

DRAFT Urban Hamilton Official Plan Amendment No. X

The following text, together with Appendix “A” – Volume 2: Map B.5.1.1 – Binbrook Village Secondary Plan – Land Use Plan 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 redesignate the subject lands from “Low Density Residential 2h” to “Low Density Residential 3c” within the Binbrook Village Secondary Plan, to permit the development of block townhouse and back-to back townhouse dwellings with a maximum density of 49 dwelling units per net residential hectare.

2.0 Location:

The lands affected by this Amendment are known municipally as 3169 Fletcher Road, in the former Township of Glanbrook.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development maintains the general intent of the policies of the Urban Hamilton Official Plan and Binbrook Village Secondary Plan.
- The proposed development will be integrated and compatible with the proposed subdivision to the west of the subject lands and introduces a new housing type that is compatible with planned housing in the area.
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plans

Maps

4.1.2 Map

- a. That Volume 2: Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan be amended by redesignating lands from “Low Density Residential 2h” to “Low Density Residential 3c”, as shown on Appendix “A” attached to this amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment, Draft Plan of Subdivision, 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 ____th of _____, 2023.

**The
City of Hamilton**

A. Horwath
MAYOR

J. Pilon
ACTING CITY CLERK

