

Authority: Item 12, Economic Development
and Planning Committee
Report 10-001 (PED10007)
CM: January 27, 2010

Bill No. 024

CITY OF HAMILTON

BY-LAW NO. 10-024

To Adopt:

Official Plan Amendment No. 77 to the former Township of Glanbrook Official Plan;

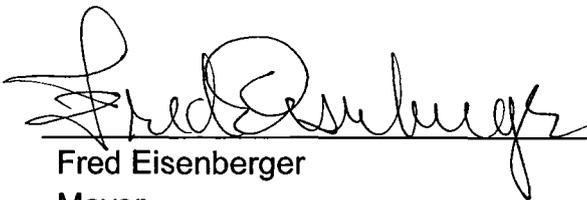
Respecting:

Lands Located at 2490 Regional Road No. 56

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

1. Amendment No. 77 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 10th day of February, 2010


Fred Eisenberger
Mayor


Kevin C. Christenson
City Clerk

Amendment No. 77

to the

Official Plan for the former Township of Glanbrook

The following text, together with Schedule "A" - Land Use Plan and Schedule "B"- Binbrook Village Secondary Plan, attached hereto, constitute Official Plan Amendment No. 77 to the Official Plan of the former Township of Glanbrook.

Purpose

The purpose of the Amendment is to redesignate portions of Schedule "B" - Binbrook Village Secondary Plan from "Low Density Residential" to "Medium Density Residential", from "Medium Density Residential" to "Low Density Residential", and from "Parkette" to "Medium Density Residential", as well as to realign portions of the Local Roads to permit the development of a draft plan of subdivision.

Location

The lands affected by this Amendment are Part of Lot 1, Block 4, Concession 3, located north of Binbrook Road and west of Regional Road No. 56, within the Binbrook Village Secondary Plan, and adjacent to the northern boundary of the Community Core designation, known municipally as 2490 Regional Road No. 56, in the former Township of Glanbrook.

Basis

The basis for the Amendment is as follows:

- The amendment will allow for an increase in the total number of residential units, while maintaining a more homogenous and uniform organization of densities consistent with the objectives and direction for growth prescribed by the Places to Grow Plan.
- The proposal is consistent with the Provincial Policy Statement.
- The proposed Amendment conforms to the Regional Municipality of Hamilton-Wentworth Official Plan.
- The proposed Amendment is consistent with the general intent and purpose of the residential development objectives of the Binbrook Village Secondary Plan, which forms part of the Former Township of Glanbrook Official Plan.
- The proposed development is compatible with the existing and planned uses in the immediate area.

- The revision to the local road pattern within the subject draft plan of subdivision will maintain the planned and existing flow of traffic within the neighbourhood.
- Adequate parkland and open space for the neighbourhood is maintained, notwithstanding the recommended removal of the "Parkette" block.

Actual Changes

- 1) Schedule "A", Land Use Plan, is hereby revised by identifying the subject lands as OPA No. 77, as shown on Schedule "A", attached to this Amendment.
- 2) Schedule "B", Binbrook Village Secondary Plan, is hereby revised by redesignating a portion of the subject lands from "Low Density Residential" to "Medium Density Residential", from "Medium Density Residential" to "Low Density Residential", and from "Parkette" to "Medium Density Residential", as well as re-arranging the pattern of Local Roads, as shown on Schedule "B", attached to this Amendment.

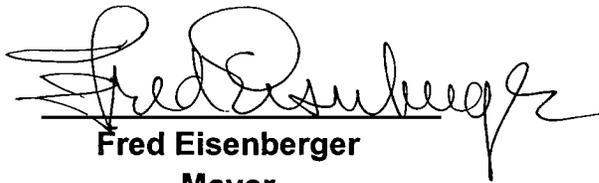
Implementation

An implementing Zoning By-law Amendment and Plan of Subdivision will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 10-024 passed on the 10th day of February, 2010.

The

City of Hamilton



Fred Eisenberger
Mayor



Kevin C. Christenson
Clerk

OFFICIAL PLAN FOR THE TOWNSHIP OF GLANBROOK

SCHEDULE A LAND USE PLAN

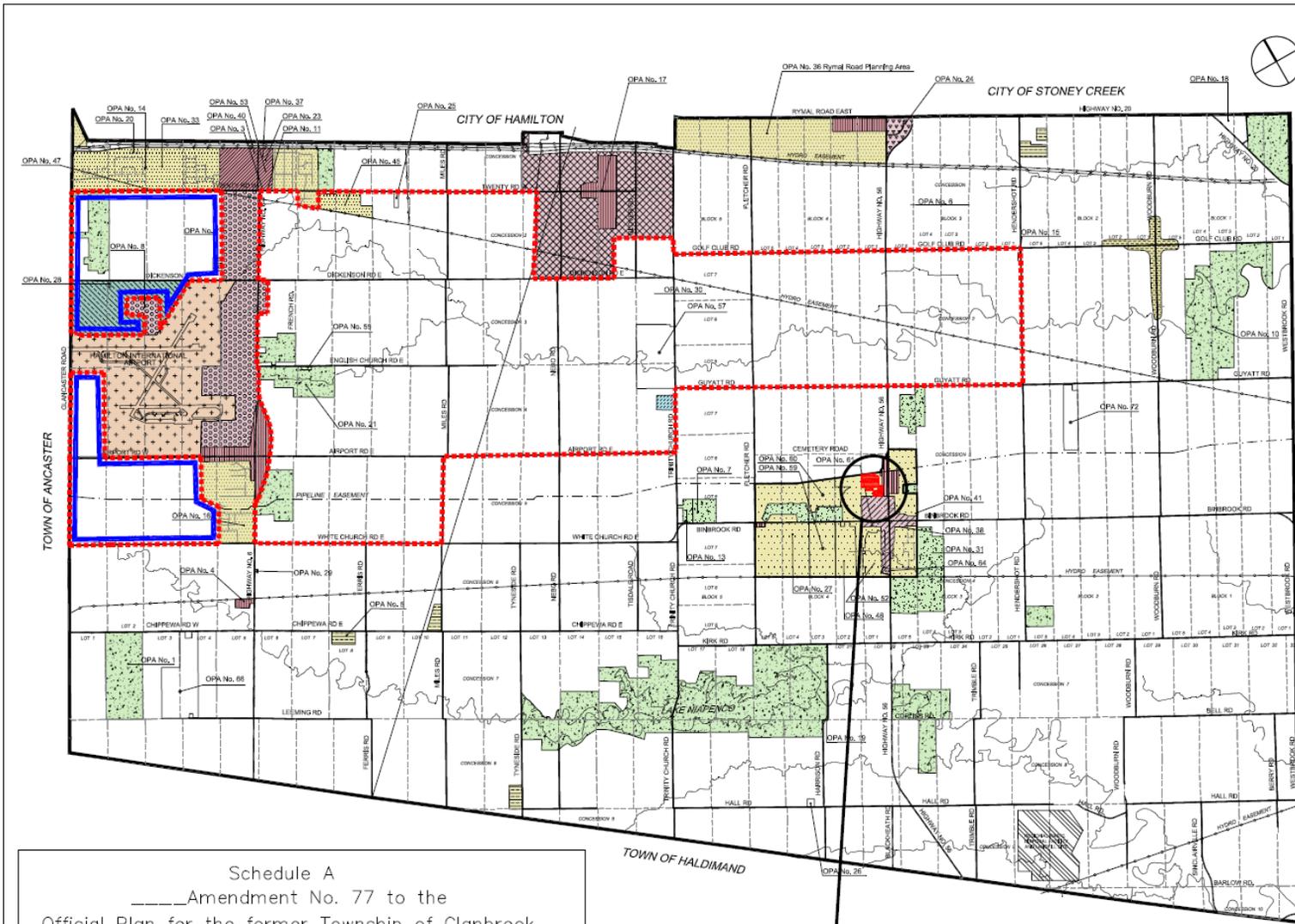
LEGEND

RURAL AREA

- AGRICULTURAL
- WOODBURN RURAL SETTLEMENT AREA
- RURAL INDUSTRIAL - BUSINESS PARK
- RURAL INDUSTRIAL
- INSTITUTIONAL
- PUBLIC INDUSTRIAL
- OPEN SPACE AND CONSERVATION
- SPECIAL POLICY AREA 1
- SPECIAL POLICY AREA 2 (Airport Influence Area)
- SPECIAL POLICY AREA 2a (Secondary Plan)
- 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



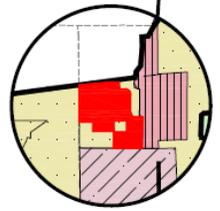
TOWNSHIP OF WEST LINCOLN

TOWN OF ANCASTER

Schedule A
____Amendment No. 77 to the
Official Plan for the former Township of Glanbrook

LEGEND
 Lands subject to OPA No. 77

Date: January 26, 2010	Revised by: A.C./N.B.	Reference File No. OPA____(C)
---------------------------	--------------------------	----------------------------------



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

REVISED DATE: JULY 2009	DRAWN BY: L.C.	SCALE: N.T.S.
REVISED MARCH 2009		<small>NOTES: THIS SCHEDULE A SHOULD BE READ IN CONJUNCTION WITH THE POLICIES AND OTHER PROVISIONS OF THE OFFICIAL PLAN. THE CENTER OF THE STREET NETWORK AND THE PROPOSED LOCATIONS ON THE MAPS ARE CONSIDERED A GENERAL GUIDELINE AND SUBJECT TO FUTURE REVISIONS AS REQUIRED BY THE RESPECTIVE ROAD AGENCIES.</small>

Schedule B
 Amendment No. 77 to the
 Official Plan for the former Township of Glanbrook

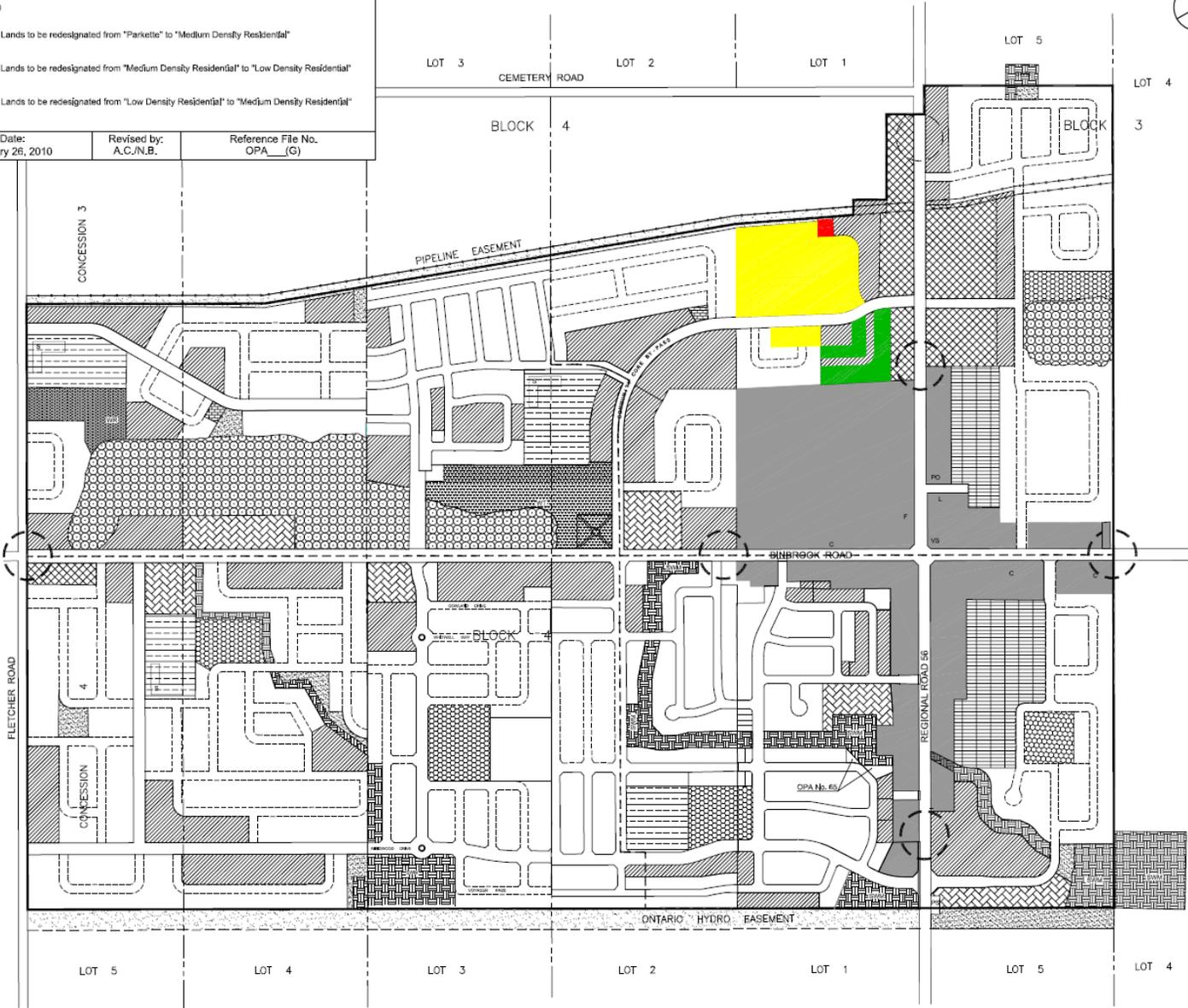
- LEGEND**
- Lands to be redesignated from "Parkette" to "Medium Density Residential"
 - Lands to be redesignated from "Medium Density Residential" to "Low Density Residential"
 - Lands to be redesignated from "Low Density Residential" to "Medium Density Residential"

Date: January 26, 2010
 Revised by: A.C./N.B.
 Reference File No. OPA ___(G)

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 2009	SCALE	N.T.S.
DRAWN BY	L.C.	<small>NOTE: THE APPLICABLE ZONING BY-LAW REGULATIONS, WITH THE POLYLINE AND OTHER SYMBOLS OF THE ZONING BY-LAW, ARE TO BE USED TO DETERMINE THE LOCATION OF THE ZONING BOUNDARIES AND CORRELATION OF THE ZONING BOUNDARIES WITH THE PRESENT ZONING BY-LAW. THE ZONING BOUNDARIES ARE NOT TO BE USED TO DETERMINE THE LOCATION OF THE ZONING BOUNDARIES.</small>	