

Authority: Item 8.3, Planning Committee Minutes 25-013 (PED25225)
CM: October 8, 2025 Ward: 11
Written approval for this by-law was given by Mayoral Decision MDE-2025-16
Dated, October 8, 2025

Bill No. 183

CITY OF HAMILTON

BY-LAW NO. 25- 183

To Adopt:

**Official Plan Amendment No. 242 to the
Urban Hamilton Official Plan**

Respecting:

**3105 Fletcher Road
(Glanbrook)**

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

1. Amendment No. 242 to the Urban Hamilton Official Plan consisting of Schedule
“1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 8th day of October, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

DRAFT Urban Hamilton Official Plan Amendment No. 242

The following text, together with:

Appendix “A”	Volume 2: Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan
Appendix “B”	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 of this Amendment is to amend the Binbrook Village Secondary Plan by redesignating a portion of the subject lands designated “Parkette” to the “Low Density Residential 2e” designation and by redesignating a portion of the subject lands designated “Low Density Residential 2e” to the “General Open Space” designation. The effect of this Amendment is to revise the approved Draft Plan of Subdivision to exchange the location of eighteen (18) single detached dwellings and the open space area.

2.0 Location:

The lands affected by this Amendment are known municipally as 3105 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 Amendment will permit a development which is integrated and compatible with the existing subdivision to the east of the subject lands and will maintain adequate parkland, open space, and opportunities for active and passive recreation within a residential development.

- The Amendment is consistent with the Provincial Planning Statement, 2024.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plans

Maps

4.1.1 Map

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

- i) redesignating a portion of the subject lands from “Parkette” to “Low Density Residential 2e”; and,
- ii) redesignating a portion of the subject lands from “Low Density Residential 2e” to “General Open Space”,

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

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

- i) removing the identification of the “Parkette” on the subject lands; and,
- ii) identifying a portion of the subject lands as “General Open Space”.

as shown on Appendix “B” attached to this amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment and Revised Draft Plan of Subdivision 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 8th day of October, 2025.

**The
City of Hamilton**

A. Horwath
Mayor

M. Trennum
City Clerk

Appendix A
DRAFT Amendment No. ____
to the Urban Hamilton Official Plan

Lands to be redesignated from "Parkette" to "Low Density Residential 2e"

Lands to be redesignated from "Low Density Residential 2e" to "General Open Space"

(Part of 3105 Fletcher Road, Glanbrook)

Date:
August 13, 2025

Revised By:
JV/NB

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

The map displays a grid of land parcels in Binbrook Village. Designations include various shades of yellow for residential areas, red for general open space, and green for parks. Roads shown include Fletcher Rd, Binbrook Rd, Windwood Dr, Bradley Ave, and Regional Rd S6. Features like elementary schools (ES), storm water management (SWM), and utility areas (WT) are marked. A pipeline easement runs along the top. Several areas are outlined with red dashed lines, and some are circled with blue dashed lines. Letters A through T are placed within specific parcels.

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

Elementary School

Utility

SWM

Storm Water Management

Other Features

Area or Site Specific Policy

Gateway

WT

Storm Water Management

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

Not To Scale

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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Appendix B
DRAFT Amendment No. ____
to the Urban Hamilton Official Plan

Lands to be added to Map B.5.1-2 as
"General Open Space"

Remove "Parkette" identification

(Part of 3105 Fletcher Road, Glanbrook)

Date:
August 13, 2025

Revised By:
JV/NB

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

The map displays the Binbrook Village Secondary Plan area, bounded by Fletcher Rd to the west, Binbrook Rd to the north, Windwood Dr to the south, and Regional Rd 56 to the east. Key features include:

- Roads:** Fletcher Rd (Arterial), Binbrook Rd (Arterial), Windwood Dr (Collector), Bradley Ave (Local), Fall Fair Way (Local), and Regional Rd 56 (Regional).
- Land Designations:** Mixed Use - Medium Density (Pink), Mixed Use - Medium Density - Pedestrian Focus (Pink with diagonal lines), Parkette (Yellow), Neighbourhood Park (Dark Green), Community Park (Teal), General Open Space (Light Green), and Natural Open Space (Olive Green).
- Storm Water Management Facilities:** SWM (Storm Water Management) areas are marked with grey labels, and a Water Tower (WT) is shown in teal.
- Other Features:** Binbrook Park (BP) is marked in pink, and Open Space Linkages are shown as dashed black lines with arrows.
- Boundaries:** A thick black line indicates the Secondary Plan Boundary.

Legend

Commercial and Mixed Use Designations

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

Storm Water Management Facilities

SWM

Storm Water Management

Drainage Channel/Public Walkway

Road Hierarchy

Arterial Road

Collector Road

Local

Proposed Roads

Other Features

BP

Binbrook Park

WT

Water Tower

Open Space Linkages

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
Open Space Linkages
Map B.5.1-2

Date: January 17, 2025

Not To Scale

Hamilton

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