

**Authority:** Item 10, Economic Development  
and Planning Committee  
Report: 07-013 (PED07197)  
CM: July 11, 2007

**Bill No. 220**

**CITY OF HAMILTON**

BY-LAW NO. 07-220

To Adopt:

Official Plan Amendment No. 61 to the former Township of Glanbrook Official Plan;

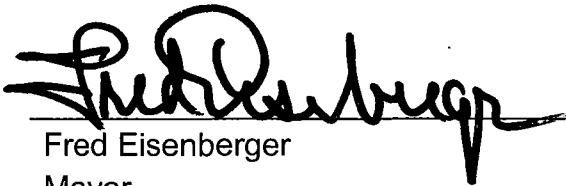
Respecting:

**3089 Binbrook Road**

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

1. Amendment No. 61 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.

**PASSED and ENACTED** this 11<sup>th</sup> day of July, 2007.

  
Fred Eisenberger  
Mayor

  
Kevin C. Christenson  
City Clerk

**Amendment No. 60**  
**to the**  
**Former Township of Glanbrook Official Plan**

The following text together with Schedule "A" - Land Use Plan and Schedule "B" – Binbrook Village Secondary Plan, attached hereto, constitute Official Plan Amendment No. 61 of the Official Plan of the former Township of Glanbrook.

**Purpose:**

The purpose of this Amendment is to redesignate the subject lands from "Binbrook Community Core" to "Residential" on Schedule "A" Land Use Plan, and to redesignate Schedule "B" Binbrook Village Secondary Plan, from "Community Core" to "Low Density Residential" in order to permit one single detached dwelling.

**Location:**

The lands affected by the Amendment are located in Binbrook Village in the former Township of Glanbrook, south of Binbrook Road and on the east side of Great Oak Trail. The lot is known municipally as 3089 Binbrook Road.

**Basis:**

The intent of the Amendment is to redesignate a portion of the subject land from "Community Core" to "Low Density Residential" in order to allow for the development of one single detached dwelling. The basis for the redesignation is as follows:

- The proposed amendment is consistent with the Provincial Policy Statement policies that focus growth in settlement areas;
- The proposed amendment is considered to be compatible with the existing and proposed development in the area; and,
- The proposed amendment creates a logical extension of the existing residential designation while the portion of the site fronting onto Binbrook Road will remain "Community Core".

**Actual Changes**

1. Schedule "A", Land Use Plan, to be revised by redesignating the subject lands from "Binbrook Community Core" to "Residential" and identifying the subject land as OPA No. 61 as shown on the Schedule "A" attached to this Amendment.
2. That Schedule "B" Binbrook Village Secondary Plan to be revised by redesignating the subject lands from "Community Core" to "Low Density Residential" as shown on the attached Schedule "B" to this Amendment.

**Implementation:**

A future implementing Zoning By-Law Amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 07-220, passed on the 11<sup>th</sup> day of July, 2007.

**The City of Hamilton**

  
Mayor

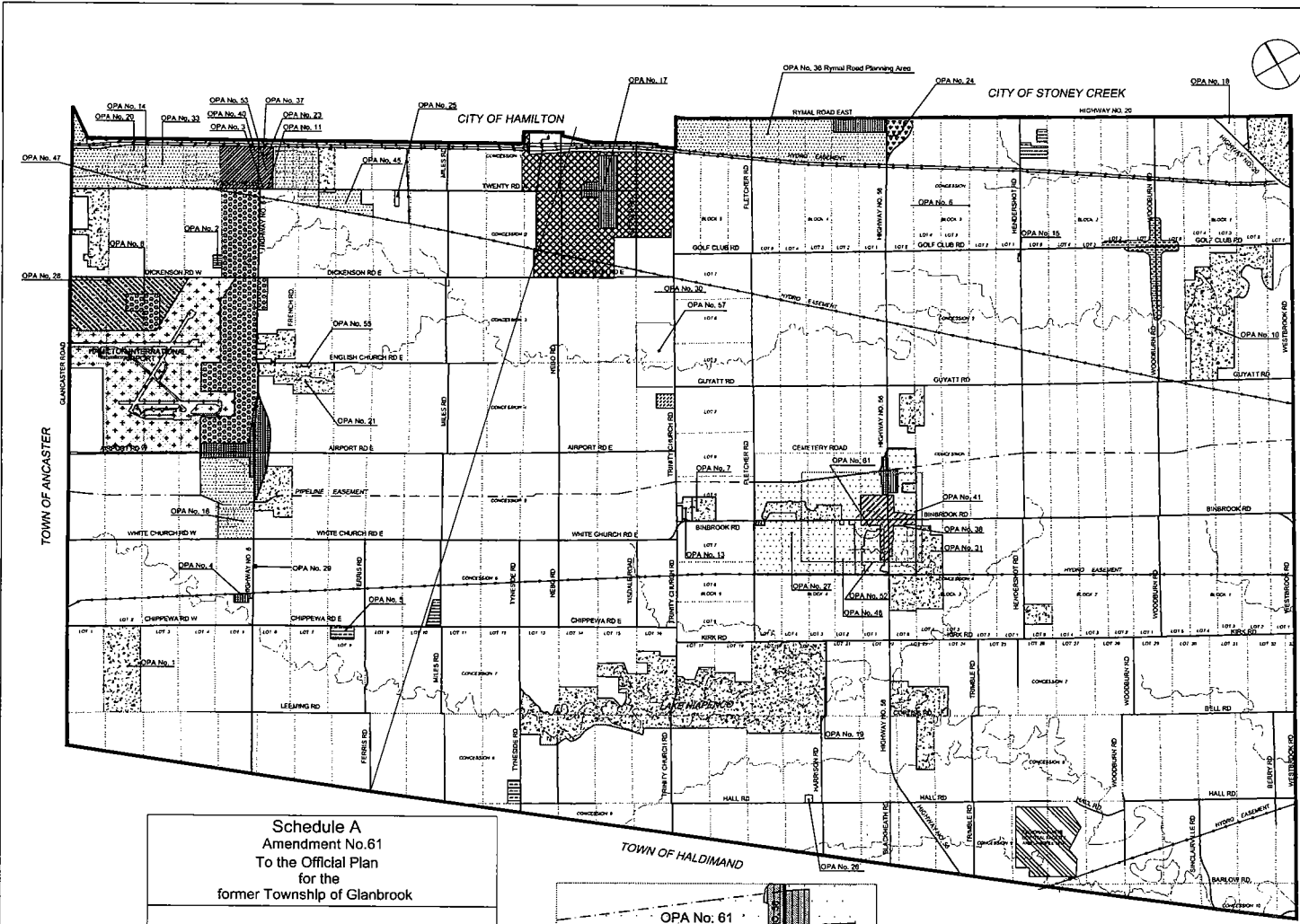
  
Clerk

**OFFICIAL PLAN  
FOR THE  
TOWNSHIP  
OF  
GLANBROOK**

**SCHEDULE A  
LAND USE PLAN**

**LEGEND**

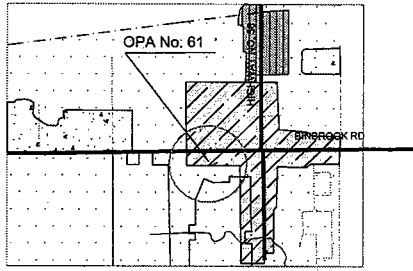
- RURAL AREA**
- AGRICULTURAL
  - WOODBURN RURAL SETTLEMENT AREA
  - RURAL INDUSTRIAL - BUSINESS PARK
  - RURAL INDUSTRIAL
  - INSTITUTIONAL
  - PUBLIC INDUSTRIAL
  - OPEN SPACE AND CONSERVATION
  - SPECIAL POLICY AREA 1
  - GENERAL COMMERCIAL
- URBAN AREA**
- RESIDENTIAL
  - GENERAL COMMERCIAL
  - BINBROOK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



Schedule A  
Amendment No.61  
To the Official Plan  
for the  
former Township of Glanbrook

Lands to be redesignated from "Community Core" to "Residential" and identified as OPA 61


Date:	Revised by:	Reference File No.
July 5, 2007	R. Martins	OPA 61 (G)



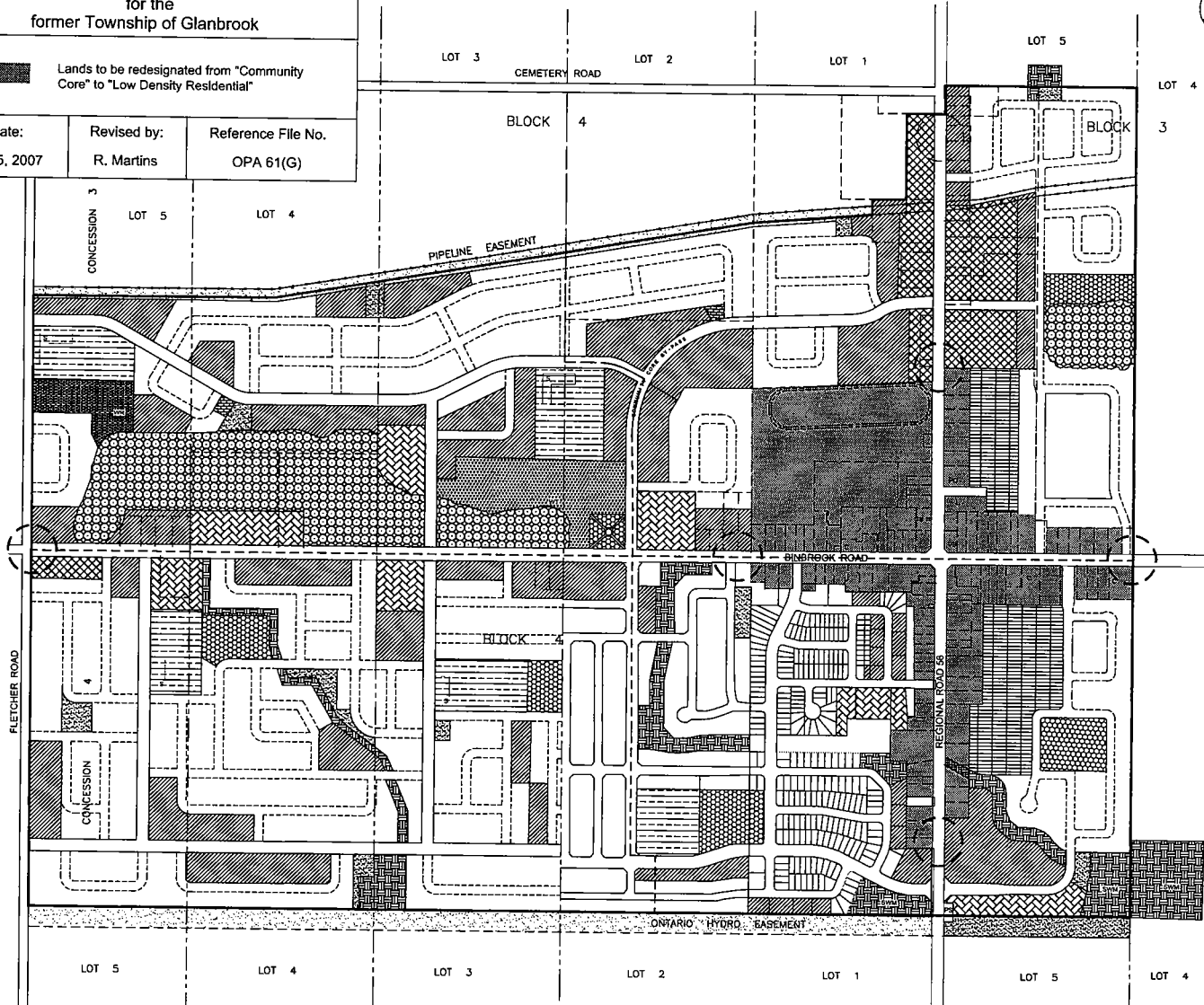
Note: See Township of Glanbrook  
Official Plan for details on  
Official Plan Amendments (OPAs)

DRAWN: NOV 2002	DRAWN BY: L.C.	SCALE: N.T.S.
REVISED NOVEMBER 2005		
<small>NOTE: THIS OFFICIAL PLAN SHOULD BE READ IN CONJUNCTION WITH THE POLICIES AND OTHER SCHEDULES OF THE OFFICIAL PLAN. THE DATES OF THE OFFICIAL PLAN AND THE INTENTIONAL LOCATIONS ON THE MAP ARE APPROXIMATE AND CONSIDERED A GUIDE ONLY. YOU ARE ADVISED TO PURSUE A SEPARATE SURVEY TO DETERMINE EXACT PROPERTY BOUNDARIES.</small>		

**Schedule B  
Amendment No.61  
To the Official Plan  
for the  
former Township of Glanbrook**

 Lands to be redesignated from "Community Core" to "Low Density Residential"





Date: July 5, 2007	Revised by: R. Martins	Reference File No. OPA 61(G)
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**BINBROOK VILLAGE  
SECONDARY PLAN  
SCHEDULE B  
LAND USE PLAN**

**LEGEND**




**RESIDENTIAL USES**

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  SPECIAL RESIDENTIAL

**INSTITUTIONAL**

-  ELEMENTARY SCHOOLS



**COMMERCIAL**

-  COMMUNITY CORE
-  GENERAL COMMERCIAL
-  CORNER RETAIL




**OPEN SPACE**

-  NEIGHBOURHOOD PARK
-  PARKETTE
-  NATURAL OPEN SPACE
-  GENERAL OPEN SPACE
-  COMMUNITY PARK

**STORM WATER MANAGEMENT FACILITIES**




-  STORM WATER MANAGEMENT FACILITY
-  DRAINAGE CHANNEL / PUBLIC WALKWAY



**ROAD HIERARCHY**

-  ARTERIAL
-  COLLECTOR
-  LOCAL

**SPECIAL FEATURES**

- S SCHOOL
- PS PUMPING STATION
- WT WATER TOWER
- WR WATER RESERVOIR
- C CHURCH
- PO POST OFFICE
- L LIBRARY
- F FIRE STATION
- VS VILLAGE SQUARE

-  EXISTING PROPERTY LINES
-  BINBROOK VILLAGE BOUNDARY
-  NEIGHBOURHOOD BOUNDARIES

-  GATEWAY ENTRANCES
-  PIPELINE EASEMENT

DATE	JUNE 2007	SCALE	N.T.S.
DRAWN BY	L.C.	<small>NOTE: THIS SCHEDULE SHOULD BE READ IN CONJUNCTION WITH THE PROLOGUE AND OTHER SCHEDULES OF THE OP PLAN. THE DATES OF THE REVISED VERSIONS AND THE DIRECTION OF CHANGES TO THE EXISTING VERSIONS ARE INDICATED IN THE PROLOGUE AND OTHER SCHEDULES OF THE OP PLAN. THIS PLAN IS THE PROPERTY OF THE TOWNSHIP OF BINBROOK AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</small>	
