

**Authority:** Item 9.1, Planning Committee Minutes 26-003 (PED25255)  
CM: March 4, 2026 Ward: 11  
Written approval for this by-law was given by Mayoral Decision MDE-2025-06  
Dated March 4, 2026

**Bill No. 050**

**CITY OF HAMILTON**

**BY-LAW NO. 26-050**

**To Adopt:**

**Official Plan Amendment No. 251 to the  
Urban Hamilton Official Plan**

Respecting:

**2640, 2646, and 2654 Binbrook Road  
(Glanbrook)**

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

1. Amendment No. 251 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 4<sup>th</sup> day of March, 2026.

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A. Horwath  
Mayor

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M. Trennum  
City Clerk

**Schedule “1”****Urban Hamilton Official Plan  
Amendment No. 251**

The following text, together with Appendix “A” - Volume 2: Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan Map, attached hereto, constitutes Official Plan Amendment No. “251” to the Urban Hamilton Official Plan.

**1.0 Purpose and Effect:**

The purpose and effect of this Amendment is to establish a new Site Specific Policy Area within the Binbrook Village Secondary Plan to permit the development of multiple dwellings, consisting of block townhouses and back-to-back townhouses fronting onto a condominium road, and a mixed use building consisting of stacked townhouse units fronting onto a condominium road, with commercial uses fronting the public street, and to expand “Site Specific Policy – Area E” onto the western portion of the subject lands to permit the extension of the existing drive-through facility.

**2.0 Location:**

The lands affected by this Amendment are known municipally as 2640, 2646, and 2654 Binbrook 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 Urban Hamilton Official Plan and Binbrook Village Secondary Plan.
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan by increasing residential density and introducing a broader range and mix of housing options to the area.
- The Amendment is consistent with the Provincial Planning Statement, 2024.

## 4.0 Actual Changes:

### 4.1 Volume 2 – Secondary Plans

#### **Text**

#### 4.1.1 Chapter B.5.0 – Glanbrook Secondary Plans – Section B.5.1 – Binbrook Village Secondary Plan

- a. That Volume 2: Chapter B.5.0 – Glanbrook Secondary Plans, Section B.5.1 – Binbrook Village Secondary Plan be amended by adding a new Site Specific Policy, as follows:

#### **“Site Specific Policy – Area X**

B.5.1.13.24 For lands identified as Site Specific Policy – Area X on Map B.5.1-1 - Binbrook Village Secondary Plan – Land Use Plan, designated Mixed Use – Medium Density – Pedestrian Focus, and known municipally as 2640, 2646, and 2654 Binbrook Road, the following polices shall apply:

- a) Notwithstanding Policy E.4.3.4 c) of Volume 1, multiple dwellings may be permitted to face a private condominium road, with the main entrances and substantial fenestration facing onto the private condominium road; and,
- b) Notwithstanding Policies E.4.3.4 d), E.4.6.9, and E.4.6.19 of Volume 1, residential uses shall also be permitted on the ground floor, provided they are facing a private condominium road, and not facing Binbrook Road. A side façade of a multiple dwelling up to 16 metres in length may be permitted to face Binbrook Road.”

#### **Maps**

#### 4.1.2 Map

- a. That Volume 2: Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan be amended by:
- i) identifying the subject lands as Site Specific Policy – Area “X”; and,
- ii) expanding Site Specific Policy – Area “E” to apply to a portion of 2654 Binbrook Road;

as shown on Appendix "A", attached to this Amendment.

**5.0 Implementation:**

An implementing Zoning By-Law Amendment, Consent application, and Site Plan Control application will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule "1" to By-law No. 26-050 passed on the 4<sup>th</sup> day of March, 2026.

**The  
City of Hamilton**

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A. Horwath  
Mayor

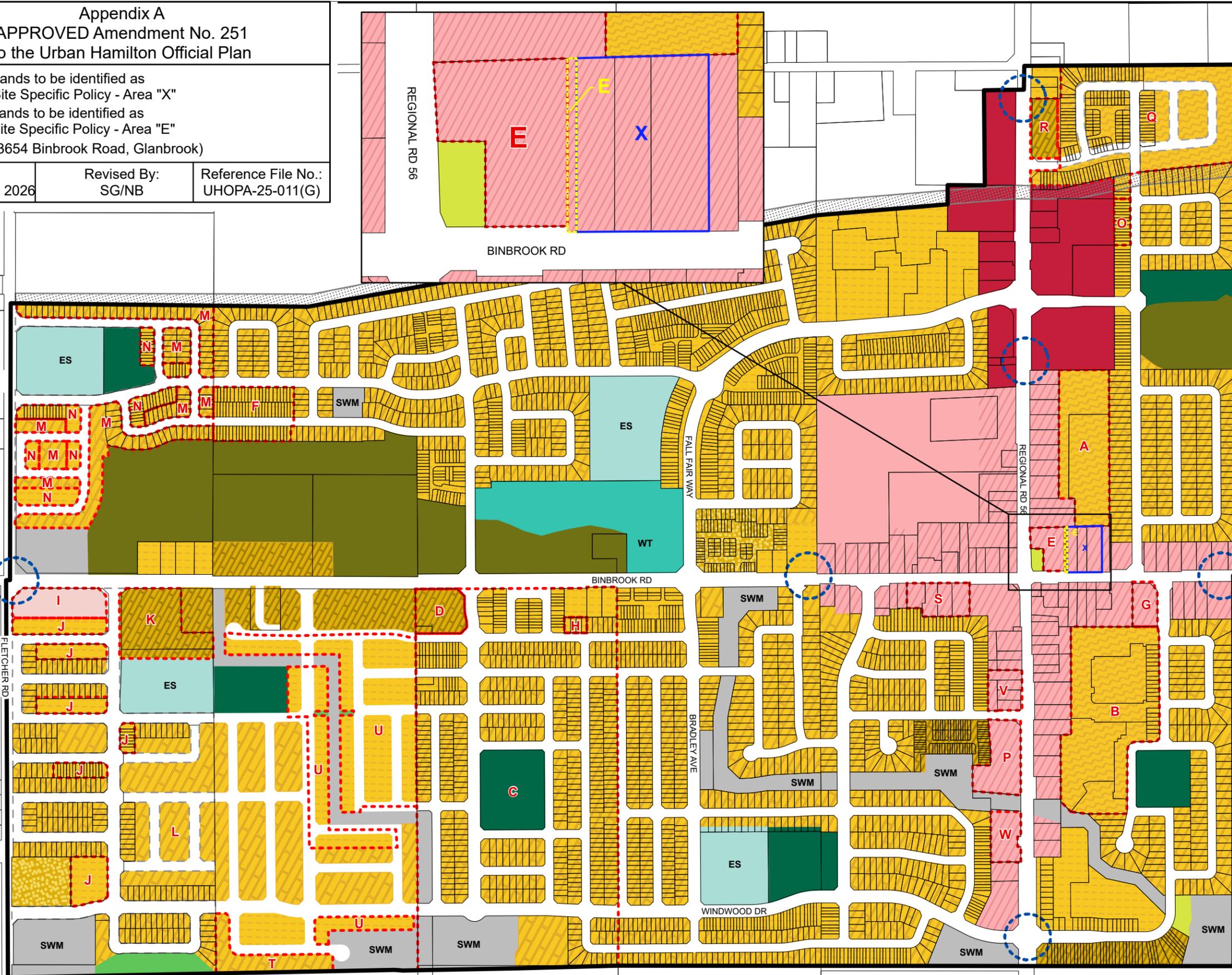
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M. Trennum  
City Clerk

Appendix A  
 APPROVED Amendment No. 251  
 to the Urban Hamilton Official Plan

- X Lands to be identified as Site Specific Policy - Area "X"
- E Lands to be identified as Site Specific Policy - Area "E"  
 (3654 Binbrook Road, Glanbrook)

Date: February 25, 2026	Revised By: SG/NB	Reference File No.: UHOPA-25-011(G)
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**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**