

Authority: Item 5, Planning Committee
Report: 22-005 (PED22047)
CM: April 13, 2022
Ward: City-Wide

Bill No. 082

CITY OF HAMILTON

BY-LAW NO. 22-082

To Adopt:

**Official Plan Amendment No. 166 to the
Urban Hamilton Official Plan**

Respecting:

**Housekeeping Amendments
(City Wide)**

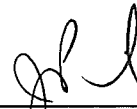
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 166 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

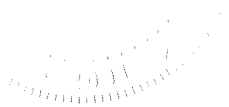
PASSED this 13th day of April, 2022.



N. Nann
Acting Mayor



J. Pilon
Acting City Clerk



DRAFT Urban Hamilton Official Plan Amendment No. 166

The following text, together with:

Volume 1

Appendix "A"	Chapter C – City Wide Systems and Designations
Appendix "B"	Chapter E – Urban Systems and Designations
Appendix "C"	Chapter G – Glossary
Appendix "D"	Schedule B – Natural Heritage System
Appendix "E"	Schedule B-2 – Detailed Natural Heritage Feature – Significant Woodlands
Appendix "F"	Schedule E-1 – Urban Land Use Designations

Volume 2

Appendix "G"	Chapter B – Secondary Plans
Appendix "H"	Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan
Appendix "I"	Map B.5.1-2 – Binbrook Village Secondary Plan – Open Space Linkages
Appendix "J"	Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan
Appendix "K"	Map B.6.3-1 – Chedmac Secondary Plan – Land Use Plan

attached hereto, constitutes Official Plan Amendment No. 166 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to:

- Clarify policies by correcting administrative errors (i.e. formatting, numbering, typographical and grammar);

- Remove duplicate and/or redundant wording and add a new definition; and,
- Correct policy and mapping errors.

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 reflects existing land uses and approvals and will more accurately guide future development; and,
- 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 1 – Parent Plan

Text

4.1.1 Chapter C – City Wide Systems and Designations

- a. That Policies C.5.3.1 and C.5.3.3 of Volume 1: Chapter C – City Wide Systems and Designations be amended, as outlined in Appendix "A", attached to this Amendment:

4.1.2 Chapter E – Urban Systems and Designations

- a. That Policy E.2.7.2 of Volume 1: Chapter E – Urban Designations be amended, as outlined in Appendix "B", attached to this Amendment:

4.1.3 Chapter G – Glossary

- a. That Volume 1: Chapter G – Glossary be amended by adding one definition as outlined in Appendix “C”, attached to this Amendment.

4.1.4 Schedules

- a. That Volume 1: Schedule B – Natural Heritage System be amended, as shown on Appendix “D”, attached to this Amendment.
- b. That Volume 1: Schedule B-2 – Detailed Natural Heritage Feature – Significant Woodlands be amended, as shown on Appendix “E”, attached to this Amendment.
- c. That Volume 1: Schedule E-1 – Urban Land Use Designations be amended, as shown on Appendix “F”, attached to this Amendment.

4.2 Volume 2 – Secondary Plans

Text

4.2.1 Chapter B –Secondary Plans

- a. That Volume 2: Chapter B – Secondary Plans be amended to revise, add or delete policies, as outlined in Appendix “G”, attached to this Amendment:
- B.2.8.6.1
 - B.5.1.13.5
 - B.6.2.17.10
 - B.16.2.17.7
 - B.5.4.11.11
 - B.7.6.9.21
 - B.8.4
 - B.8.17.8
 - B.8.17.10

Maps

4.2.2 Maps

- a. That Volume 2: Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan be amended, as shown on Appendix “H”, attached to this Amendment.
- b. That Volume 2: Map B.5.1-2 – Binbrook Village Secondary Plan – Open Space Linkages be amended, as shown on Appendix “I”, attached to this Amendment.
- c. That Volume 2: Map B.5.4-1 – Mount Hope Secondary Plan – Land Use Plan be amended, as shown on Appendix “J”, attached to this Amendment.


- d. That Volume 2: Map B.6.3-1 – Chedmac Secondary Plan – Land Use Plan be amended, as shown on Appendix "J", 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. 22-082 passed on the 13th day of April, 2022.

**The
City of Hamilton**



N. NANN
ACTING MAYOR



J. PILON
ACTING CITY CLERK

Appendix "A" – Volume 1, Chapter C – City Wide Systems and Designations

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted</p>	<p>Bolded text = text to be added</p>
<p>C.5.3.1 The Province requires municipalities to prohibit the extension or expansion of lake-based municipal services outside of urban area boundaries for properties within the City limits, except in response to public health emergencies. No extensions of the municipal lake-based water and wastewater systems shall be permitted by this Plan into lands described in the Rural Hamilton Official Plan within Rural Hamilton unless the Medical Officer of Health declares an urgent public health emergency and there are no viable alternatives to rectify the emergency except by the provision of municipal water and/or wastewater systems to the affected population.</p>	<p>C.5.3.1 The Province requires municipalities to prohibit the extension or expansion of lake-based municipal services outside of urban area boundaries for properties within the City limits, except in response to public health emergencies. No extensions of the municipal lake-based water and wastewater systems shall be permitted by this Plan into lands within <i>Rural Hamilton</i> unless the Medical Officer of Health declares an urgent public health emergency and there are no viable alternatives to rectify the emergency except by the provision of municipal water and/or wastewater systems to the affected population.</p>
<p>C.5.3.3 Prior to the adoption of this Plan, the City has installed, approved specific Official Plan policies, entered into legal agreements and approved engineering plans in accordance with its former Official Plan policies to extend lake-based municipal water and wastewater services to certain properties in the Rural Hamilton Official Plan within Rural Hamilton.</p>	<p>C.5.3.3 Prior to the adoption of this Plan, the City has installed, approved specific Official Plan policies, entered into legal agreements and approved engineering plans in accordance with its former Official Plan policies to extend lake-based municipal water and wastewater services to certain properties within <i>Rural Hamilton</i>.</p>


Appendix "B" – Volume 1, Chapter E – Urban Systems and Designations

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted</p>	<p>Bolded text = text to be added</p>
<p>E.2.7.2 <i>Employment Areas</i> shall provide employment through a broad range of uses, including traditional industrial uses, research and <i>development</i> uses, and other uses. Uses which support the businesses and employees of the employment area shall be permitted. Major retail uses or residential uses shall not be permitted. The permitted uses shall be described in more detail in Section E.5.0 – Employment Area Designations.</p>	<p>E.2.7.2 <i>Employment Areas</i> shall provide employment through a broad range of uses, including traditional industrial uses, research and <i>development</i> uses, and other uses. Uses which support the businesses and employees of the employment area shall be permitted. <i>Major retail</i> uses or residential uses shall not be permitted. The permitted uses shall be described in more detail in Section E.5.0 – Employment Area Designations.</p>

Appendix "C" – Volume 1, Chapter G – Glossary

Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted strikethrough text = text to be deleted</p>	<p>Bolded text = text to be added</p>
<p>Rural Hamilton: means the area within the municipal boundary of the City of Hamilton but outside of the <i>urban boundary</i>.</p>	<p>Rural Hamilton: means the area within the municipal boundary of the City of Hamilton but outside of the <i>urban boundary</i>.</p>

Appendix D
 APPROVED Amendment No. 166
 to the Urban Hamilton Official Plan

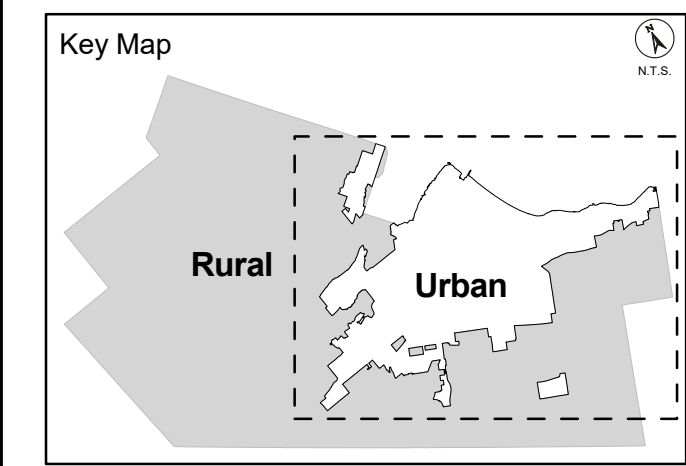
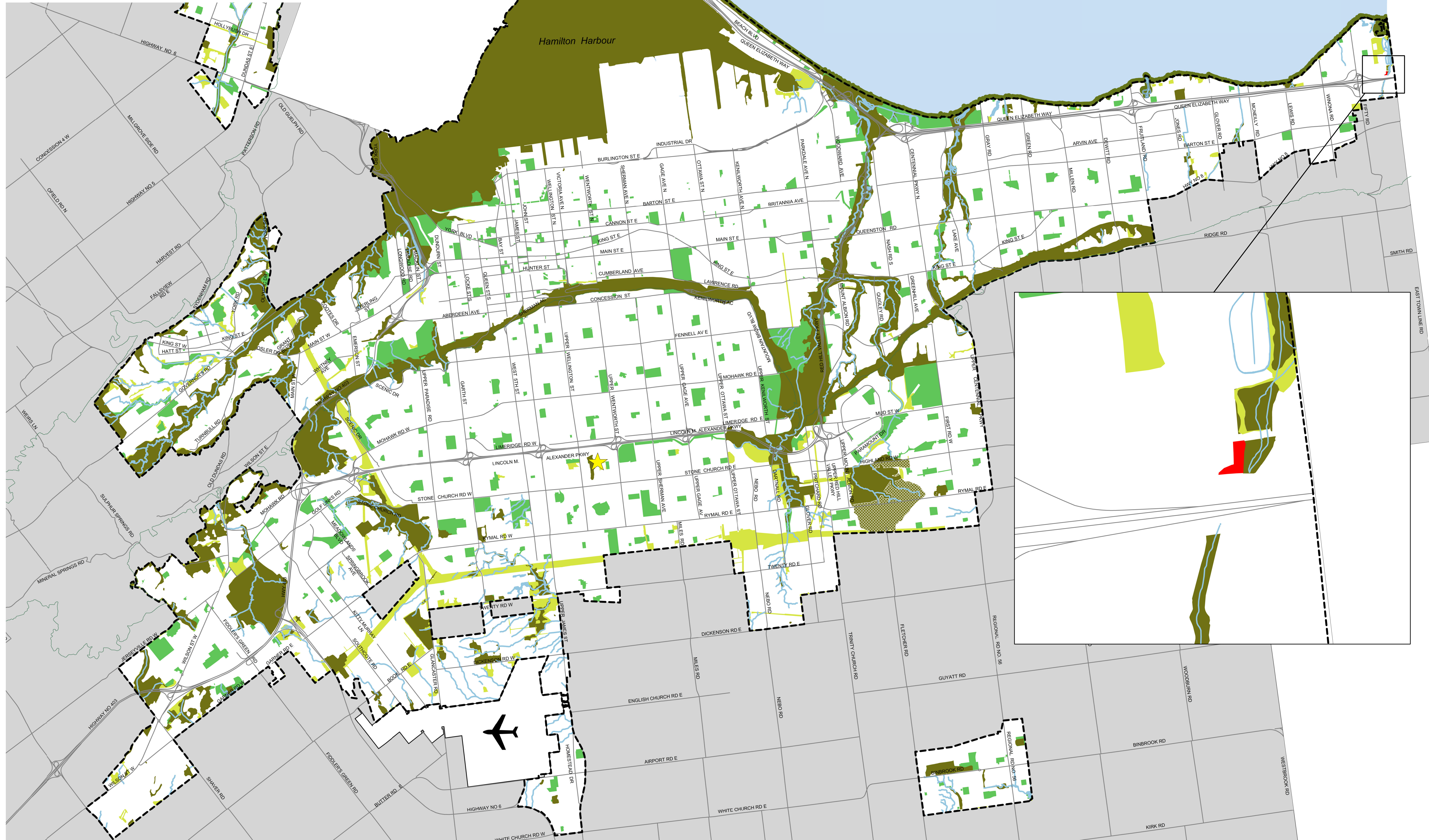
 Lands to be identified as "Core Area"

(1490 Baseline Road, Stoney Creek)

Date:
 April 6, 2022

Revised By:
 DM/NB

Reference File No.:
 OPA-U-166(S)



Note: For Rural Natural Heritage Features refer to Schedule B of the Rural Hamilton Official Plan.











APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.

★ Lands Under Appeal

- 313 Stone Church Road East & lands bounded by Stone Church Road East, Upper Wellington Street, Lincoln M Alexander Parkway and Upper Wentworth Street


Legend

-  Core Areas
-  Area Specific Policy - USC-1 and USC-2 in Volume 3
-  Linkages
-  Parks & General Open Space (Excluding Parkettes)
-  Streams
- Other Features**
-  Rural Area
-  John C. Munro Hamilton International Airport
-  Niagara Escarpment
-  Urban Boundary
-  Municipal Boundary

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

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

Not To Scale

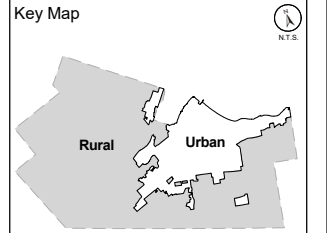


Date: February 2021

Appendix E
 APPROVED Amendment No. 166
 to the Urban Hamilton Official Plan

- Lands to be identified as "Key Natural Heritage Feature - Significant Woodlands"
 (1490 Baseline Road, Stoney Creek)
- "Key Natural Heritage Feature - Significant Woodlands" identification to be removed
 (495 Hamilton Drive, Ancaster)

Date: April 6, 2022	Revised By: DM/NB	Reference File No.: OPA-U-166(H)
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Note: For Rural Detailed Natural Heritage Features refer to Schedule B-2 of the Rural Hamilton Official Plan.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway to Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.

★ Lands Under Appeal

- 313 Stone Church Road E & lands bounded by Stone Church Road East, Upper Wellington Street, Lincoln M Alexander Parkway and Upper Wentworth Street

Legend

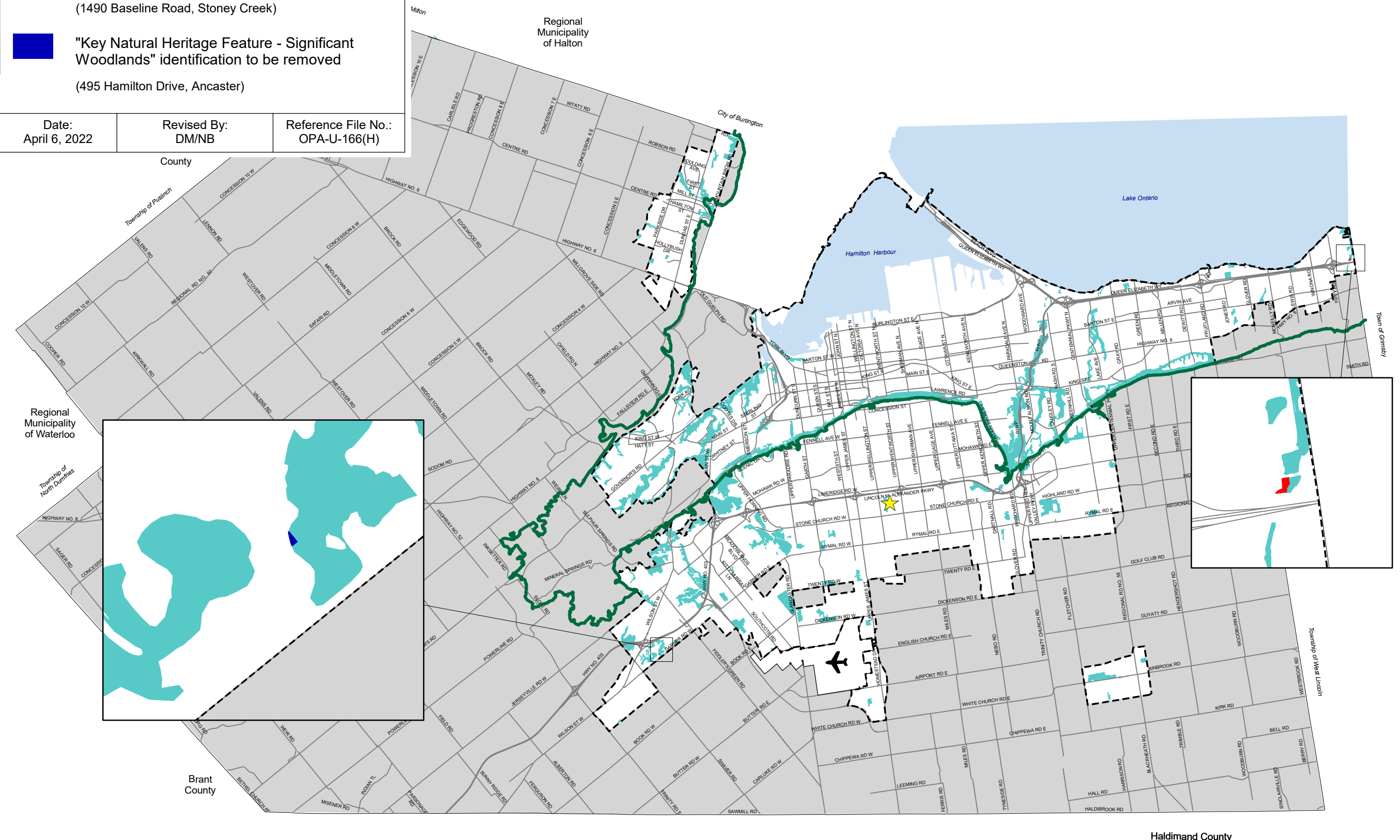
- Key Natural Heritage Feature Significant Woodlands
- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

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


**Urban Hamilton Official Plan
 Schedule B-2
 Detailed Natural Heritage Features
 Key Natural Heritage Feature
 Significant Woodlands**



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Appendix F
APPROVED Amendment No. 166
to the Urban Hamilton Official Plan

 Lands to be redesignated from "Neighbourhoods" to "Open Space"


(1490 Baseline Road, Stoney Creek)

Date:
April 6, 2022


Revised By:
DM/NB

Reference File No.:
OPA-U-166(S)


APPEALS

 The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal.

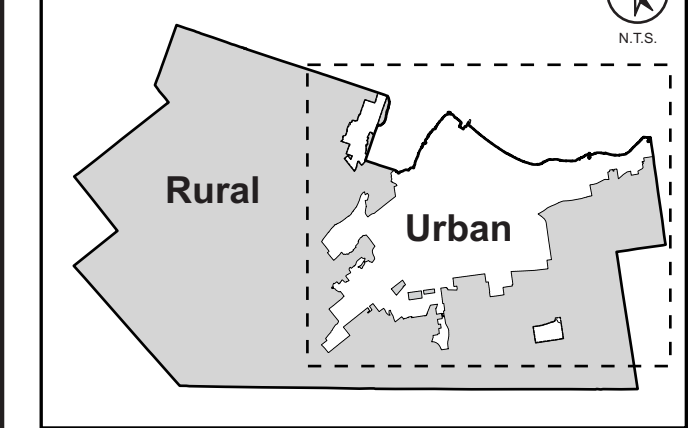
UHOPA NO. 69 APPEALS - PL171450

-  - 71 Main Street West and 10 Baldwin Street, Appellant # 8
- 3011 Homestead Drive (Glanbrook), Appellant # 4
- 221-225 John Street South and 70-78 Young Street (Hamilton), Appellant # 20
- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14

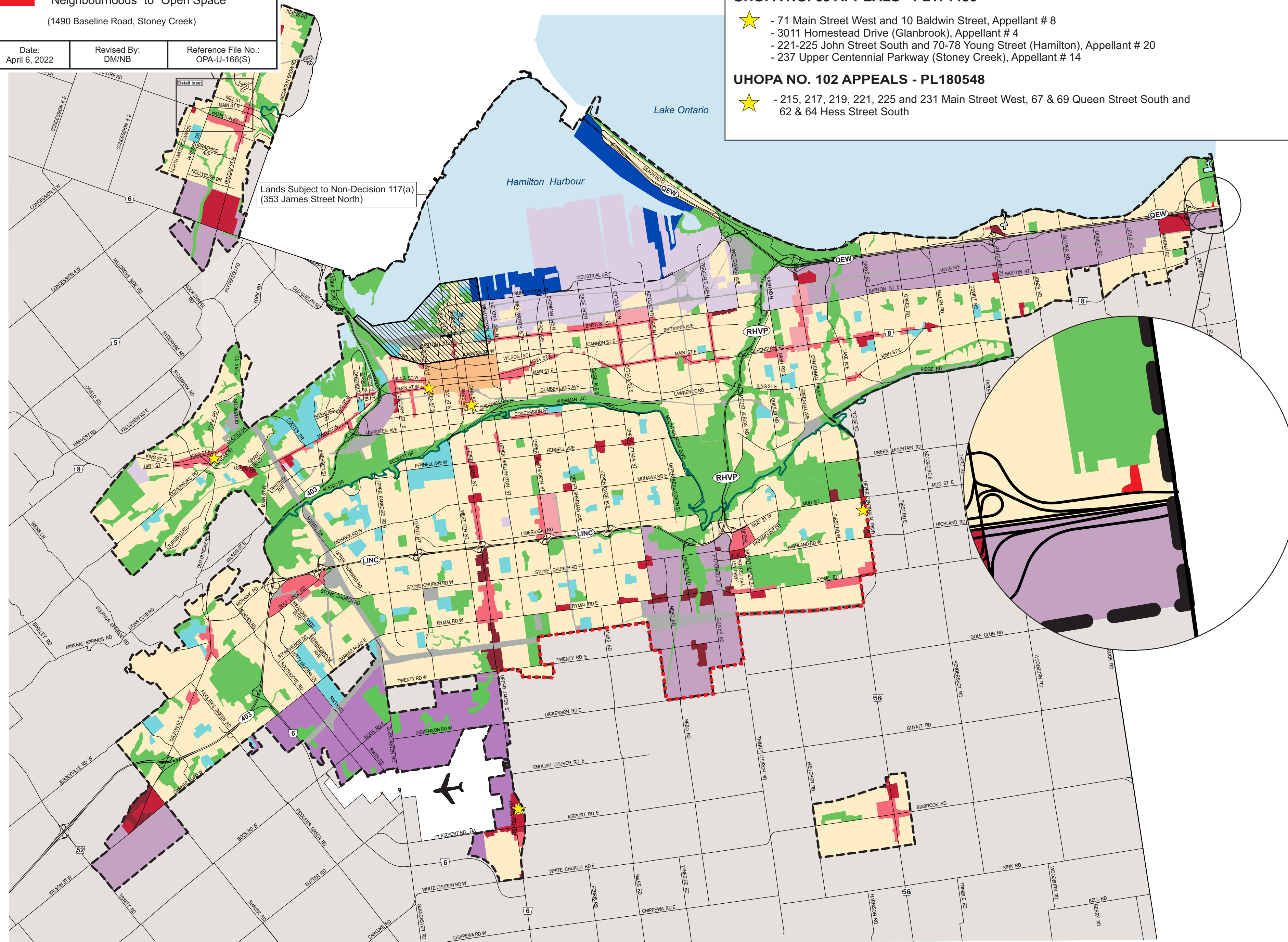
UHOPA NO. 102 APPEALS - PL180548




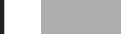
-  - 215, 217, 219, 221, 225 and 231 Main Street West, 67 & 69 Queen Street South and 62 & 64 Hess Street South

Key Map








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



-  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
-  Municipal Boundary
-  Lands Subject to Non Decision 113 West Harbour Setting Sail

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

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



Not To Scale

Date: Sept. 2021

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Appendix "G" – Volume 2, Chapter B – Secondary Plans


Proposed Change	Proposed New / Revised Policy
<p>Grey highlighted – strikethrough text = text to be deleted</p>	<p>Bolded text = text to be added</p>
<p>B.2.8.6.1 In addition to Section E.2.3.3 – Community Nodes of Volume 1, and the policies of this Secondary Plan, the following policies shall apply to the Ancaster Community Node shown on Appendix A - Character Areas and Heritage Features:</p> <p>d) Within the Ancaster Community Node, larger scale development and redevelopment are encouraged to be directed towards the Uptown Core and western eastern portion of the Gateway Residential area, as shown on Appendix A – Character Areas and Heritage Features.</p>	<p>B.2.8.6.1 In addition to Section E.2.3.3 – Community Nodes of Volume 1, and the policies of this Secondary Plan, the following policies shall apply to the Ancaster Community Node shown on Appendix A - Character Areas and Heritage Features:</p> <p>d) Within the Ancaster Community Node, larger scale development and redevelopment are encouraged to be directed towards the Uptown Core and eastern portion of the Gateway Residential area, as shown on Appendix A – Character Areas and Heritage Features.</p>
<p>Site Specific Policy – Area E (OPA 1)</p> <p>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 i), as it applies to drive-through uses in pedestrian focus areas 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>	<p>Site Specific Policy – Area E (OPA 1)</p> <p>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 i), as it applies to drive-through uses on <i>pedestrian focus streets</i>, 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>
<p>Area Specific Policy – Area K</p> <p>5.4.11.X In addition to Section B.5.4.2.2 b) of Volume 2, for the lands located at 9255 Airport Road West (Block 94, Registered Plan No. 62M-1269), designated Low Density Residential 2c and identified as Site Specific Policy – Area K, public parkland, open space or other <i>passive recreation</i> uses shall be permitted.</p>	<p>Area Specific Policy – Area K</p> <p>5.4.11.X In addition to Section B.5.4.2.2 b) of Volume 2, for the lands located at 9255 Airport Road West (Block 94, Registered Plan No. 62M-1269), designated Low Density Residential 2c and identified as Site Specific Policy – Area K, public parkland, open space or other <i>passive recreation</i> uses shall be permitted.</p>

Proposed Change	Proposed New / Revised Policy
Grey highlighted - strikethrough text = text to be deleted	Bolded text = text to be added
<p>Site Specific Policy – Area H</p> <p>B.6.2.17.109 In addition to Section E.3.6 – High Density Residential of Volume 1, Section B.6.2.5.5 – High Density Residential Designation of Volume 2, and Section B.6.2.10 – Parks and Open Space Designations of Volume 2, for lands located at 925 Main Street West and 150 Longwood Road South, designated “High Density Residential 1” and “Open Space”, and identified as Site Specific Policy – Area H, the following policies shall apply: ...</p>	<p>Site Specific Policy – Area H</p> <p>B.6.2.17.9 In addition to Section E.3.6 – High Density Residential of Volume 1, Section B.6.2.5.5 – High Density Residential Designation of Volume 2, and Section B.6.2.10 – Parks and Open Space Designations of Volume 2, for lands located at 925 Main Street West and 150 Longwood Road South, designated “High Density Residential 1” and “Open Space”, and identified as Site Specific Policy – Area H, the following policies shall apply: ...</p>
<p>Site Specific Policy – Area K</p> <p>B.6.2.17.712 Notwithstanding Policy B.6.2.7.2 e) and h) ii) for The following policies shall apply to the lands designated Mixed Use – Medium Density, located at 1630 Main Street West and 69 Sanders Boulevard, designated Mixed Use – Medium Density and identified as Site Specific Policy – Area J on Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan:</p> <p>a) Notwithstanding Policy B.6.2.7.2 e), the maximum residential density shall be 585 units per gross hectare; and,</p> <p>b) Notwithstanding Policy B.6.2.7.2 h) ii), the maximum height of any multiple dwelling shall be limited to nine storeys.</p>	<p>Site Specific Policy – Area K</p> <p>B.6.2.17.12The following policies shall apply to the lands located at 1630 Main Street West and 69 Sanders Boulevard, designated Mixed Use – Medium Density and identified as Site Specific Policy – Area J on Map B.6.2-1 – Ainslie Wood Westdale Secondary Plan – Land Use Plan:</p> <p>a) Notwithstanding Policy B.6.2.7.2 e), the maximum residential density shall be 585 units per gross hectare; and,</p> <p>b) Notwithstanding Policy B.6.2.7.2 h) ii), the maximum height of any multiple dwelling shall be nine storeys.</p>

Proposed Change	Proposed New / Revised Policy	
Grey highlighted - strikethrough text = text to be deleted	Bolded text = text to be added	
<p>Area Specific Policy – Area E</p> <p>B.7.6.9.21 The following policy shall apply to lands known as 1050 Paramount Drive and identified as Area Specific Policy Area “E” on Map B.7.6-1 – West Mountain (Heritage Green) Land Use Plan:</p> <p>a) Notwithstanding the gross floor area criteria of Policy E.3.8.6 of Volume 1 and Policy B.7.6.3.2 b) of Volume 1+2, the maximum gross floor area of any individual commercial establishment shall be 500 square metres and the maximum combined gross floor areas of any grouping of local commercial uses shall be 2,000square metres.</p>	<p>Area Specific Policy – Area E</p> <p>B.7.6.9.21 The following policy shall apply to lands known as 1050 Paramount Drive and identified as Area Specific Policy Area “E” on Map B.7.6-1 – West Mountain (Heritage Green) Land Use Plan:</p> <p>a) Notwithstanding the gross floor area criteria of Policy E.3.8.6 of Volume 1 and Policy B.7.6.3.2 b) of Volume 2, the maximum gross floor area of any individual commercial establishment shall be 500 square metres and the maximum combined gross floor areas of any grouping of local commercial uses shall be 2,000square metres.</p>	
<p>B.8.4 Employment Area Policies</p> <p>... The Employment Supportive Centres are intended to serve as small scale small scale focal points serving the amenity needs of the Airport Employment Growth District’s employees within a reasonable distance of their place of work.</p>	<p>B.8.4 Employment Area Policies</p> <p>... The Employment Supportive Centres are intended to serve as small scale focal points serving the amenity needs of the Airport Employment Growth District’s employees within a reasonable distance of their place of work.</p>	
<p>Site Specific Policy – Area H</p> <p>8.17.8 In addition to the permitted uses in Policy B.8.4.5.1b) – Airport Prestige Business and B.8.4.5.3 – Employment Supportive Centre, for lands located at the southwest corner of Highway 6 and Garner Road, designated Airport Prestige Business and the lands located at the intersection of Garner Road East and Highway 6 identified as an Employment Supportive Centre, and identified on Map B.8-1 – Airport Employment Growth District Land Use Plan as Site Specific Policy – Area H,</p> <p>c) Notwithstanding Policy B.8.4.5.5., a retail store shall not exceed 500 square</p>	<p>Site Specific Policy – Area H</p> <p>8.17.8 In addition to the permitted uses in Policy B.8.4.5.1b) – Airport Prestige Business and B.8.4.5.3 – Employment Supportive Centre, for lands located at the southwest corner of Highway 6 and Garner Road, designated Airport Prestige Business and the lands located at the intersection of Garner Road East and Highway 6 identified as an Employment Supportive Centre, and identified on Map B.8-1 – Airport Employment Growth District Land Use Plan as Site Specific Policy – Area H,</p> <p>c) the gross floor area for any individual retail store shall not exceed 500 square</p>	
<p>Urban Hamilton Official Plan Amendment No. 166</p>	<p>Page 13 of 18</p>	

Proposed Change	Proposed New / Revised Policy
Grey highlighted – strikethrough text = text to be deleted	Bolded text = text to be added
metres the gross floor area for any individual retail store shall not exceed 500 square metres.	metres.
<p>Site Specific Policy – Area J</p> <p>B.8.17.10 In addition to Policy B.8.4.5.1, for the lands located at 2012 Upper James Street (to be changed to 2060 Upper James Street), designated Airport Prestige Business, located at 2012 Upper James Street (to be changed to 2060 Upper James Street) and identified as Site Specific Policy – Area J on Airport Employment Growth District Secondary Plan – Land Use Plan, Map B.8-1, a Place of Worship shall also be permitted on the portion of lands designated Airport Prestige Business.</p>	<p>Site Specific Policy – Area J</p> <p>B.8.17.10 In addition to Policy B.8.4.5.1, for the lands located at 2012 Upper James Street (to be changed to 2060 Upper James Street), designated Airport Prestige Business and identified as Site Specific Policy – Area J on Airport Employment Growth District Secondary Plan – Land Use Plan, Map B.8-1, a Place of Worship shall also be permitted.</p>

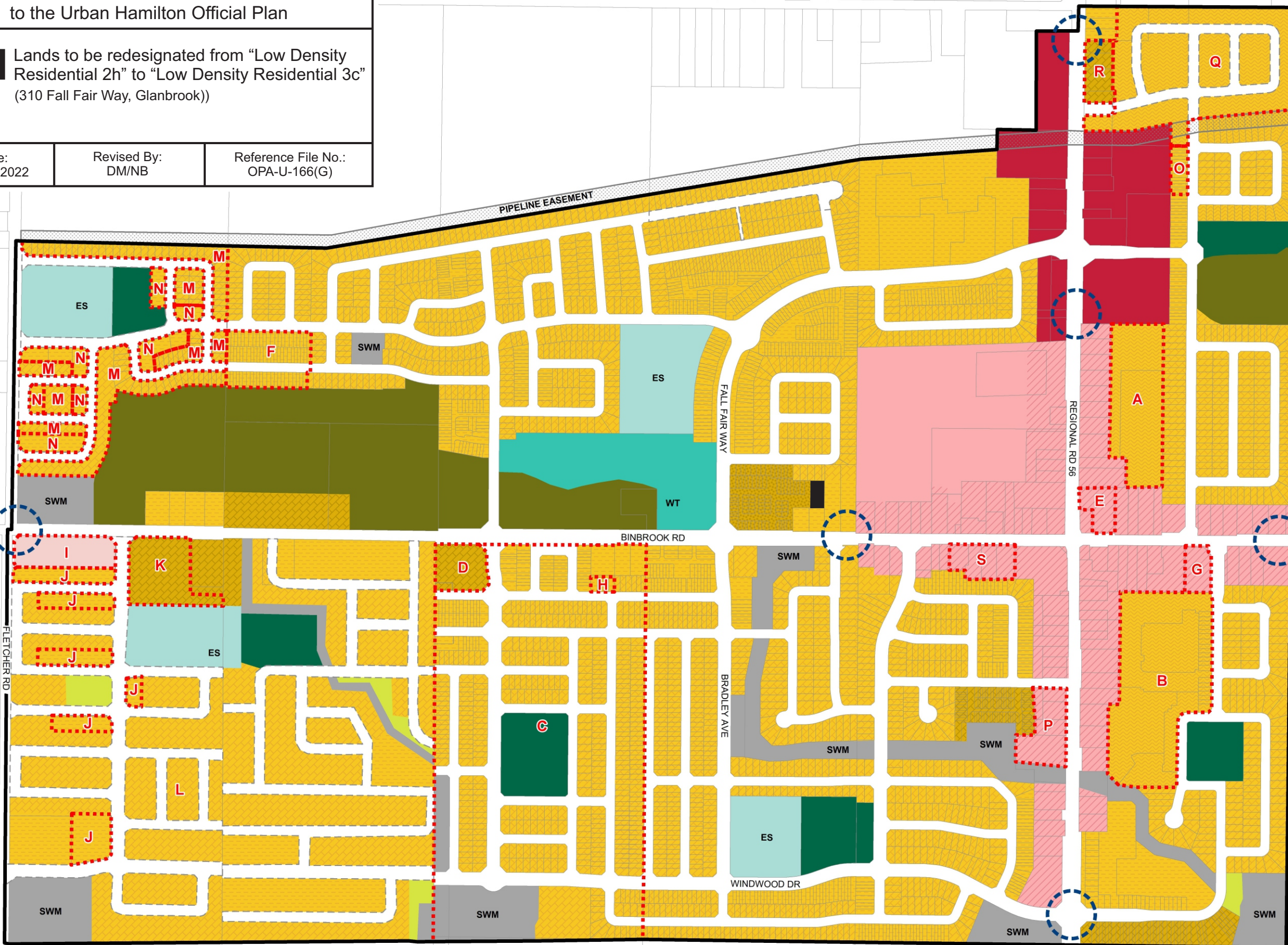
Appendix H
 APPROVED Amendment No. 166
 to the Urban Hamilton Official Plan

 Lands to be redesignated from "Low Density Residential 2h" to "Low Density Residential 3c" (310 Fall Fair Way, Glanbrook))
























Date:
 April 6, 2022

Revised By:
 DM/NB

Reference File No.:
 OPA-U-166(G)



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
Water Tower
 -  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 B.5.1-1



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 Lands to be identified as "Community Park"



Date:
 April 6, 2022

Revised By:
 DM/NB






Reference File No.:
 OPA-U-166(G)

Legend



Commercial and Mixed Use Designations

-  Mixed Use - Medium Density
-  Mixed Use - Medium Density - Pedestrian Focus





Open Space Designations

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





Storm Water Management Facilities

-  Storm Water Management
-  Drainage Channel/ Public Walkway

Road Hierarchy

-  Arterial
-  Collector
-  Local
-  Proposed Roads

Other Features

-  Binbrook Park
-  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: February 2021
 PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
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Appendix J
 APPROVED Amendment No. 166
 to the Urban Hamilton Official Plan

 Lands to be identified as Site Specific Policy - Area K





Date: April 6, 2022	Revised By: DM/NB	Reference File No.: OPA-U-166(H)
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UHOPA NO. 69 APPEALS - PL171450





 3011 Homestead Drive
 Appellant # 4

Legend





Residential Designations

-  Low Density Residential 2
-  Low Density Residential 2c
-  Low Density Residential 3f
-  Medium Density Residential 3




Parks and Open Space Designations

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

Other Designations

-  Institutional
-  Mixed Use - Medium Density
-  District Commercial
- ES** Elementary School
- SES** Separate Elementary School
-  Utility
- SWM** Storm Water Management

Other Features

-  Area or Site Specific Policy
-  Proposed Roads
-  Secondary Plan Boundary

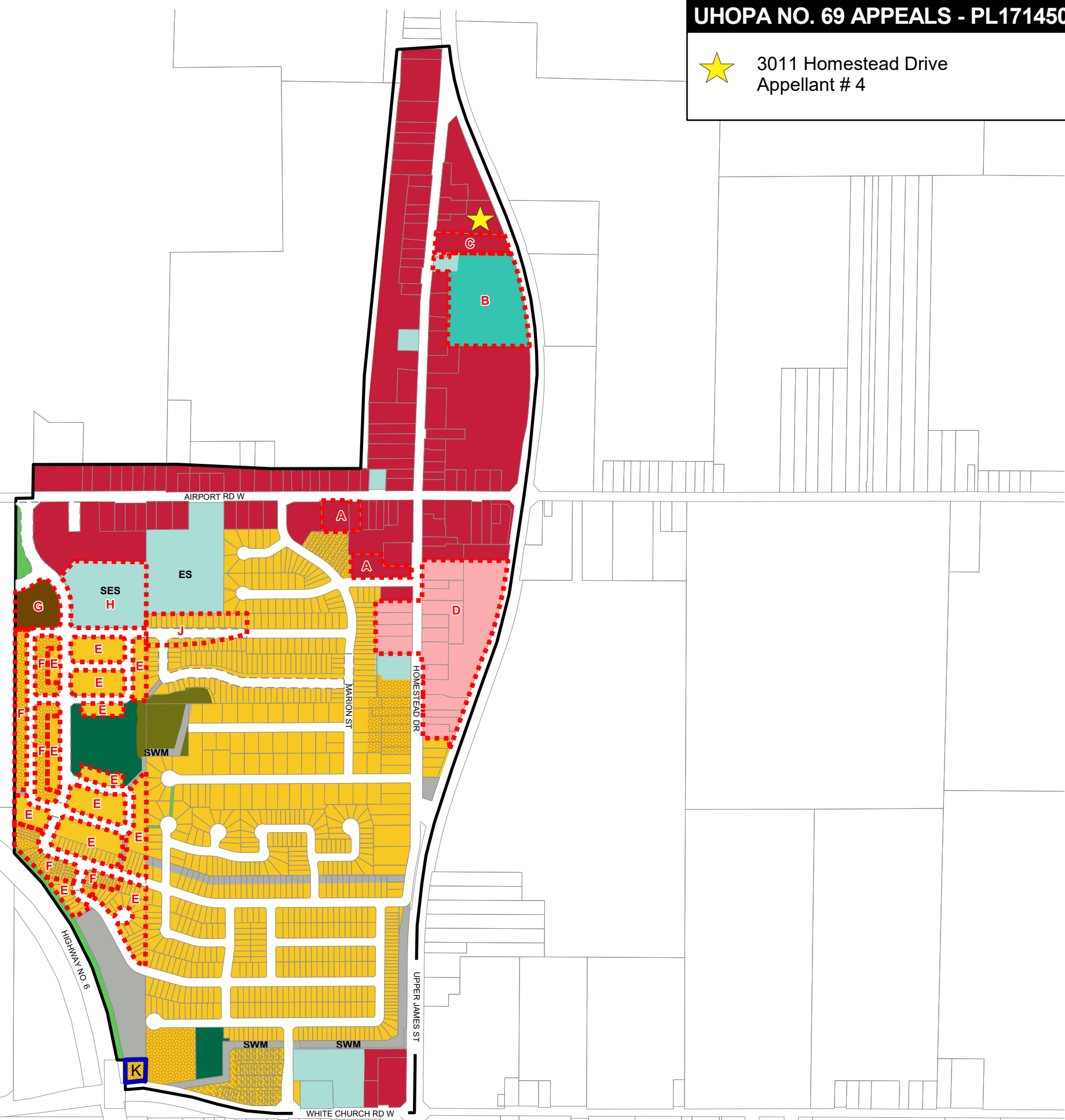
Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

Urban Hamilton Official Plan
Mount Hope
Secondary Plan
 Land Use Plan
 Map B.5.4-1



Date: February 2021

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Appendix K
 APPROVED Amendment No. 166
 to the Urban Hamilton Official Plan

- Lands to be redesignated from "Low Density Residential 1a" to "General Open Space"
- Lands to be redesignated from "General Open Space" to "Low Density Residential 1a"

Date:
 April 6, 2022

Revised By:
 DM/NB

Reference File No.:
 OPA-U-166(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

Area or Site Specific Policy

SWM Storm Water Management

Other Features

- 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 2021

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