5.1.5.1.h) of Volume 2 – Binbrook Village Secondary Plan, building heights shall not exceed four storeys, where the fourth storey is permitted to have a total floor area of 61% of the building's total ground floor area.

5.0 Implementation:

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

This Official Plan Amendment is Schedule “1” to By-law No. [REDACTED] passed on the [REDACTED] of [REDACTED], 2017.

Schedule 1

**The
City of Hamilton**

Fred Eisenberger
MAYOR

Rose Caterini
CITY CLERK

Schedule 1

Appendix "A"

