

**Authority:** Item 8.4, Planning Committee Minutes 25-011 (PED25171)  
CM: August 6, 2025 Ward: City-wide  
Written approval for this by-law was given by Mayoral Decision MDE-2025-13  
Dated August 6, 2025

**Bill No. 158**

**CITY OF HAMILTON**

**BY-LAW NO. 25-158**

**To Adopt:**

**Official Plan Amendment No. 239 to the  
Urban Hamilton Official Plan**

Respecting:

**Housekeeping and Strategic Amendments  
(City Wide)**

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

1. Amendment No. 239 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 6<sup>th</sup> day of August, 2025.

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A. Horwath  
Mayor

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J. Pilon  
Acting City Clerk

## DRAFT Urban Hamilton Official Plan Amendment No. 239

The following text, together with:

Appendix "A"	Volume 1: Chapter A – Introduction
Appendix "B"	Volume 1: Chapter C – Citywide Systems and Designations
Appendix "C"	Volume 1: Chapter F - Implementation
Appendix "D"	Volume 1: Chapter G – Glossary
Appendix "E"	Volume 1: Schedule B – Natural Heritage System
Appendix "F"	Volume 1: Schedule E-1 – Urban Land Use Designations
Appendix "G"	Volume 1: Appendix A – Parks Classification Outside of Secondary Plan Areas
Appendix "H"	Volume 2: Chapter B-5 – Glanbrook Secondary Plans – Section B.5.1 – Binbrook Village Secondary Plan
Appendix "I"	Volume 2: Chapter B-6 – Hamilton Secondary Plans – B.6.1 – Downtown Hamilton Secondary Plan
Appendix "J"	Volume 2: Chapter B-7 – Stoney Creek Secondary Plans – Section B.7.6 – West Mountain (Heritage Green) Secondary Plan
Appendix "K"	Volume 2: Map B.2.2-1 – Shaver Neighbourhood Secondary Plan – Land Use Plan
Appendix "L"	Volume 2: Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan
Appendix "M"	Volume 2: Map B.6.3-1 – Chedmac Secondary Plan – Land Use Plan
Appendix "N"	Volume 2: Map B.7.1-1 – Western Development Area Secondary Plan – Land Use Plan
Appendix "O"	Volume 2: Map B.7.2-1 Old Town Secondary Plan – Land Use Plan
Appendix "P"	Volume 2: Map B.7.6-1 – West Mountain (Heritage Green) Secondary Plan – Land Use Plan

attached hereto, constitutes Official Plan Amendment No. "239" to the Urban Hamilton Official Plan.

## 1.0 Purpose and Effect:

The purpose and effect of this Amendment is to:

- Correct policy and mapping errors (i.e. formatting, numbering, typographical and grammar);
- Amend, remove or add policies to clarify implementation and add a new definition; and,
- Amend mapping to redesignate lands to align with property boundaries, secondary plan designations and existing conditions.

## 2.0 Location:

The lands affected by this Amendment are located within the Urban Area of the City of Hamilton.

## 3.0 Basis:

The basis for permitting this Amendment is:

- The Amendment enables clear interpretation of policy directions;
- The Amendment reflects existing land uses and approvals and will more accurately guide land use; and,
- The Amendment is consistent with the Provincial Planning Statement, 2024.

## 4.0 Actual Changes:

### 4.1 Volume 1 – Parent Plan

Text

#### 4.1.1 Chapter A – Introduction

- a. That policy A.1.6 of Volume 1: Chapter A – Introduction, be amended, as outlined in Appendix “A”, attached to this Amendment.

#### 4.1.2 Chapter C – Citywide Systems and Designations

- a. That policy C.2.5.10 d) of Volume 1: Chapter C – Citywide Systems and Designations be amended, as outlined in Appendix “B”, attached to this Amendment.

#### 4.1.3 Chapter F – Implementation

- a. That policies F.1.9, F.1.9.1, F.1.9.3 and F.1.9.4 of Volume 1: Chapter F – Implementation be amended or deleted, as outlined in Appendix “C”, attached to this Amendment.

#### 4.1.4 Chapter G – Glossaries

- a. That Volume 1: Chapter G – Glossary be amended or added, as outlined in Appendix “D”, attached to this Amendment.

### ***Schedules and Appendices***

#### 4.1.4 Schedules

- a. That Volume 1: Schedule B – Natural Heritage System be amended as shown on Appendix “E”, attached to this Amendment.
- b. That Volume 1: Schedule E-1 – Urban Land Use Designations be amended as shown on Appendix “F”, attached to this Amendment.

#### 4.1.5 Appendices

- a. That Volume 1: Appendix A – Parks Classification Outside of Secondary Plan Areas be amended as shown on Appendix “G”, attached to this Amendment.

## **4.2 Volume 2 – Secondary Plans**

### ***Text***

#### 4.2.1 Chapter B-5 – Glanbrook Secondary Plans – Section B.5.1– Binbrook Village Secondary Plan

- a. That policy B.5.1.5.1 g) of Volume 2: Chapter B.5.0 – Glanbrook Secondary Plans be deleted and a new policy B.5.1.6.1 h) added, as outlined in Appendix “H”, attached to this Amendment.



#### 4.2.2 Chapter B-6 – Hamilton Secondary Plans – Section B.6.1– Downtown Hamilton Secondary Plan

- a. That the following policies of Volume 2: Chapter B.6.0 – Hamilton Secondary Plans be amended, added or deleted, as outlined in Appendix “I”, attached to this Amendment.

- B.6.1.4.8 (deleted)
- B.6.1.4.9 (deleted)
- B.6.1.4.23 a)
- B.6.1.4.35
- B.6.1.4.36
- B.6.1.4.38

#### 4.2.3 Chapter B.7.6 – West Mountain (Heritage Green) Secondary Plan

- a. That policy B.7.6.8.3 a) of Volume 2: Chapter B.7.0 – Stoney Creek Secondary Plans, Section B.7.6 – West Mountain (Heritage Green) Secondary Plan be amended, as outlined in Appendix “J”, attached to this Amendment.

### **Maps**

#### 4.2.5 Maps

- a. That Volume 2: Map B.2.2-1 – Shaver Neighbourhood Secondary Plan – Land Use Plan Map be amended as shown on Appendix “K”, attached to this Amendment.
- b. That Volume 2: Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan Map be amended as shown on Appendix “L”, attached to this Amendment.
- c. That Volume 2: Map B.6.3-1 – Chedmac Secondary Plan – Land Use Map be amended as shown on Appendix “M”, attached to this Amendment.
- d. That Volume 2: Map B.7.1-1 – Western Development Area Secondary Plan – Land Use Plan Map be amended as shown on Appendix “N”, attached to this Amendment.
- e. That Volume 2: Map B.7.2-1 – Old Town Secondary Plan – Land Use Plan Map be amended as shown on Appendix “O”, attached to this Amendment.
- f. That Volume 2: Map B.7.6-1 – West Mountain (Heritage Green) Secondary Plan – Land Use Plan Map be amended as shown on Appendix “P”, 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 Official Plan Amendment is Schedule "1" to By-law No. 25-158 passed on the 6<sup>th</sup> day of August, 2025.

The  
City of Hamilton

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A. Horwath  
Mayor

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J. Pilon  
Acting City Clerk

## Appendix "A" – Volume 1: Chapter A – Introduction

Proposed Change	Proposed New / Revised Policy
<del>Grey highlighted strikethrough text</del> = text to be deleted	<b>Bolded text</b> = text to be added
<p>A.1.6 This Official Plan relies on legislation, strategies, plans and guidelines as implementation tools to move the City's communities forward to meet, not only City directions, but also provincial requirements. Examples include:</p> <ul style="list-style-type: none"> <li>• Growth Related Integrated Development Strategy (GRIDS 2) - The purpose of GRIDS 2 is to integrate growth management for land use and community services to achieve the City's Vision through the long term development of land uses and services based on environmental priorities, social issues, economic opportunities and population studies. (OPA 167)</li> <li>• Other Initiatives – The City has developed a Corporate Energy and Sustainability Policy, a Community Climate Change Action Plan, and developed Corporate Goals and Areas of Focus for Climate Mitigation and Adaptation to provide a comprehensive, coordinated and multidisciplinary approach to climate change mitigation and adaptation. These plans will require, <b>and</b> where possible, incentivize and encourage environmental sustainability including reducing GHG emissions and improving climate resiliency. (OPA 167)</li> <li>• Master Plans – Water/Wastewater, Storm Water, Transportation, Solid Waste. The purpose of the Master Plans was to prepare strategies and policies for the management and expansion of the City's various engineering services over the next 30 years. They were integrated with land use planning and were conducted under the Environmental Assessment Act and the Municipal Engineers Association Municipal Class Environment Assessment.</li> <li>• Economic Development Strategy – The development and implementation of a community based multi-year strategy is critical for Hamilton to achieve sustainable economic growth and redevelopment. The</li> </ul>	<p>A.1.6 This Official Plan relies on legislation, strategies, plans and guidelines as implementation tools to move the City's communities forward to meet, not only City directions, but also provincial requirements. Examples include:</p> <ul style="list-style-type: none"> <li>• Growth Related Integrated Development Strategy (GRIDS 2) - The purpose of GRIDS 2 is to integrate growth management for land use and community services to achieve the City's Vision through the long term development of land uses and services based on environmental priorities, social issues, economic opportunities and population studies. (OPA 167)</li> <li>• Other Initiatives – The City has developed a Corporate Energy and Sustainability Policy, a Community Climate Change Action Plan, and developed Corporate Goals and Areas of Focus for Climate Mitigation and Adaptation to provide a comprehensive, coordinated and multidisciplinary approach to climate change mitigation and adaptation. These plans will require, and where possible, incentivize and encourage environmental sustainability including reducing GHG emissions and improving climate resiliency. (OPA 167)</li> <li>• Master Plans – Water/Wastewater, Storm Water, Transportation, Solid Waste. The purpose of the Master Plans was to prepare strategies and policies for the management and expansion of the City's various engineering services over the next 30 years. They were integrated with land use planning and were conducted under the Environmental Assessment Act and the Municipal Engineers Association Municipal Class Environment Assessment.</li> <li>• Economic Development Strategy – The development and implementation of a community based multi-year strategy is critical for Hamilton to achieve sustainable economic growth and redevelopment. The</li> </ul>

proposed strategy is developed around a series of components such as labour force, business development, community redevelopment, infrastructure for innovation and marketing and outreach. The success of this Strategy will require the efforts of the City, residents and businesses.

- Human Services Plan – The integration of planning for human service delivery in Hamilton, through collaboration between service delivery organizations including the City, can ensure that human service provision meets the existing and future needs of Hamilton's changing population. Such a plan will also improve the efficiency of service delivery.

- Guidelines – Both the City and Province have adopted subject-based guidelines to provide a greater level of explanation for the implementation of a policy or the completion of a further study. Examples include 'D' Series Guidelines relating to distance separation from sensitive land uses, Environmental Impact Statement Guidelines for the assessment of natural heritage features/lands, Cultural Heritage Impact Assessment Guidelines for the assessment of cultural heritage resources, and Site Plan Guidelines illustrating the City's design preferences for site planning.

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## Appendix "B" – Volume 1: Chapter C – City Wide Systems and Designations

Proposed Change	Proposed New / Revised Policy
<p><del>Grey highlighted strikethrough text</del> = text to be deleted</p>	<p><b>Bolded text</b> = text to be added</p>
<p>C.2.5.10 Where vegetation protection zone widths have not been specified by watershed and sub-watershed plans, secondary plans, Environmental assessments and other studies, the following vegetation protection zone widths shall be evaluated and addressed by Environmental Impact Statements. Other agencies, such as Conservation Authorities, may have different vegetation protection zone requirements. (OPA 218)</p> <p>...</p> <p>d) <b>Unevaluated wetlands – Unevaluated wetlands and non-Provincially Significant Wetlands</b> <del>locally significant wetlands</del> require a 15 metre vegetation protection zone, measured from the boundary of the wetland, as approved by the Conservation Authority or Ministry of Natural Resources, unless an Environmental Impact Statement recommends a more appropriate vegetation protection zone.</p>	<p>C.2.5.10 Where vegetation protection zone widths have not been specified by watershed and sub-watershed plans, secondary plans, Environmental assessments and other studies, the following vegetation protection zone widths shall be evaluated and addressed by Environmental Impact Statements. Other agencies, such as Conservation Authorities, may have different vegetation protection zone requirements. (OPA 218)</p> <p>...</p> <p>d) <i>Unevaluated wetlands – Unevaluated wetlands and non-Provincially Significant Wetlands</i> locally significant wetlands require a 15 metre vegetation protection zone, measured from the boundary of the wetland, as approved by the Conservation Authority or Ministry of Natural Resources, unless an Environmental Impact Statement recommends a more appropriate vegetation protection zone.</p>

## Appendix "C" – Volume 1: Chapter F – Implementation

Proposed Change	Proposed New / Revised Policy
<p><del>Grey highlighted strikethrough text = text to be deleted</del></p>	<p><b>Bolded text</b> = text to be added</p>
<p><del>1.9 Bonusing Provisions and Transfer of Development Rights</del> <b>Community Benefits</b></p> <p>The City may <b>enter into</b> <del>authorize increases in the height and/or density of a proposed urban area development, beyond those permitted in the Zoning By law, in return for the provision of community benefits</del> <b>agreements</b> that meet the policy objectives of this Plan.</p>	<p>1.9 Community Benefits</p> <p>The City may enter into community benefits agreements that meet the policy objectives of this Plan.</p>
<p><del>1.9.1</del></p> <p><del>The City may permit heights and densities that exceed the maximum densities of this Plan and the Zoning By law, provided:</del></p> <p><del>a) the proposed increase in height and density is in compliance with the goals and policies of this Plan; and,</del></p> <p><del>b) the community benefit provided is directly related to the increased height and density of the proposal.</del></p>	<p>Deleted by OPA XX</p>
<p><del>1.9.3 The City may permit the transfer of density potential from one property to another to facilitate:</del></p> <p><del>a) the retention of designated cultural heritage resources or those eligible for designation subject to compatibility of scale and architectural treatment between the heritage resource(s) and the new development and between the recipient property and its existing environs; and,</del></p> <p><del>b) other purposes as specified in secondary plans or area specific policies.</del></p>	<p>Deleted by OPA XX</p>

1.9.34 Prior to enactment of a Zoning By law amendment under Section F.1.9 — Bonusing Provision and Transfer of Development Rights,

**Where community benefits will be provided,** the City shall require the proponent to enter into one or more agreements dealing with the provisions of facilities, services or matters including the timing of conveyances or payments for community benefit to the City. The agreement shall be included in the relevant development agreement which shall be registered on title, where **applicable** possible, against the land to which it applies, or in a restrictive covenant.

1.9.3 Where community benefits will be provided, the City shall require the proponent to enter into one or more agreements dealing with the provisions of facilities, services or matters including the timing of conveyances or payments for community benefit to the City. The agreement shall be registered on title, where applicable, against the land to which it applies, or in a restrictive covenant.


NOT FINAL AND BINDING

# Appendix "D" – Volume 1: Chapter G – Glossary

Proposed Change	Proposed New / Revised Policy
<p><del>Grey highlighted strikethrough text = text to be deleted</del></p>	<p><b>Bolded text</b> = text to be added</p>
<p>Wetlands: <del>means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition. mean land such as swamp, marsh, bog, or fen (not including land that is being</del></p> <p><del>used for agricultural purposes and no longer exhibits wetland characteristics) that:</del></p> <p>a) <del>_____ is seasonally or permanently covered with shallow water or has the water table close to or at the surface;</del></p> <p>b) <del>_____ has hydric soils and vegetation dominated by water tolerant plants; and</del></p> <p>c) <del>_____ has been further identified according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time;</del></p> <p>d) <del>_____ This includes provincially and locally significant wetlands. (Greenbelt Plan, 2005)</del></p>	<p>Wetlands: means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.</p>
<p>Add definition of Unevaluated Wetlands to Chapter G – Glossary.</p>	<p>Unevaluated Wetlands: means wetlands that have not been evaluated using the Ontario Wetland Evaluation System (OWES).</p>

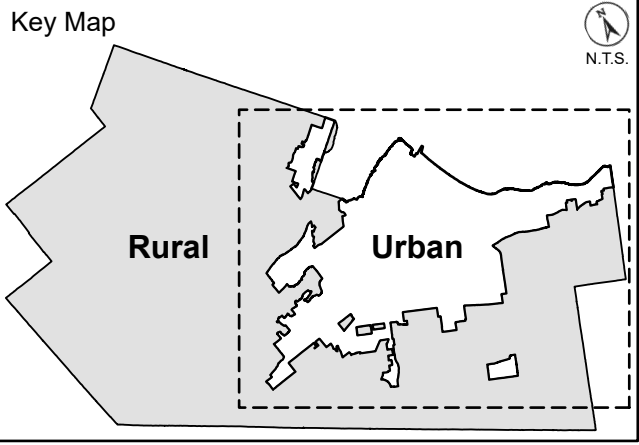
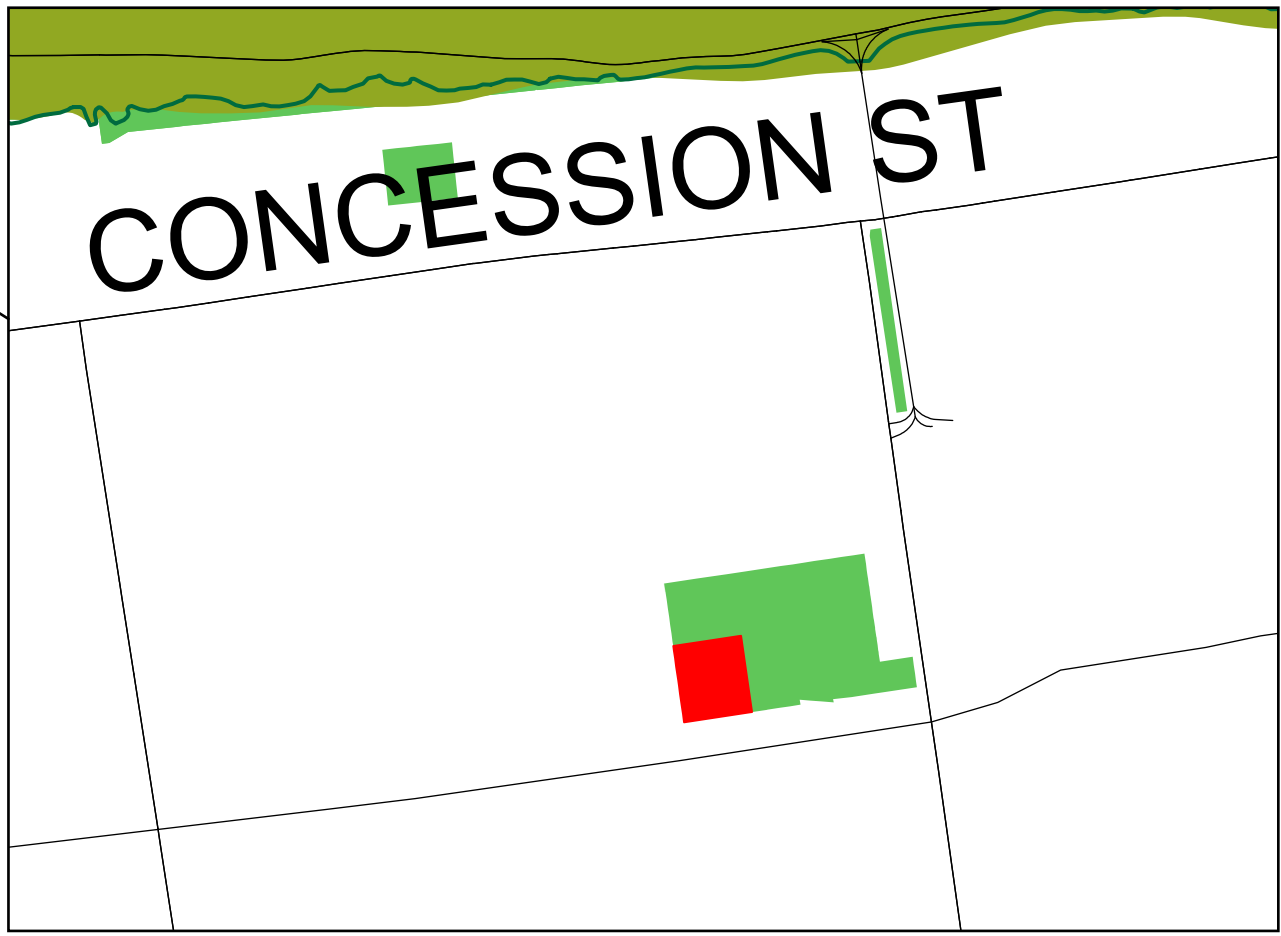


Appendix E  
APPROVED Amendment No.239  
to the Urban Hamilton Official Plan






 Lands to be designated as "Parks & General Open Space" (155 East 26th St, Hamilton)






Change "Core Areas" to "Core Area - Key Natural Heritage Features" in the Legend  
Change "Core Areas" to "Core Area – Key Hydrologic Feature Streams" in the Legend

Date: July 30, 2025	Revised By: DK/NB	Reference File No.: OPA-U-239(H)
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**Note:** For Rural Detailed Natural Heritage Features refer to Schedule B of the Rural Hamilton Official Plan.

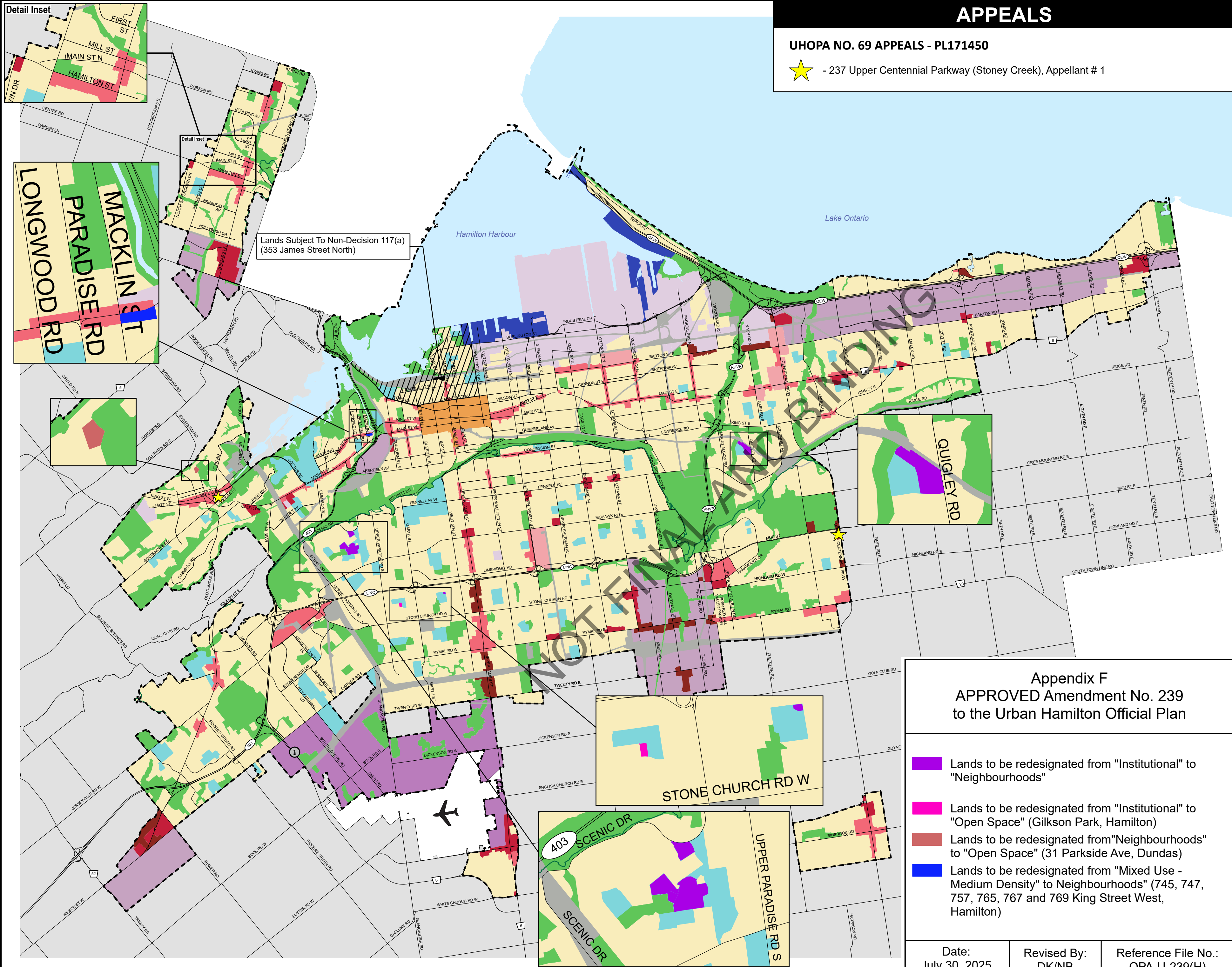
- Legend**
-  Core Areas
  -  Area Specific Policy USC-1 and USC-2 in Volume 3
  -  Linkages
  -  Parks & General Open Space (Excluding Parkettes)
  -  Key Hydrologic Feature Streams

- Other Features**
-  Rural Area
  -  John C. Munro Hamilton International Airport
  -  Niagara Escarpment
  -  Urban Boundary
  -  Municipal Boundary

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

**Urban Hamilton Official Plan  
Schedule B  
Natural Heritage System**

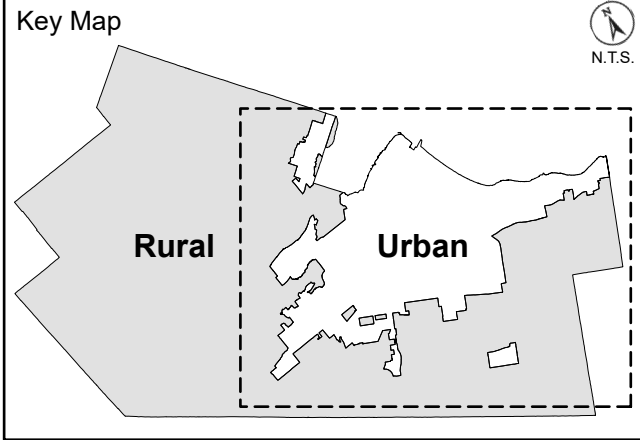




APPEALS

UHOA NO. 69 APPEALS - PL171450

★ - 237 Upper Centennial Parkway (Stoney Creek), Appellant # 1



Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.

Legend

- Neighbourhoods
- Open Space
- Institutional
- Utility

Commercial and Mixed use Designations

- Downtown Mixed Use Area
- Mixed Use - High Density
- Mixed Use - Medium Density
- District Commercial
- Arterial Commercial

Employment Area Designations

- Industrial Land
- Business Park
- Airport Employment Growth District
- Shipping & Navigation

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- City Boundary
- Lands Subject to Non Decision - 113 West Harbour Setting Sail

Appendix F  
APPROVED Amendment No. 239  
to the Urban Hamilton Official Plan

- Lands to be redesignated from "Institutional" to "Neighbourhoods"
- Lands to be redesignated from "Institutional" to "Open Space" (Gilkson Park, Hamilton)
- Lands to be redesignated from "Neighbourhoods" to "Open Space" (31 Parkside Ave, Dundas)
- Lands to be redesignated from "Mixed Use - Medium Density" to Neighbourhoods" (745, 747, 757, 765, 767 and 769 King Street West, Hamilton)

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

Urban Hamilton Official Plan  
Schedule E-1  
Urban Land Use Designations



Date: March 21, 2025

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

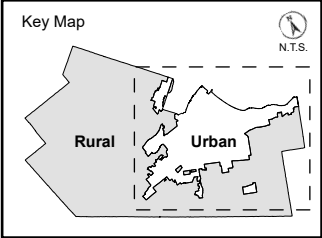
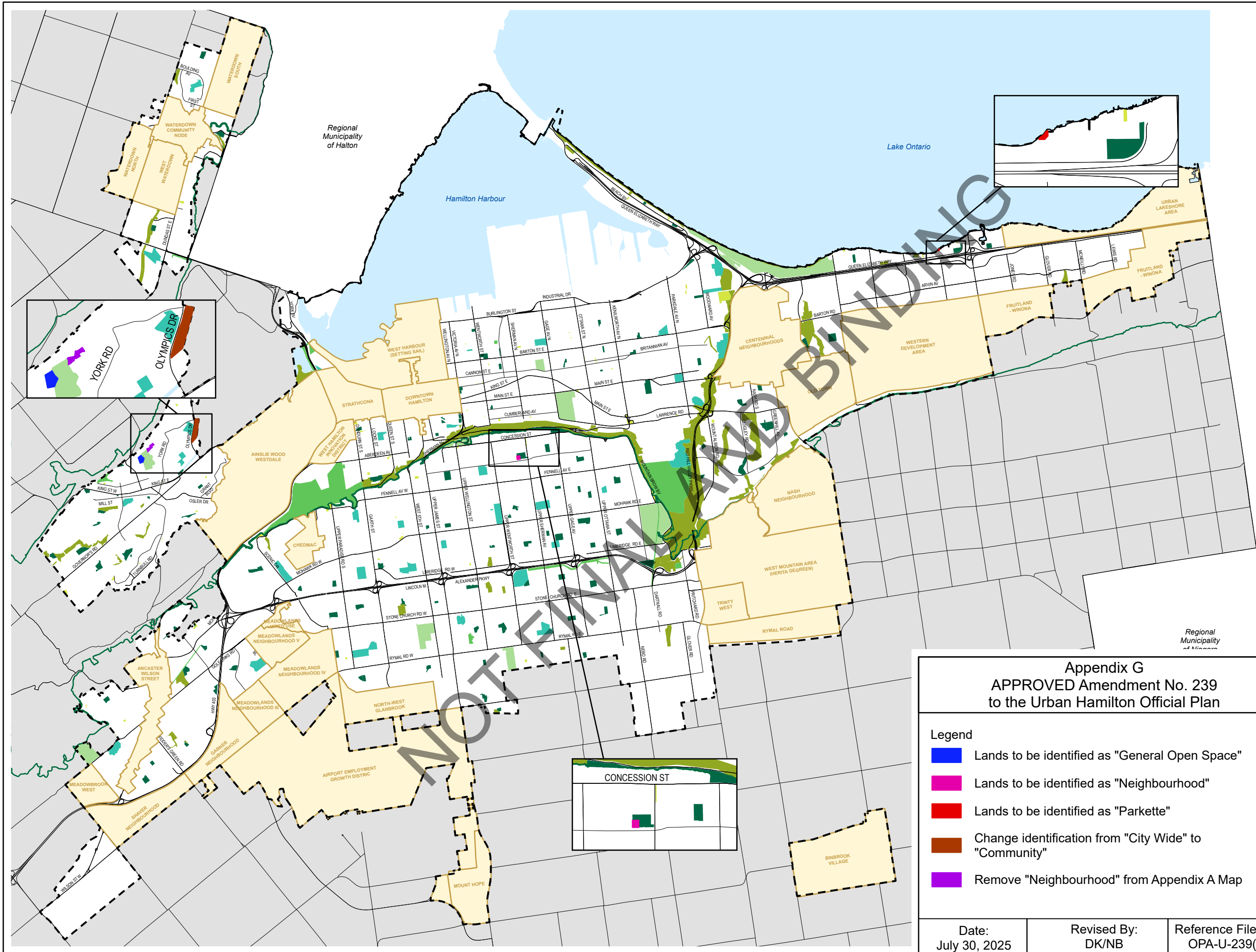
© Teranet Land Information Services Inc. and its licensors. [2009] May not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY

Date:  
July 30, 2025

Revised By:  
DK/NB

Reference File No.:  
OPA-U-239(H)





**Note:** For Rural Parks Classification Designations, refer to Appendix A of the Rural Hamilton Official Plan.

**Legend**

- Secondary Plans
- Park Classification
  - City Wide
  - Community
  - General Open Space
  - Natural Open Space
  - Neighbourhood
  - Parkette

**Other Features**

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

**Appendix G**  
**APPROVED Amendment No. 239**  
**to the Urban Hamilton Official Plan**

**Legend**

- Lands to be identified as "General Open Space"
- Lands to be identified as "Neighbourhood"
- Lands to be identified as "Parkette"
- Change identification from "City Wide" to "Community"
- Remove "Neighbourhood" from Appendix A Map

Date:  
July 30, 2025

Revised By:  
DK/NB

Reference File No.:  
OPA-U-239(H)

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

**Urban Hamilton Official**  
**Appendix A**  
**Parks Classification Map**  
(Parks Outside of Secondary Plans)

# Appendix "H" - Volume 2: Chapter B-5.1 – Binbrook Village Secondary Plan

Proposed Change	Proposed New / Revised Policy
<del>Grey highlighted strikethrough text</del> = text to be deleted	<b>Bolded text</b> = text to be added
<p>B.5.1.5.1 In addition to Section E.4.6 – Mixed Use - Medium Density designation of Volume 1, the following policies shall apply to the lands designated Mixed Use - Medium Density on Map B.5.1-1 – Binbrook Village – Land Use Plan, also referred to as the Community Core:</p> <p>...</p> <p><del>g) A Village Square shall be provided at the northeast corner of Regional Road 56 and Binbrook Road.</del></p> <p><del>h)g)</del> Notwithstanding Policies E.4.6.7 and E.4.6.8 of Volume 1, building heights shall not exceed three storeys.</p> <p><del>h)h)</del> Section E.4.3 – Pedestrian Focus Streets of Volume 1 shall apply to the lands identified as pedestrian focus streets on Map B.5.1-1 – Binbrook Village – Land Use Plan. (OPA 69)</p> <p><del>h)i)</del> To guide and control development and to ensure that the Community Core develops in a well designed manner with adequate infrastructure and amenities, the City may investigate the designation of these lands as a Community Improvement Project Area.</p>	<p>B.5.1.5.1 In addition to Section E.4.6 – Mixed Use - Medium Density designation of Volume 1, the following policies shall apply to the lands designated Mixed Use - Medium Density on Map B.5.1-1 – Binbrook Village – Land Use Plan, also referred to as the Community Core:</p> <p>...</p> <p>g) Notwithstanding Policies E.4.6.7 and E.4.6.8 of Volume 1, building heights shall not exceed three storeys.</p> <p>h) Section E.4.3 – Pedestrian Focus Streets of Volume 1 shall apply to the lands identified as pedestrian focus streets on Map B.5.1-1 – Binbrook Village – Land Use Plan. (OPA 69)</p> <p>i) To guide and control development and to ensure that the Community Core develops in a well designed manner with adequate infrastructure and amenities, the City may investigate the designation of these lands as a Community Improvement Project Area.</p>
<p>B.5.1.6.1 In addition to Sections B.3.5.3 – Parkland Policies and C.3.3 – Open Space Designations of Volume 1, the following policies shall apply to lands designated Natural Open Space, General Open Space, Community Park, Neighbourhood Park, and Parkette on Map B.5.1-1 – Binbrook Village – Land Use Plan, to provide a variety of recreational opportunities for the residents of Binbrook Village and to preserve significant existing natural vegetation:</p>	<p>B.5.1.6.1 In addition to Sections B.3.5.3 – Parkland Policies and C.3.3 – Open Space Designations of Volume 1, the following policies shall apply to lands designated Natural Open Space, General Open Space, Community Park, Neighbourhood Park, and Parkette on Map B.5.1-1 – Binbrook Village – Land Use Plan, to provide a variety of recreational opportunities for the residents of Binbrook Village and to preserve significant existing natural vegetation:</p>

<p><b>h) A Village Square parkette shall be provided at the northeast corner of Regional Road 56 and Binbrook Road.</b></p>	<p>h) A Village Square parkette shall be provided at the northeast corner of Regional Road 56 and Binbrook Road.</p>
<p>Site Specific Policy – Area E (OPA 1) (OPA 69) (OPA 166 B.5.1.13.5 Notwithstanding Sections E.4.3.4 d) and E.4.6.6 a) of Volume 1 and Section B.5.1.5.1 h), as it applies to drive-through uses on pedestrian focus streets, for lands located at 2660-2668 Binbrook Road East and 2651 Regional Road 56, a maximum of one drive-through facility accessory to a restaurant shall be permitted subject to the following:</p> <ul style="list-style-type: none"> <li>a) The development of the building containing a restaurant and drive-through facility shall not precede the development of the principle two storey building;</li> <li>b) Prior to the approval of a site plan for the subject lands, an Urban Design Report shall be submitted indicating how the proposed site plan implements the design policies set out in the Binbrook Village Secondary Plan, the Binbrook Urban Design Guidelines and the design provisions contained in Volume 1, Section E.4.3.4 and how the proposed development contributes to a high quality of design in the Binbrook Community Core;</li> <li>c) The development of the subject lands shall incorporate proper traffic control measures, including signage; and,</li> <li>d) The stacking lanes, order stations and pick up windows shall not be located between the building and the road allowance of the public street. The stacking lanes shall also be appropriately screened from view of the municipal parkette at the north east corner of Regional Road 56 and Binbrook Road East. Drive-through stacking lanes shall not be located to impede pedestrian movement toward</li> </ul>	<p>Site Specific Policy – Area E (OPA 1) (OPA 69) (OPA 166 B.5.1.13.5 Notwithstanding Sections E.4.3.4 d) and E.4.6.6 a) of Volume 1 and Section B.5.1.5.1 h), as it applies to drive-through uses on pedestrian focus streets, for lands located at 2660-2668 Binbrook Road East and 2651 Regional Road 56, a maximum of one drive-through facility accessory to a restaurant shall be permitted subject to the following:</p> <ul style="list-style-type: none"> <li>a) The development of the building containing a restaurant and drive-through facility shall not precede the development of the principle two storey building;</li> <li>b) Prior to the approval of a site plan for the subject lands, an Urban Design Report shall be submitted indicating how the proposed site plan implements the design policies set out in the Binbrook Village Secondary Plan, the Binbrook Urban Design Guidelines and the design provisions contained in Volume 1, Section E.4.3.4 and how the proposed development contributes to a high quality of design in the Binbrook Community Core;</li> <li>c) The development of the subject lands shall incorporate proper traffic control measures, including signage; and,</li> <li>d) The stacking lanes, order stations and pick up windows shall not be located between the building and the road allowance of the public street. The stacking lanes shall also be appropriately screened from view of the municipal parkette at the north east corner of Regional Road 56 and Binbrook Road East. Drive-through stacking lanes shall not be located to impede pedestrian movement toward</li> </ul>

the main door.	the main door.
<p>Site Specific Policy – Area S (OPA 131) B.5.1.13.19</p> <p>Notwithstanding Policy B.5.1.5.1 <del>h)</del> <b>g)</b> of Volume 2, for the lands located at 3033, 3047, 3055 and 3063 Binbrook Road and identified as Site Specific Policy – Area S on Map B.5.1-1 Binbrook Village Secondary Plan – Land Use Plan, building heights shall not exceed six storeys.</p>	<p>Site Specific Policy – Area S (OPA 131) B.5.1.13.19</p> <p>Notwithstanding Policy B.5.1.5.1 g) of Volume 2, for the lands located at 3033, 3047, 3055 and 3063 Binbrook Road and identified as Site Specific Policy – Area S on Map B.5.1-1 Binbrook Village Secondary Plan – Land Use Plan, building heights shall not exceed six storeys.</p>
<p>Site Specific Policy – Area V (OPA 199) B.5.1.13.22</p> <p>For the lands located as Site Specific Policy - Area V on Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan, designated “Mixed Use – Medium Density – Pedestrian Focus” and known municipally as 3064, 3070, 3078 and 3084 Regional Road 56, and Part of Block 130, Plan 62M-1062, the following policies shall apply:</p> <p>a) Notwithstanding Policy E.4.3.4 d) of Volume 1, residential uses shall be permitted on the ground floor of a building facing a pedestrian focus street; and,</p> <p>b) Notwithstanding Policy B.5.1.5.1 <del>h)</del> <b>g)</b>, building heights shall not exceed six storeys.</p>	<p>Site Specific Policy – Area V (OPA 199) B.5.1.13.22</p> <p>For the lands located as Site Specific Policy - Area V on Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan, designated “Mixed Use – Medium Density – Pedestrian Focus” and known municipally as 3064, 3070, 3078 and 3084 Regional Road 56, and Part of Block 130, Plan 62M-1062, the following policies shall apply:</p> <p>a) Notwithstanding Policy E.4.3.4 d) of Volume 1, residential uses shall be permitted on the ground floor of a building facing a pedestrian focus street; and,</p> <p>b) Notwithstanding Policy B.5.1.5.1 g), building heights shall not exceed six storeys.</p>
<p>Site Specific Policy – Area W (OPA 200) B.5.1.13.23</p> <p>For the lands located as Site Specific Policy - Area W on Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan, designated “Mixed Use – Medium Density – Pedestrian Focus” and known municipally as 3160, 3168, 3180 and 3190 Regional Road 56, the following policies shall apply:</p> <p>a) Notwithstanding Policy E.4.3.4 d) of Volume 1, residential uses shall be permitted on the ground floor of a building facing a pedestrian focus street; and</p> <p>b) Notwithstanding Policy B.5.1.5.1 <del>h)</del> <b>g)</b>, building heights shall not exceed six storeys.</p>	<p>Site Specific Policy – Area W (OPA 200) B.5.1.13.23</p> <p>For the lands located as Site Specific Policy - Area W on Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan, designated “Mixed Use – Medium Density – Pedestrian Focus” and known municipally as 3160, 3168, 3180 and 3190 Regional Road 56, the following policies shall apply:</p> <p>a) Notwithstanding Policy E.4.3.4 d) of Volume 1, residential uses shall be permitted on the ground floor of a building facing a pedestrian focus street; and</p> <p>b) Notwithstanding Policy B.5.1.5.1g),</p>

	building heights shall not exceed six storeys.
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NOT FINAL AND BINDING

# Appendix "I" - Volume 2: Chapter B-6.1 – Downtown Hamilton Secondary Plan

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>Delete Policy 6.1.4.8 in its entirety.</p> <p><b>Section 37 Bonusing</b></p> <p><del>B.6.1.4.8 Through the implementing Zoning By-law for the Downtown Hamilton Secondary Plan, or site specific zoning by law amendments, the City may authorize increases in the height of a proposed development beyond those permitted in the Zoning By-law, subject to the policies of the Secondary Plan, in return for the provision of community benefits. Where the City enters into Section 37 agreements with a landowner for increases in height, the following shall apply:</del></p> <p><del>a) The proposed height increase:</del></p> <ul style="list-style-type: none"> <li><del>i) shall be no greater than the height of the top of the Escarpment in accordance with Policy 6.1.4.14 of this Plan;</del></li> <li><del>ii) s consistent with the principles, objectives, and policies of the Downtown Hamilton Secondary Plan;</del></li> <li><del>iii) is compatible with the surrounding area;</del></li> <li><del>iv) provides community benefits consistent with the Downtown Hamilton Secondary Plan, above and beyond those that would otherwise be provided under the provisions of the Planning Act, Development Charges Act, or other statute; and,</del></li> <li><del>v) provides community benefits consistent with the Downtown Hamilton Secondary Plan that bear a reasonable planning relationship to the increase in height, including, at a minimum, having a geographic relationship to the development and addressing the planning issues associated with the development.</del></li> </ul> <p><del>b) Notwithstanding Policy F.1.9.2 of Volume 1, priority community benefits considered appropriate for the application of</del></p>	



<p>increased height shall be limited to the following:</p> <ul style="list-style-type: none"> <li>i) provision of housing, in particular rental and affordable housing;</li> <li>ii) community facilities/services;</li> <li>iii) child care facilities;</li> <li>iv) cultural facilities;</li> <li>v) protection of cultural heritage resources; and,</li> <li>vi) transit station improvements.</li> </ul> <p>c) Increases to height shall only be considered where the proposed development can be accommodated by existing or improved infrastructure. Planning studies may be required to address infrastructure capacity to the proposed development and any impacts on the surrounding area in accordance with Policy 6.1.13.1 f) of this Plan.</p> <p>d) A by law passed under Section 34 of the Planning Act is required to permit increases in height. The by law shall set out the approved height and shall describe the community benefits which are being exchanged for the increase in height. The landowner may be required to enter into an agreement with the City that addresses the provision of community benefits. The agreement may be registered against the land to which it applies.</p>	
<p>Delete Policy B.6.1.4.9 in its entirety.</p> <p><del>B.6.1.4.9 The City shall develop an implementation protocol for Bonusing agreements using Section 37 of the Planning Act.</del></p>	

<p>B.6.1.4.23 All tall buildings shall meet the following requirements:</p> <ul style="list-style-type: none"> <li>a) the building base shall be designed to: <ul style="list-style-type: none"> <li>i) fit harmoniously within the context of neighbouring streetwall heights. Where there is no consistent streetwall height context for the area, the streetwall height shall be established in a manner that maintains a comfortable pedestrian scale and appropriate street proportion;</li> <li>ii) reduce and mitigate wind impacts on the public realm, including streets, sidewalks, parks and open spaces, and privately owned publicly accessible spaces. Pedestrian level wind conditions shall be suitable for <del>sitting and standing</del> <b>the intended use of the space</b>, with higher standards applied to parks and open spaces and <i>Pedestrian Focus Streets</i>; and,</li> <li>iii) minimize shadows, in accordance with Policies B.6.1.4.34 through B.6.1.4.39 of this Plan, to preserve the utility of sidewalks, parks, public and private open spaces, school yards and buildings, childcare centres, playgrounds, sitting areas, patios, and other similar uses.</li> </ul> </li> </ul>	<p>B.6.1.4.23 All tall buildings shall meet the following requirements:</p> <ul style="list-style-type: none"> <li>a) the building base shall be designed to: <ul style="list-style-type: none"> <li>i) fit harmoniously within the context of neighbouring streetwall heights. Where there is no consistent streetwall height context for the area, the streetwall height shall be established in a manner that maintains a comfortable pedestrian scale and appropriate street proportion;</li> <li>ii) reduce and mitigate wind impacts on the public realm, including streets, sidewalks, parks and open spaces, and privately owned publicly accessible spaces. Pedestrian level wind conditions shall be suitable for the intended use of the space, with higher standards applied to parks and open spaces and <i>Pedestrian Focus Streets</i>; and,</li> <li>iii) minimize shadows, in accordance with Policies B.6.1.4.34 through B.6.1.4.39 of this Plan, to preserve the utility of sidewalks, parks, public and private open spaces, school yards and buildings, childcare centres, playgrounds, sitting areas, patios, and other similar uses.</li> </ul> </li> </ul>
<p>B.6.1.4.35 Proposed <i>development</i> shall allow for a minimum of 3 hours of sun coverage <b>per day</b> <del>between 10:00 a.m. and 4:00 p.m.</del> as measured on March 21st to September 21st on public sidewalks <b>on the opposite side of the street</b>, and public and private outdoor amenity areas such as patios, sitting areas, and other similar areas.</p>	<p>B.6.1.4.35 Proposed <i>development</i> shall allow for a minimum of 3 hours of sun coverage per day as measured on March 21st to September 21st on public sidewalks on the opposite side of the street, and public and private outdoor amenity areas such as patios, sitting areas, and other similar areas.</p>
<p>B.6.1.4.36 Proposed <i>development</i> shall allow for a minimum of 50% <b>cumulative</b> sun coverage <del>at all times of the day</del> as measured on March 21st to September 21st on public plazas, existing and planned parks, and open spaces, school yards, and playgrounds.</p>	<p>B.6.1.4.36 Proposed <i>development</i> shall allow for a minimum of 50% cumulative sun coverage as measured on March 21st to September 21st on public plazas, existing and planned parks, and open spaces, school yards, and playgrounds.</p>
<p>B.6.1.4.38 Buildings shall be sited, massed and designed to reduce and mitigate wind impacts on the public realm, including streets, sidewalks, parks, and open spaces. Pedestrian wind levels shall be suitable for <b>the intended use of the space</b> <del>sitting and</del></p>	<p>B.6.1.4.38 Buildings shall be sited, massed and designed to reduce and mitigate wind impacts on the public realm, including streets, sidewalks, parks, and open spaces. Pedestrian wind levels shall be suitable for the intended use of the space. Higher standards</p>

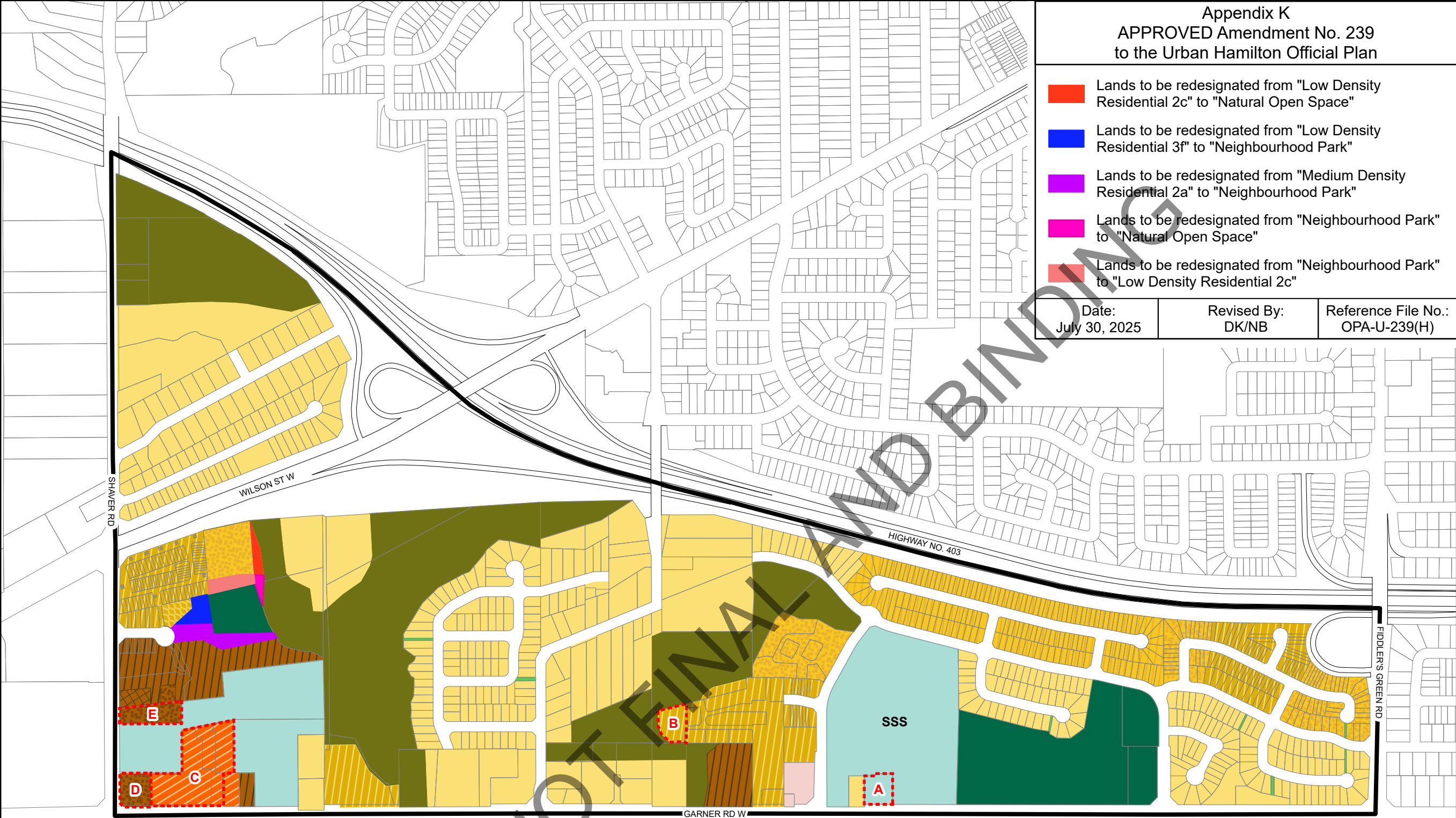
standing. Higher standards may be required for development adjacent to parks and open spaces, and along *Pedestrian Focus Streets*.

may be required for development adjacent to parks and open spaces, and along *Pedestrian Focus Streets*.

NOT FINAL AND BINDING

Appendix "J" - Volume 2: Chapter B-7.6 – West Mountain (Heritage Green)  
Secondary Plan

Proposed Change	Proposed New / Revised Policy
<p><del>Grey highlighted strikethrough text = text to be deleted</del></p> <p>B.7.6.8.3 A bikeway and pedestrian system to provide for the use of and safe access to open space areas and other community facilities is identified on Map B.7.6-1 - West Mountain Area (Heritage Green) - Land Use Plan. The following policies shall guide the development of the bikeway and pedestrian system:</p> <p>a) On-Street Bikeway - A bikeway shall be located within arterial and collector rights-of-way and shall be spatially separated from motorized traffic and pedestrians and paved with an approximate width of 2 metres. <del>Any addition or deletion to this system will require an Official Plan Amendment. However,</del> <b>Changes to the bikeway approved by the City as part of City initiated projects or studies, or</b> minor alterations <del>necessary</del> to improve the efficiency of the system will not require an amendment to the Plan.</p>	<p><b>Bolded text = text to be added</b></p> <p>B.7.6.8.3 A bikeway and pedestrian system to provide for the use of and safe access to open space areas and other community facilities is identified on Map B.7.6-1 - West Mountain Area (Heritage Green) - Land Use Plan. The following policies shall guide the development of the bikeway and pedestrian system:</p> <p>a) On-Street Bikeway - A bikeway shall be located within arterial and collector rights-of-way and shall be spatially separated from motorized traffic and pedestrians and paved with an approximate width of 2 metres. Changes to the bikeway approved by the City as part of City initiated projects or studies, or minor alterations to improve the efficiency of the system will not require an amendment to the Plan.</p>



Appendix K  
APPROVED Amendment No. 239  
to the Urban Hamilton Official Plan

Lands to be redesignated from "Low Density Residential 2c" to "Natural Open Space"

Lands to be redesignated from "Low Density Residential 3f" to "Neighbourhood Park"

Lands to be redesignated from "Medium Density Residential 2a" to "Neighbourhood Park"

Lands to be redesignated from "Neighbourhood Park" to "Natural Open Space"

Lands to be redesignated from "Neighbourhood Park" to "Low Density Residential 2c"

Date:  
July 30, 2025

Revised By:  
DK/NB

Reference File No.:  
OPA-U-239(H)

Legend

Residential Designations

Low Density Residential 1

Low Density Residential 2a

Low Density Residential 2c

Low Density Residential 3a

Low Density Residential 3f

Medium Density Residential 2a

Medium Density Residential 2b

Medium Density Residential 2c

High Density Residential 1

Parks and Open Space Designations

Neighbourhood Park

General Open Space

Natural Open Space

Other Designations

Local Commercial

Institutional

SSS

Separate Secondary School

Other Features

Area or Site Specific Policy

Secondary Plan Boundary

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

Urban Hamilton Official Plan  
Shaver Neighbourhood  
Land Use Plan  
Map B.2.2-1

Date: May 2024

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Appendix L

APPROVED Amendment No. 239

to the Urban Hamilton Official Plan

Lands to be redesignated from "Mixed Use Medium Density - Pedestrian Focus" to "Parkette"

(2680 Binbrook Road, Glanbrook)

Date:

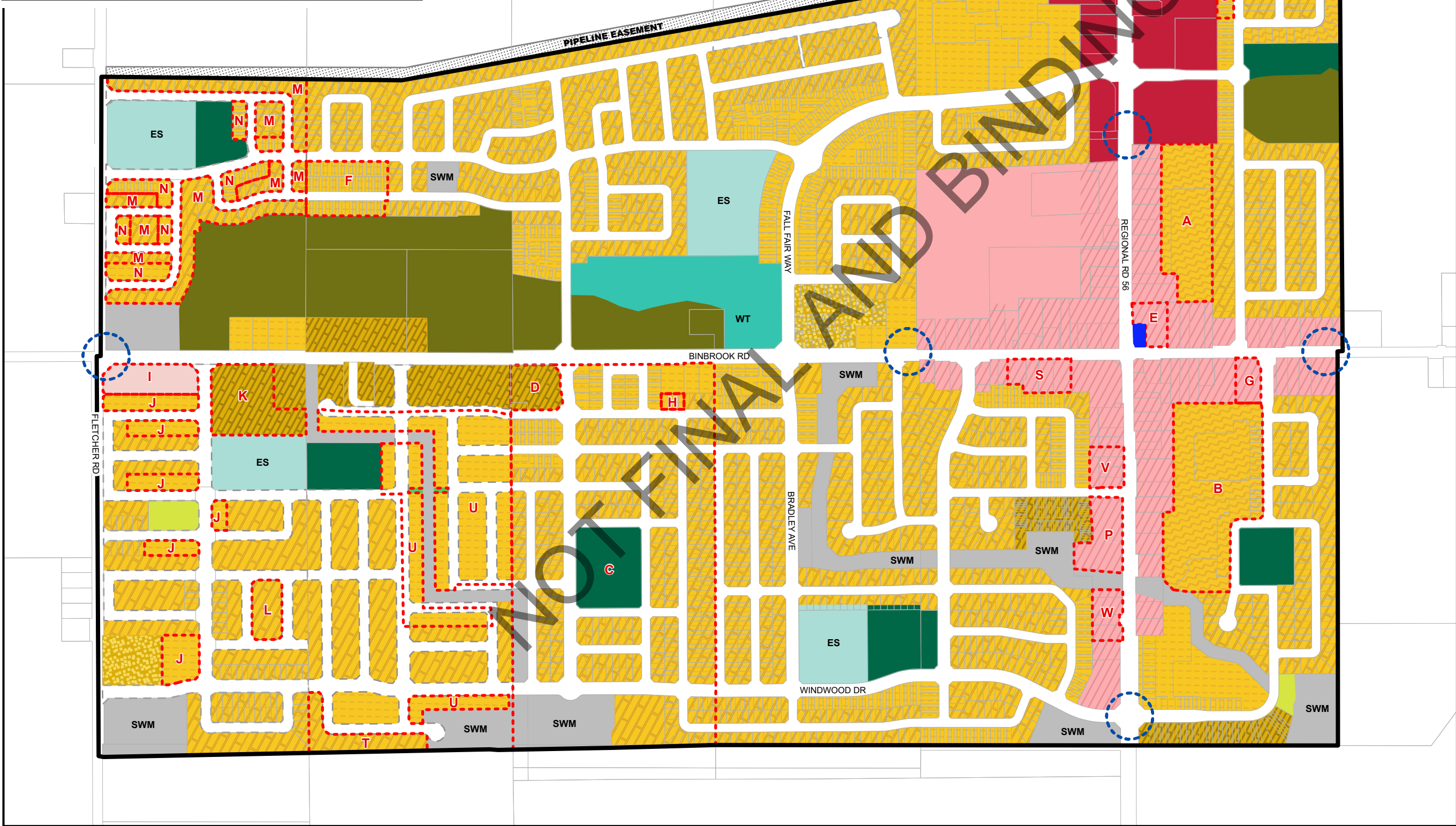
Revised By:

Reference File No.:

July 30, 2025

DK/NB

OPA-U-239(H)



Legend

Residential Designations

Low Density Residential 2d

Low Density Residential 2e

Low Density Residential 2h

Low Density Residential 3c

Low Density Residential 3e

Commercial and Mixed Use Designations

Local Commercial

District Commercial

Mixed Use - Medium Density

Mixed Use - Medium Density - Pedestrian Focus

Parks and Open Space Designations

Parkette

Neighbourhood Park

Community Park

General Open Space

Natural Open Space

Other Designations

Institutional

ES

Utility

SWM

Other Features

Area or Site Specific Policy

Gateway

WT

Pipeline

Proposed Roads

Secondary Plan Boundary

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

Map B.5.1-1

Date: January 17, 2025

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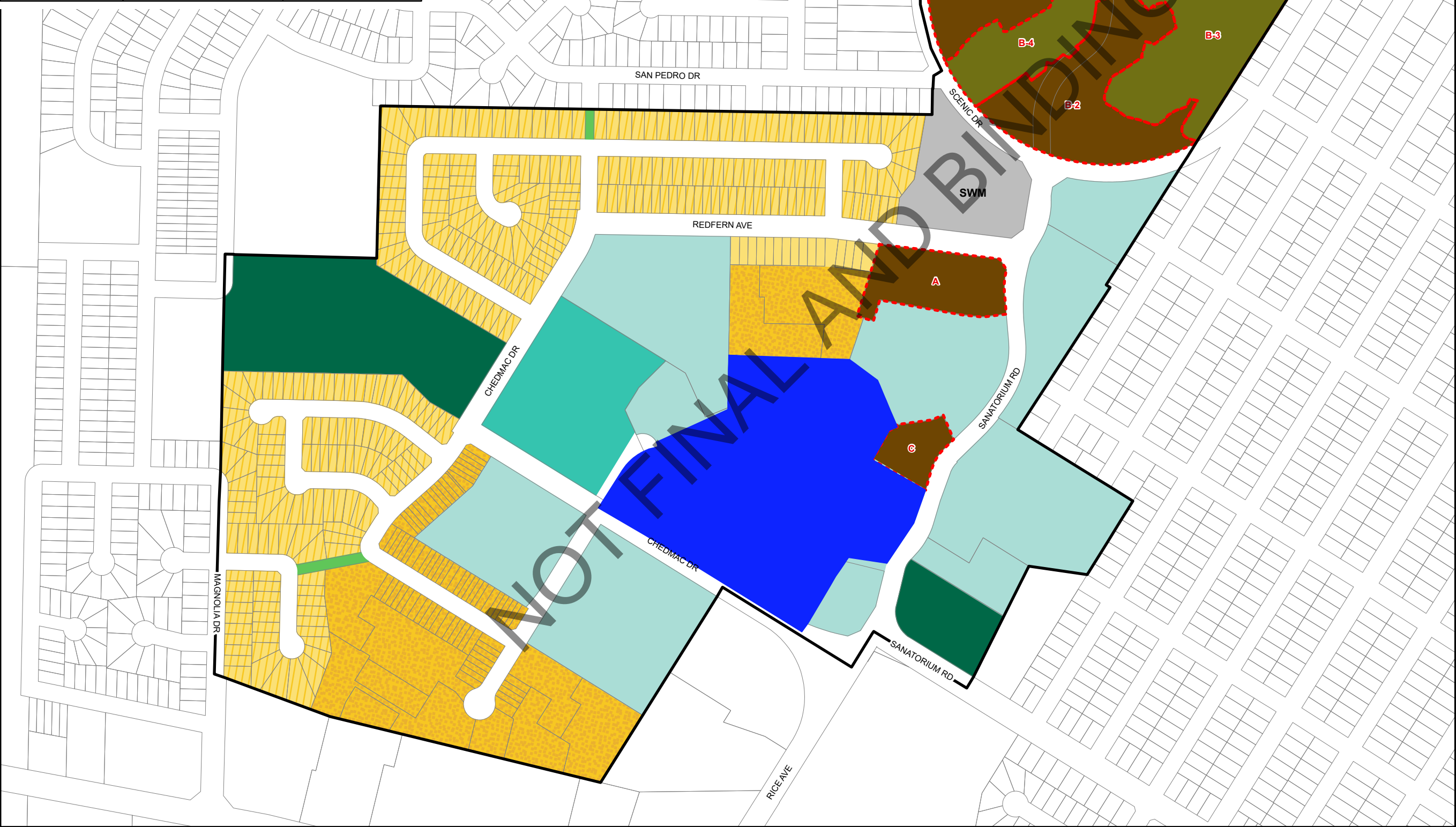
Appendix M  
APPROVED Amendment No. 239  
to the Urban Hamilton Official Plan

Lands to be redesignated from "Institutional" to  
"Low Density Residential 2c"

Date:  
July 30, 2025

Revised By:  
DK/NB

Reference File No.:  
OPA-U-239(H)



Legend

Residential Designations

Low Density Residential 1

Low Density Residential 1a

Low Density Residential 2c

Medium Density Residential 3

Parks and Open Space Designations

Neighbourhood Park

Community Park

General Open Space

Natural Open Space

Other Designations

Institutional

Utility

SWM

Storm Water Management

Other Features

Area or Site Specific Policy

Proposed Private Roads

Secondary Plan Boundary

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

Urban Hamilton Official Plan  
Chedmac  
Secondary Plan  
Land Use Plan  
Map B.6.3-1

Date: June 2024

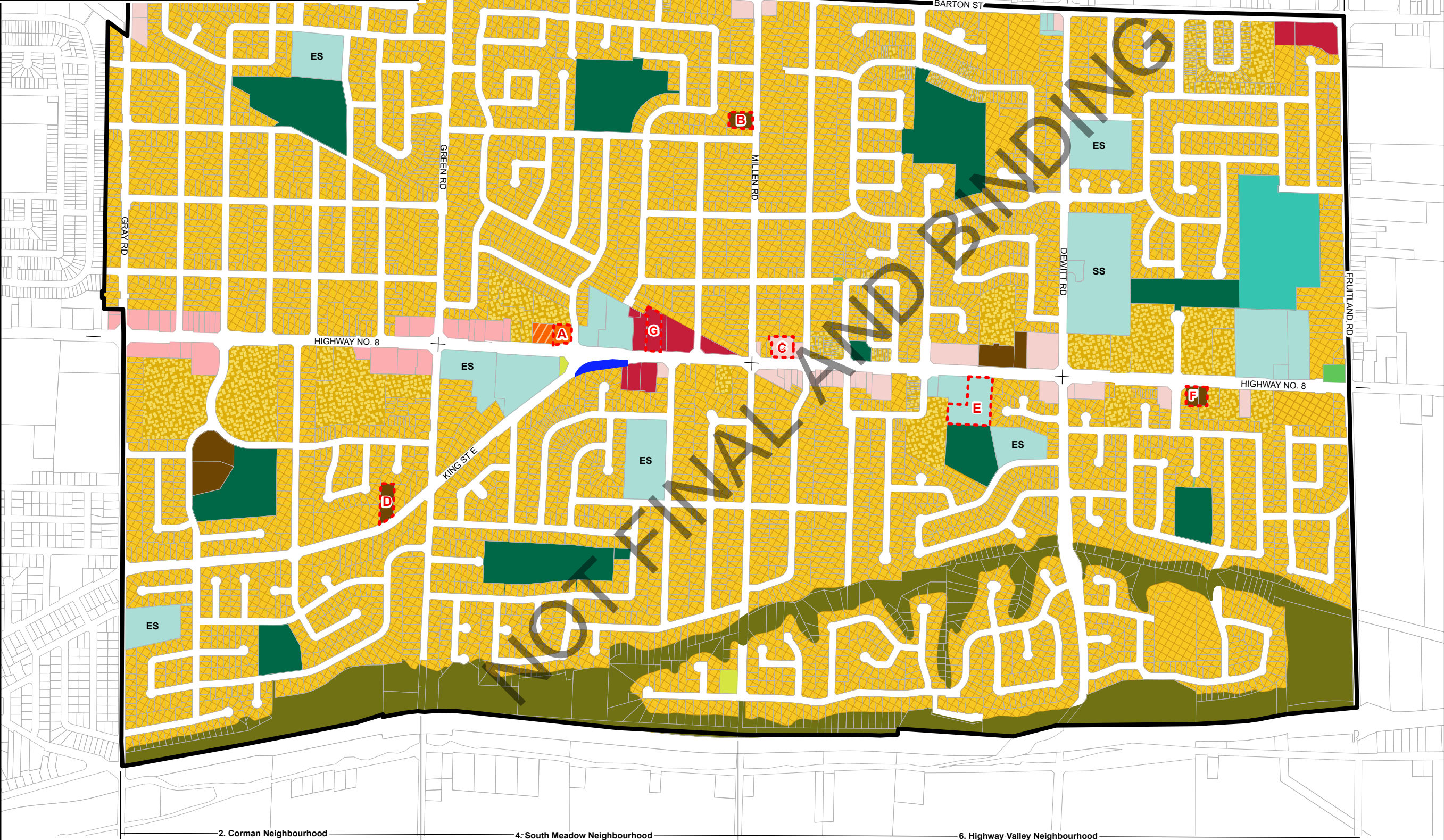
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Residential Designations

Low Density Residential 2b

Low Density Residential 3c

Medium Density Residential 3

High Density Residential 1

Commercial and Mixed Use Designations

Local Commercial

Mixed Use - Medium Density

District Commercial

Parks and Open Space Designations

Parkette

Neighbourhood Park

Community Park

General Open Space

Natural Open Space

Other Designations

Institutional

ES

Elementary School

SS

Secondary School

Other Features

Area or Site Specific Policy

Secondary Plan Boundary

Council Adopted: July 9, 2009

Ministerial Approval: March 16, 2011

Effective Date: August 16, 2013

Urban Hamilton Official Plan

Western Development Area

Secondary Plan

Land Use Plan Map

Map B.7.1-1

Date: January 28, 2025

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Appendix O

APPROVED Amendment No. 239

to the Urban Hamilton Official Plan

Lands to be redesignated from "Mixed Use - Medium Density - Pedestrian Focus" to "Parkette"

(70 King Street East, Stoney Creek)

Date:

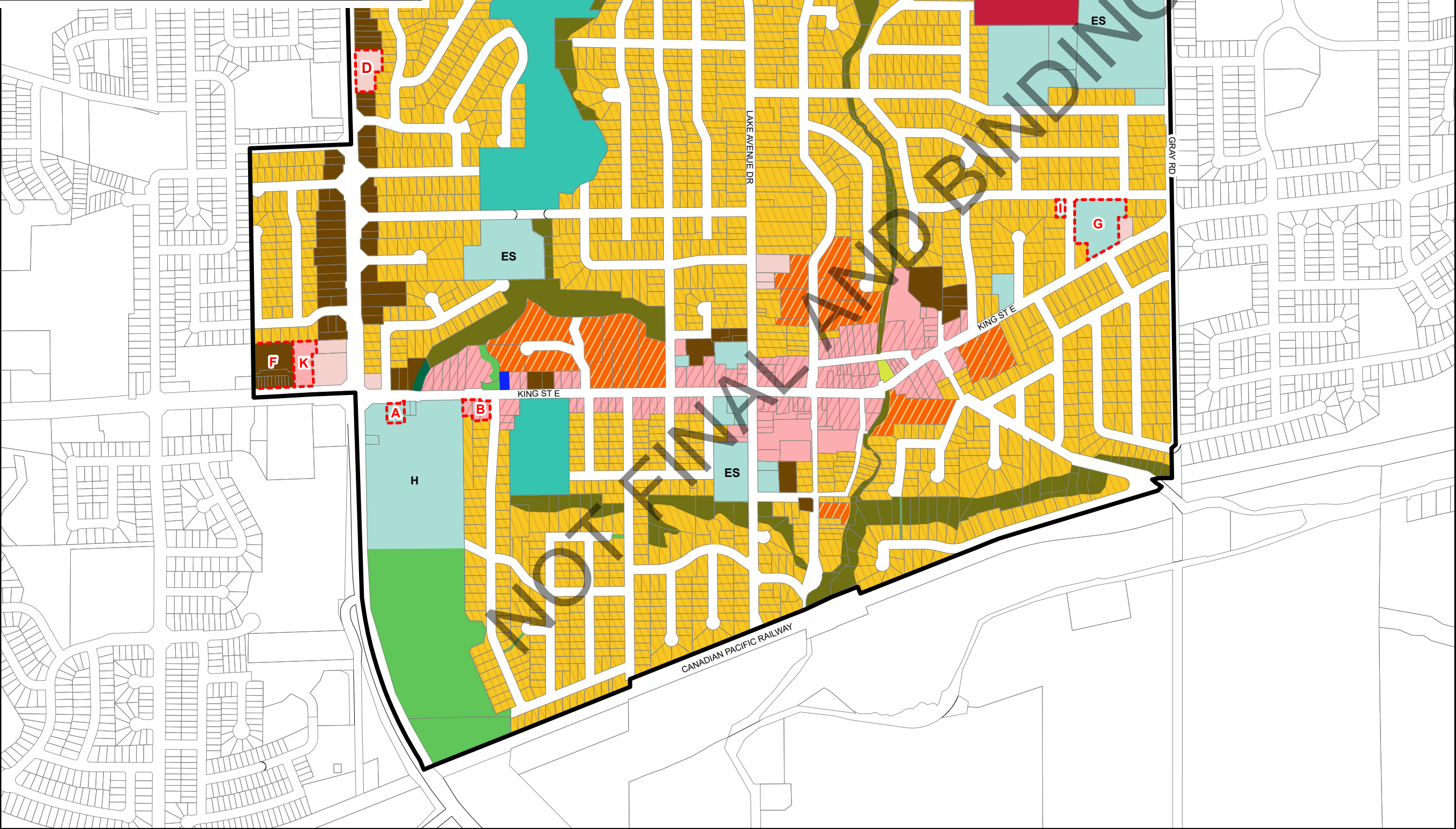
July 30, 2025

Revised By:

DK/NB

Reference File No.:

OPA-U-239(H)



Legend

Residential Designations

Low Density Residential 2a

Medium Density Residential 3

High Density Residential 1

Commercial and Mixed Use Designations

Local Commercial

Mixed Use - Medium Density

Mixed Use - Medium Density - Pedestrian Focus

Mixed Use - High Density

District Commercial

Parks and Open Space Designations

Parkette

Neighbourhood Park

Community Park

General Open Space

Natural Open Space

Other Designations

Institutional

ES

Elementary School

H

Historic Site

Other Features

Area or Site Specific Policy

Secondary Plan Boundary

Council Adopted: July 9, 2009

Ministerial Approval: March 16, 2011

Effective Date: August 16, 2013

Urban Hamilton Official Plan

Old Town Secondary Plan

Land Use Plan

Map B.7.2-1

Date: January 17, 2025

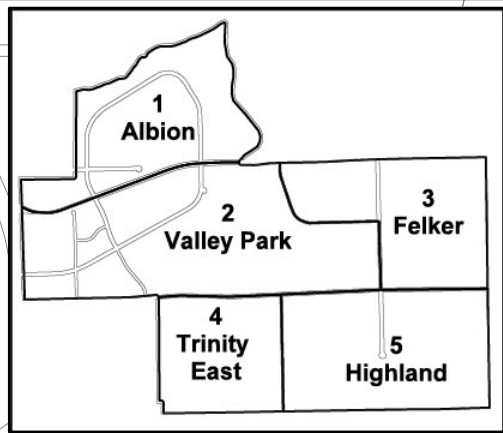
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Appendix P  
APPROVED Amendment No. 239  
to the Urban Hamilton Official Plan

Add "On Street Bikeway"

Date:  
July 30, 2025

Revised By:  
DK/NB

Reference File No.:  
OPA-U-239(H)

UHOPA NO. 69 APPEALS - PL171450

★

237 Upper Centennial Parkway  
Appellant # 14

Legend

Residential Designations

- Low Density Residential 2b
- Low Density Residential 3c
- Medium Density Residential 3
- High Density Residential 1

Commercial and Mixed Use Designations

- Local Commercial
- Mixed Use - Medium Density
- District Commercial
- Arterial Commercial

Parks and Open Space Designations

- Neighbourhood Park
- Community Park
- City Wide Park
- General Green Space
- Natural Open Space

Other Designations

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

Other Features

- Area or Site Specific Policy
- On Street Bikeway
- Off Street Bikeway/Walkway
- Proposed Roads
- Secondary Plan Boundary

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

Urban Hamilton Official Plan  
West Mountain Area  
(Heritage Green)  
Secondary Plan  
Land Use Plan Map  
Map B.7.6-1

Date: January 2025



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