

**Authority:** Item 3, Planning Committee Report 23-019 (PED23210)

CM: November 22, 2023 Ward: 11

Written approval for this by-law was given by Mayoral Decision MDE-2023 10  
dated November 22, 2023

**Bill No. 221**

## CITY OF HAMILTON

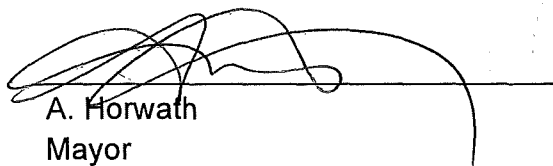
### BY-LAW NO. 23-221

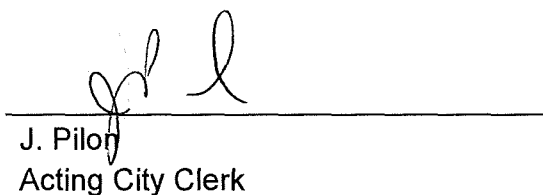
To Adopt Official Plan Amendment No. 196 to the  
Urban Hamilton Official Plan Respecting  
3169 Fletcher Road (Glanbrook)

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

1. Amendment No. 196 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 22<sup>nd</sup> day of November, 2023.

  
A. Horwath  
Mayor

  
J. Pilon  
Acting City Clerk

## Urban Hamilton Official Plan Amendment No. 196

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. "196" 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. 23-221 passed on the 22<sup>nd</sup> day of November, 2023.

**The  
City of Hamilton**

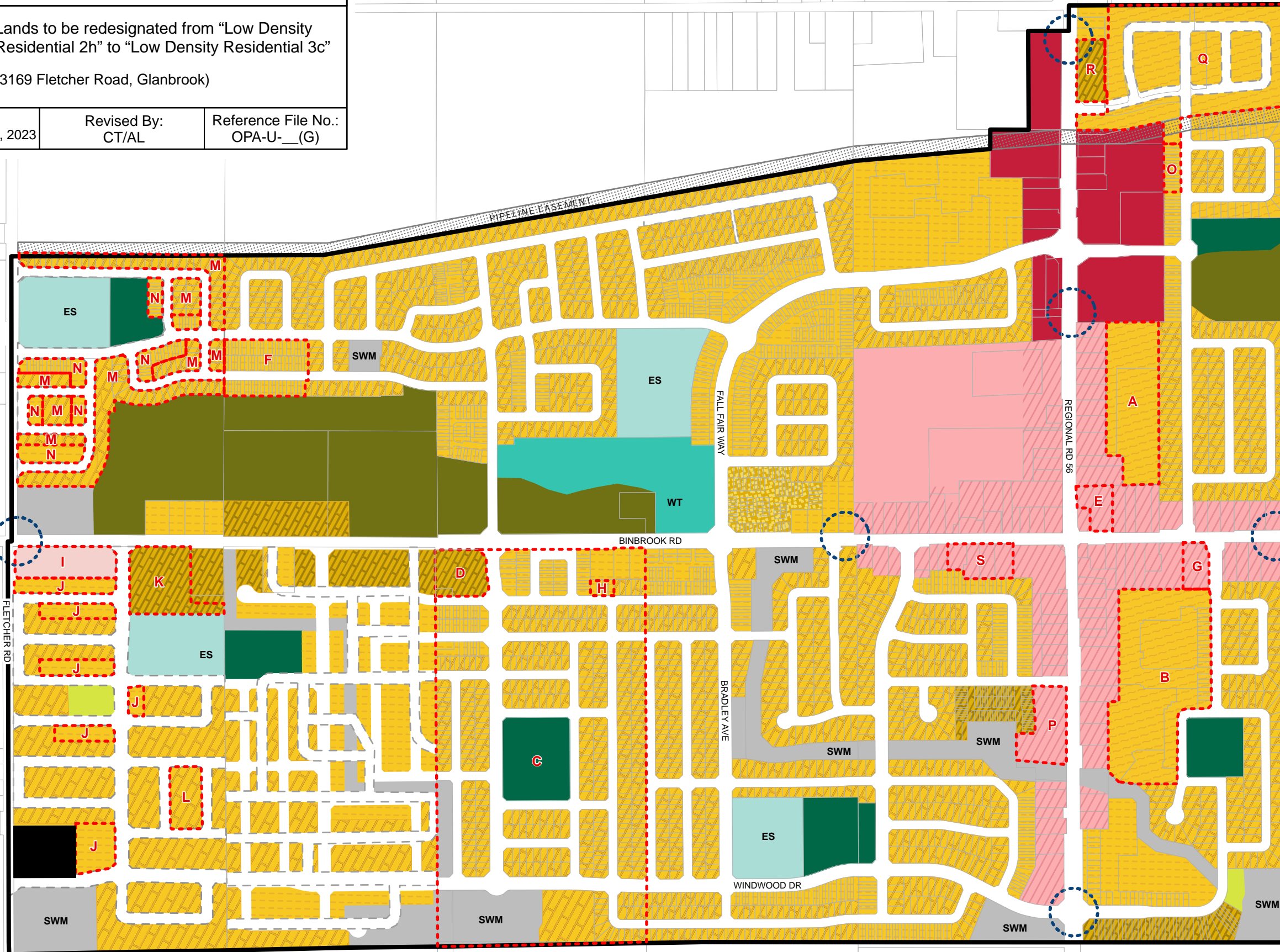
  
A. Horwath  
Mayor

  
J. Pilon  
Acting City Clerk

Appendix A  
Approved Amendment No.196  
to the Urban Hamilton Official Plan






 Lands to be redesignated from "Low Density Residential 2h" to "Low Density Residential 3c"  
(3169 Fletcher Road, Glanbrook)

Date: September 13, 2023	Revised By: CT/AL	Reference File No.: OPA-U-__(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: May 2022



Not To Scale



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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