

**Authority:** Item 7, Planning Committee  
Report: 14-006 (PED12182(c))  
CM: April 23, 2014

**Bill No. 114**

**CITY OF HAMILTON**

**BY-LAW NO. 14 - 114**

**To Adopt:**

**Official Plan Amendment No. 19 to the  
Urban Hamilton Official Plan**

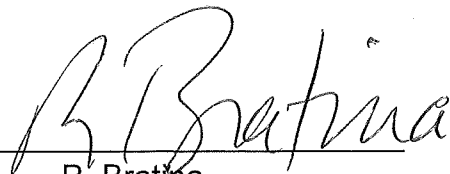
**Respecting:**

**139 Fall Fair Way, Binbrook**

**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. Amendment No. 19 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 14th day of May, 2014.



R. Bratina  
Mayor



R. Caterini  
City Clerk

## **Amendment No. 19 to the Urban Hamilton Official Plan**

The following text, together with Appendix "A" – Urban Hamilton Official Plan - Volume 2, Binbrook Village Secondary Plan – Land Use Plan, Map B.5.1-1, attached hereto, constitutes Official Plan Amendment No. 19 to the Urban Hamilton Official Plan.

### **1.0 Purpose:**

The purpose of this Amendment is to amend the Binbrook Village Secondary Plan in order to permit the development of 113 lots for single detached dwelling units and 32 street townhouse dwelling units.

### **2.0 Location:**

The lands affected by this Amendment are municipally identified as 139 Fall Fair Way, in the Subdivision known as "Binbrook Heights Addition", in the former Township of Glanbrook.

### **3.0 Basis:**

The basis for permitting this Amendment is as follows; the proposed Amendment:

- Is consistent with the Provincial Policy Statement and conforms to the Places to Grow Plan (Growth Plan for the Greater Golden Horseshoe).
- Provides for a minor realignment of the location of street townhouse dwellings, with only a minimal increase in density, and conforms with the intent of the policies within the Binbrook Village Secondary Plan of the Glanbrook Official Plan.
- Is compatible with the range of approved surrounding land uses.

**4.0 Changes:**

**4.1 Mapping Changes:**

4.1.1 Urban Hamilton Official Plan - Volume 2, Chapter B.5.1-1 – Glanbrook Secondary Plans; Binbrook Village Secondary Plan - Land Use Plan is amended by redesignating subject lands from “Local Commercial” to “Low Density Residential 2d”

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


**5.0 Implementation:**

An implementing Zoning By-law Amendment and Plan of Subdivision will give effect to this Amendment.

This is Schedule “1” to By-law No. **14-114** passed on the **14<sup>th</sup>** day of **May**, 2014.

**The  
City of Hamilton**

  
\_\_\_\_\_  
R. Bratina  
Mayor

  
\_\_\_\_\_  
R. Caterini  
City Clerk

Appendix A  
Amendment No. 19  
to the Urban Hamilton Official Plan

■ Lands to be redesignated from "Local Commercial" to "Low Density Residential 2h"

Date:  
May 2014

Revised By:  
PD/NB

Reference File No.:  
OPA-U-19(G)

**Legend**

**Residential Designations**

- Low Density Residential 2d
- Low Density Residential 2e
- Low Density Residential 2h
- Low Density Residential 3e

**Commercial and Mixed Use Designations**

- Local Commercial
- District Commercial
- Mixed Use - Medium Density
- Mixed Use - Medium Density - Pedestrian Predominant

**Parks and Open Space Designations**

- Parkette
- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

**Other Designations**

- Institutional
- ES** Elementary School
- Utility
- SWM** Storm Water Management

**Other Features**

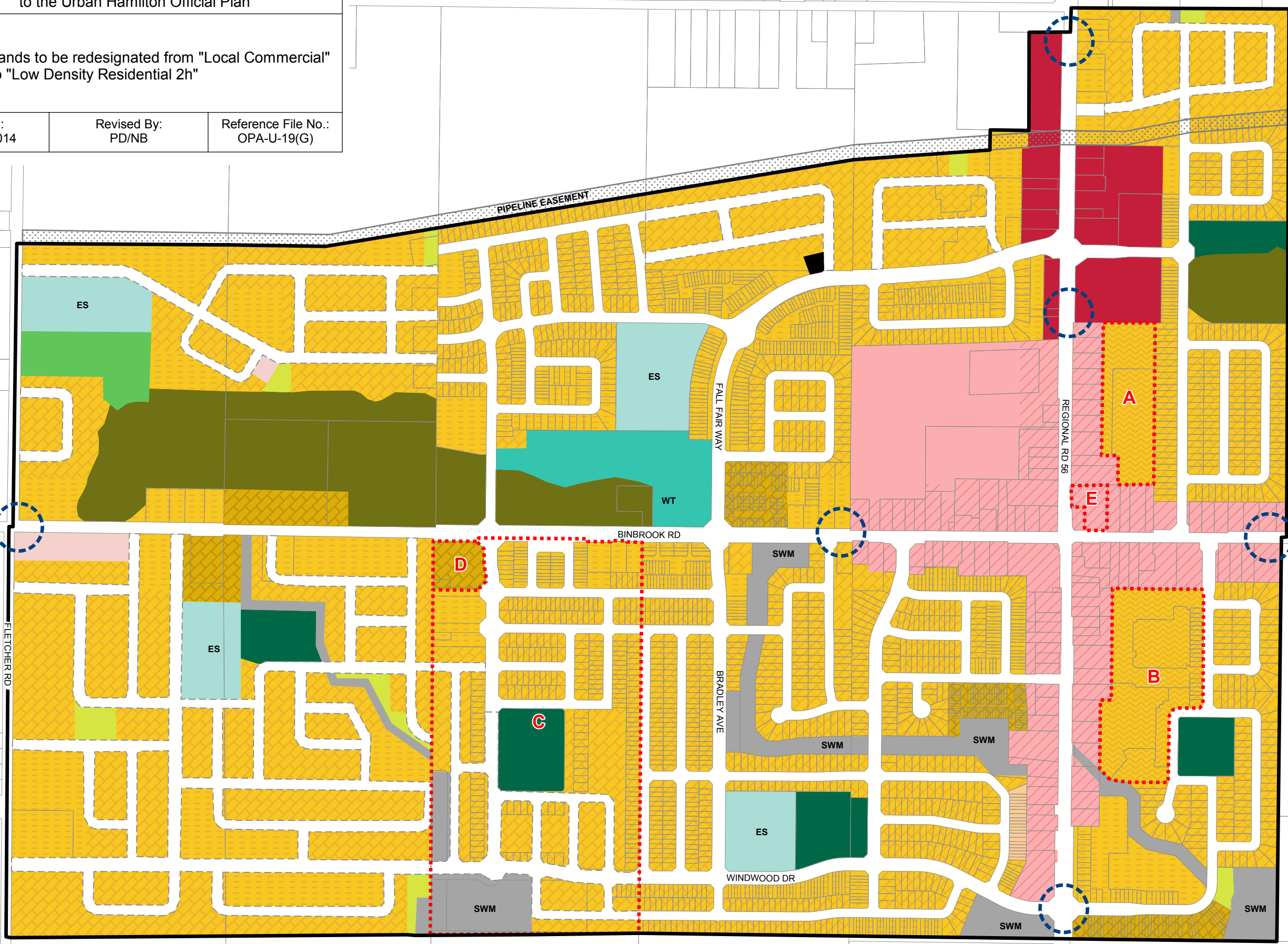
- Area or Site Specific Policy
- Gateway
- WT** Water Tower
- Pipeline
- Proposed Roads
- Secondary Plan

Council Adopted: July 9, 2009  
Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013


**Urban Hamilton Official Plan**  
**Binbrook Village**  
**Secondary Plan**  
Land Use Plan  
Map B.5.1-1



Date: Aug. 16, 2013  
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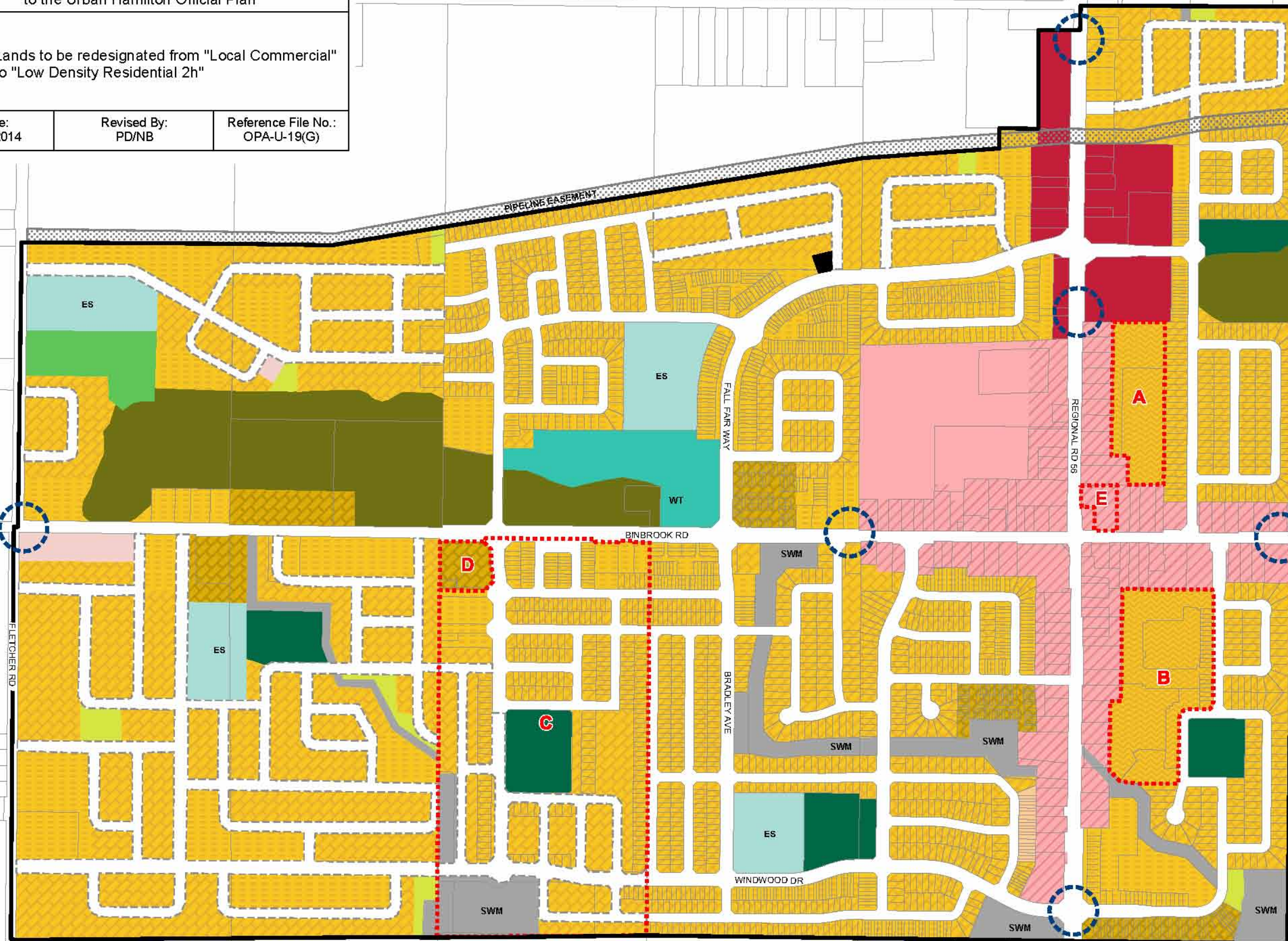
Appendix A  
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 Lands to be redesignated from "Local Commercial" to "Low Density Residential 2h"

Date:  
May 2014


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OPA-U-19(G)



**Legend**






**Residential Designations**

-  Low Density Residential 2d
-  Low Density Residential 2e
-  Low Density Residential 2h
-  Low Density Residential 3e





**Commercial and Mixed Use Designations**

-  Local Commercial
-  District Commercial
-  Mixed Use - Medium Density
-  Mixed Use - Medium Density - Pedestrian Predominant





**Parks and Open Space Designations**

-  Parkette
-  Neighbourhood Park
-  Community Park
-  General Open Space
-  Natural Open Space

**Other Designations**

-  Institutional
-  Elementary School
-  Utility
-  Storm Water Management

**Other Features**

-  Area or Site Specific Policy
-  Gateway
-  Water Tower
-  Pipeline
-  Proposed Roads
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**Urban Hamilton Official Plan**  
**Binbrook Village**  
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Map B.5.1-1



NOT TO SCALE

Date: Aug. 16, 2013

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