

# 2121 & 2187 Regional Road 56, Binbrook

---



**IBI GROUP**

Michaëlle Jean Elementary School & Marshall Real Estate

November 17<sup>th</sup>, 2020



École Élémentaire  
Michaëlle Jean...

56

Badder Bus Service

Air Photo of Subject Lands

## Subject Lands

- 2121 Regional Road 56
  - Michaele Jean Elementary School
  - Private on-site groundwater well and septic tile beds
- 2187 Regional Road 56
  - Motor Vehicle Storage
  - Private on-site well and two sanitary holding tanks



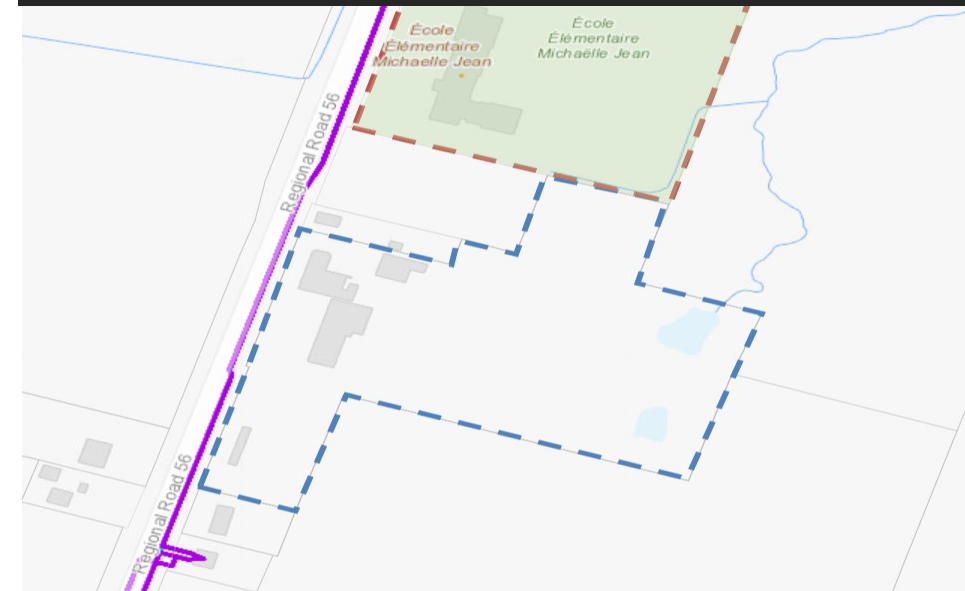
## What is being requested?

A Rural Hamilton Official Plan to allow connections to municipal servicing beyond settlement boundaries along Regional Road 56

- To provide school with sufficient and safe supply of servicing
- Facilitate the proposed redevelopment of 2187 Regional Road 56



Wastewater Servicing Map



Water Servicing Map

## Policy Framework – Greenbelt Plan 2017

- **Policy 4.2.2.2** *The extension of municipal or private communal sewage or water services outside of a settlement area boundary shall only be **permitted in the case of health issues or to service existing uses and the expansion thereof adjacent to the settlement area.** Notwithstanding the above, where municipal water services exist outside of settlement areas, existing uses within the service area boundary as defined by the environmental assessment may be connected to such a service (emphasis added)*

## Policy Framework – Rural Hamilton Official Plan

- **Policy 5.3.1** *The Province requires municipalities to prohibit the extension or expansion of lakebased municipal services outside of urban area boundaries for properties within the City limits, except in response to public health emergencies. **No extensions of the municipal lake-based water and wastewater systems shall be permitted into rural area lands detailed in this Plan unless the Medical Officer of Health declares an urgent public health emergency and there are no viable alternatives to rectify the emergency except by the provision of municipal water and/or wastewater systems to the affected population.***



## Settlement Area Boundary Map

## Conclusion

- The Rural Hamilton Official Plan is stricter than Provincial Plans
- Hamilton has the flexibility to approve this Official Plan Amendment
- Recommendation: Staff Report be received and Staff be directed to prepare an Official Plan Amendment to permit 2121 & 2187 Regional Road 56 to connect to municipal water and wastewater services outside of the urban boundary



## Binbrook Village Competitor

- Proposed John Bruce Robinson Gas Bar/ Car-Wash and Coffee Shop
- Initiated legal challenge
- Without merit
- Has no bearing on the Servicing Proposal

# Thank you!