

Schedule 1

**DRAFT Urban Hamilton Official Plan
Amendment No. XX**

The following text, together with:

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| Appendix “A” | Volume 1, Schedule B – Natural Heritage System |
| Appendix “B” | Volume 1, Schedule E-1 – Urban Land Use Designations |
| Appendix “C” | Volume 2, Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan |
| Appendix “D” | Volume 2, Map B.5.1-2 – Binbrook Village Secondary Plan – Open Space Linkages |

attached hereto, constitutes Official Plan Amendment No. X to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to change the land use designations, refine the natural heritage features, and establish two Specific Policy Areas within the Binbrook Village Secondary Plan to facilitate the orderly development of a plan of subdivision with higher net residential densities, and to permit commercial uses on a portion of the subject lands.

2.0 Location:

The lands affected by this Amendment are generally located southeast of Cemetery Road and Regional Road 56 and known municipally as 2341 and 2365 to 2431 Regional Road 56 and 250 Tanglewood Drive, in the former Township of Glanbrook.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed Amendment is in keeping with the policies of the Urban Hamilton Official Plan and the Binbrook Village Secondary Plan to provide a diversity of housing opportunities suitable for different segments of the population and to make the most efficient use of urban lands.

- The proposed development is considered to be consistent with, and complementary to, the planned and existing 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, 2019.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan:

Schedule Changes

Schedule B – Natural Heritage System

- 4.1.1 That Volume 1, Schedule B – Natural Heritage System be amended by removing the “Parks & General Open Space” identification from a portion of the subject lands, as shown on Appendix “A”, attached to this Amendment.

Schedule E-1 – Urban Land Use Designations

- 4.1.2 That Volume 1, Schedule E-1 – Urban Land Use Designations be amended by:
- a) redesignating a portion of the lands from “Neighbourhoods” to “District Commercial”; and
 - b) redesignating a portion of the lands from “Utility” to “Neighbourhoods”,
- as shown on Appendix “B” attached to this Amendment.

4.2 Volume 2 – Secondary Plans and Rural Settlement Areas:

Text Changes

4.2.1 Chapter B-5 – Glanbrook Secondary Plans

- a. That Volume 2, Chapter B.5 – Glanbrook Secondary Plans, Section B.5.1 – Binbrook Village Secondary Plan be amended by adding Area Specific Policy – Area “X”, as follows:

“Area Specific Policy – Area X

B.5.1.13.X For the lands located east of Regional Road No. 56 and north of the pipeline easement, designated “Low Density Residential 2d” and identified as Area Specific Policy Area “X” on Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan, the following policies shall apply:

- a) In addition to Policy B.5.1.4.5(a)(i), maisonette dwellings shall also be permitted; and,
- b) In addition to Policy B.5.1.4.5(a)(ii), a density of 26 – 48 units per net residential hectare shall be permitted.”

- b. That Volume 2, Chapter B.5 – Glanbrook Secondary Plans, Section B.5.1 – Binbrook Village Secondary Plan be amended by adding Site Specific Policy – Area “Y”, as follows:

“Site Specific Policy – Area Y

B.5.1.13.X Notwithstanding Policy B.5.1.4.5(e)(ii), for the lands located east of Regional Road No. 56 and north of the pipeline easement, designated “Low Density Residential 3e” and identified as Site Specific Policy Area “Y” on Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan, a density of 41 – 85 units per net residential hectare shall be permitted.”

Schedule and Map Changes

Map B.5.1-1 – Binbrook Village Secondary Plan - Land Use Plan

- 4.2.2 That Volume 2, Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan be amended by:

- a) redesignating a portion of the lands from “Low Density Residential 2e” to “Low Density Residential 3e”;
- b) redesignating a portion of the lands from “Low Density Residential 2h” to “Low Density Residential 3e”;
- c) redesignating a portion of the lands from “Low Density Residential 2e” to Low Density Residential 2d”;
- d) redesignating a portion of the lands from “Low Density Residential 2h” to “Low Density Residential 2d”;
- e) redesignating a portion of the lands from “Utility” to “Low Density Residential 2d”;
- f) redesignating a portion of the lands from “Parkette” to “Low Density Residential 2d”;
- g) redesignating a portion of the lands from “Low Density Residential 2e” to “District Commercial”;
- h) redesignating a portion of the lands from “Low Density Residential 2h” to “District Commercial”;
- i) adding Area Specific Policy – Area “X” to a portion of the subject lands; and,
- j) adding Site Specific Policy – Area “Y” to a portion of the subject lands,

as shown on Appendix “C” attached to this Amendment.

Map B.5.1-2 – Binbrook Village Secondary Plan – Open Space Linkages

4.2.3 That Volume 2, Map B.5.1-2 – Binbrook Village Secondary Plan – Open Space Linkages be amended by:

- a) Removing the “Parkette” identification from a portion of the subject lands;
- b) Removing the “Utility” identification from a portion of the subject lands; and,

- c) Adding "Local Road" identification to a portion of the subject lands,

as shown on Appendix "D" attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment, Draft Plans of Subdivision and Condominium 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. _____ passed on the day of month, 201X.

**The
City of Hamilton**

Fred Eisenberger
MAYOR

Andrea Holland
CITY CLERK







