

Authority: Item 10 Planning & Economic  
Development Committee  
Report: 04-018 (PD04260)  
CM: October 27, 2004

Bill No. 282

**CITY OF HAMILTON**

**BY-LAW NO. 04-282**

To Adopt:

Official Plan Amendment No. 47 to the former Township of Glanbrook Official Plan;

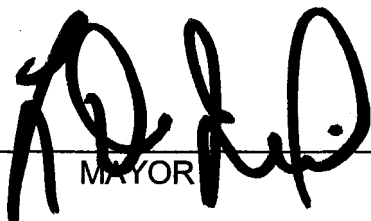
Respecting:

**North West Glanbrook Planning Area, Commercial Development Policies**

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

1. Amendment No. **47** to the Official Plan of the former Township of Glanbrook Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

**PASSED AND ENACTED** this 10th day of November, 2004

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK

**Amendment No. 47**  
**to the**  
**Official Plan for the former Township of Glanbrook**

The following text together with Schedule “A” Land Use Plan, attached hereto, constitute Official Plan Amendment No. 47 to the Official Plan of the former Township of Glanbrook.

**Purpose:**

The purpose of this Amendment is to modify the commercial policies that apply to the North West Glanbrook Planning Area to allow for a broader range of commercial uses in the secondary plan area.

**Location:**

The lands affected by this Amendment are located in the northwest corner of Twenty Road and Garth Street, within the North West Glanbrook Planning Area.

**Basis:**

The intent of the Amendment is to permit a broader range of commercial uses on the subject lands. The basis for this Amendment is as follows:

- A broader range of commercial uses will more fully serve the residents of the area.
- Public transit does not service this area therefore a wider range of commercial uses within walking distance will better serve the population in the adjacent senior’s developments.
- The broader range of commercial uses will not negatively impact the area.

**Actual Changes:**

- 1) That Section B.2.1.25.1(c) (i) be amended by deleting the word “neighbourhood”.
- 2) That Section B.2.1.25.2(c) (i) be amended by deleting the word “neighbourhood”.

- 3) That Section B.2.1.25.2(c)(ii) be amended by deleting the word "daily".
- 4) That Section B.2.1.25.2(c)(iii) be amended by:
  - (a) deleting the word "convenience", and,
  - (b) adding the words "medical centres, commercial schools, restaurants" after the words "retail stores".
- 5) That Section B.2.1.25.2(c)(v) be amended by deleting the word "neighbourhood".
- 6) That Schedule "A" – Land Use Plan of the former Township of Glanbrook Official Plan be revised by identifying the subject lands as subject to OPA No. 47, and that the table entitled "Amendments" on Schedule "A" be amended to include OPA No. 47, the Final Approval Date of this OPA and Specific Policy Reference B 2.1.25.1(c) and B2.1.25.2(c), as shown on the attached Schedule "A" of this Amendment.

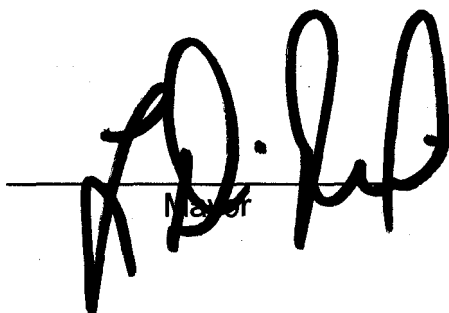
**Implementation:**

An implementing Zoning By-Law Amendment and Site Plan Agreement will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 04-282 passed on the 10th day of November, 2004.

The

City of Hamilton



Mayor



Clerk





# OFFICIAL PLAN FOR THE TOWNSHIP OF GLANBROOK

## SCHEDULE A LAND USE PLAN

### LEGEND

- RURAL AREA**
- AGRICULTURAL
  - WOODBURN RURAL SETTLEMENT AREA
  - RURAL INDUSTRIAL - BUSINESS PARK
  - RURAL INDUSTRIAL
  - INSTITUTIONAL
  - PUBLIC INDUSTRIAL
  - OPEN SPACE AND CONSERVATION
  - SPECIAL POLICY AREA 1
- URBAN AREA**
- RESIDENTIAL
  - GENERAL COMMERCIAL
  - BINBROOK VILLAGE
  - BINBROOK COMMUNITY CORE
  - AIRPORT-RELATED COMMERCIAL
  - AIRPORT
  - AIRPORT INDUSTRIAL-BUSINESS PARK
  - NORTH GLANBROOK INDUSTRIAL-BUSINESS PARK


AMENDMENTS		
No.	Final Approval	Specific Policy Reference
1	February 6, 1990	B.1.9.11
2	February 6, 1990	B.1.5.8
3	May 1, 1990	B.2.4.12(b)
4	February 20, 1990	B.2.3.13
5	February 20, 1990	B.1.5.9
6	September 18, 1990	B.1.1.14.1
7	December 20, 1993	B.1.9.12
8	May 19, 1992	B.2.6.15(a) to (f)
9	October 20, 1992	B.1.1.14.2
10	July 21, 1992	B.1.9.13
11	July 21, 1992	B.2.4.12(c)
12	March 24, 1993	Various Housing Policies
13	January 9, 1996	B.1.9.14
14	September 12, 1994	B.2.1.25 and Schedule "G"
15	July 12, 1994	B.1.1.14.3
16	December 12, 1995	B.2.1.24, B.2.3.11 and Schedule "C"
17	November 2, 1994	B.2.3.12
18	March 20, 1995	B.1.1.14.4
19	November 7, 1995	D.2.4.1
20	August 18, 1997	B.2.1.26 and D.3.1.1
21	February 5, 1998	B.1.9.15
22	March 24, 1998	B.1.1.14.2
23	March 31, 1998	B.2.4.13
24	February 3, 2000	B.1.4.14.1
25	July 28, 1999	B.1.1.14.5

AMENDMENTS		
No.	Final Approval	Specific Policy Reference
26	November 11, 1999	B.1.1.14.6
27	February 2, 2000	B.2.1.23, B.2.2 AND SCHEDULES "B" AND "H" AND APPENDIX "5"
28	July 19, 2000	B.1.1.14.1
29	September 13, 2000	B.1.1.14.7
30	December 7, 2000	B.1.1.14.8
31	December 12, 2000	B.1.9.17 and B.1.9.18
32	December 7, 2000	B.1.1.14.2
33	December 12, 2000	B.2.1.25 and B.2.1.26

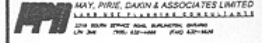
AMENDMENTS		
No.	Final Approval	Specific Policy Reference
34	March 6, 2001	G.6.1
35	May 29, 2002	B.1.1.14.1
36	March 20, 2002	Schedule A, E, F, A.2.4, A.3.1, B.2, B.2.1.10, B.3, F.1.1, G.4.7, H.1.1
37	May 27, 2003	B.2.4.14
40	July 9, 2003	B.2.4.15
XX	XXXXXXXXXX	B.2.1.25.2

**Schedule A  
Amendment No. 47  
to the Official Plan  
for the  
Former township of Glanbrook**

**Legend**

 Lands subject to OPA 47 and Special Policy Reference B.2.1.25.1(c) and B.2.1.25.2(c)

Date Oct 19, 2004	Revised By C.N	Reference File No. OPA 47 (G)
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DATE	NOVEMBER, 2002	SCALE	N.T.S.
DRAWN BY	L.C.		
		NOTE: THIS SCHEDULE SHOULD BE READ IN CONJUNCTION WITH THE POLICIES AND OTHER SCHEDULES OF THIS OFFICIAL PLAN.	