

DRAFT Urban Hamilton Official Plan Amendment No. XX

The following text, together with:

Appendix “A” – Binbrook Village Secondary Plan Land Use Plan – Volume 2: Map B.5.1-1, attached hereto, constitutes Official Plan Amendment XX to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the Binbrook Village Secondary Plan Land Use Plan by establishing a Site Specific Policy Area to permit the proposed development of 14 Street Townhouse Dwellings with a maximum density of 45 units per hectare.

2.0 Location:

The lands affected by this Amendment are known municipally as 235 Tanglewood Drive within the City of Hamilton (former Township of Glanbrook).

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposal satisfies all characteristics and requirements of the low density residential policies, save and except the prescribed residential density range.
- The proposed Amendment is compatible with the existing and planned development in the immediate area.
- The proposed amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

4.0 Actual Changes:

4.1. Text Changes

Urban Hamilton Official Plan Volume 2 – Secondary Plans

4.1.1 Volume 2: Chapter B, Glanbrook Secondary Plans, Section

B.5.1.13 Binbrook Village Secondary Plan is amended by adding a new Site Specific Policy – Area "X" as follows:

"Site Specific Policy – Area "X"

B.5.1.13.X 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 "X" on Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan, the maximum net residential density shall be 45 units per hectare."

4.2 Mapping Changes:

Urban Hamilton Official Plan Volume 2 – Secondary Plans

4.2.1 Urban Hamilton Official Plan Volume 2, Map B.5.1-1 – Binbrook Village Secondary Plan Land Use Plan, be amended by identifying the subject lands as Site Specific Policy Area - XX, as shown on Appendix "A" 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 is Schedule "1" to By-law No. _____ passed on the day of _____, 2018.

**The
City of Hamilton**

Fred Eisenberger
MAYOR

Rose Caterini
CITY CLERK

