

**Authority:** Item 12, Economic Development  
& Planning Committee  
Report: 07-013 (PED07199)  
CM: July 11, 2007

**Bill No. 216**

**CITY OF HAMILTON**

BY-LAW NO. 07-216

To Adopt:

Official Plan Amendment No. 60 to the former Township of Glanbrook Official Plan;

Respecting:

**Part of Lots 2 and 3, Block 4, Concession 3, located on the north side of  
Binbrook Road West between Fletcher Road and Highway No. 56**

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

1. Amendment No. 60 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**

### **Official Plan for the former Township of Glanbrook**

The following text together with Schedule "A" - Land Use Plan, Schedule "B"- Binbrook Village Secondary Plan, and Schedule "B1" – Land Use Changes, attached hereto, constitute Official Plan Amendment No. 60 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 - to reflect the following changes for lands located on Part of Lots 2 and 3 - Block 4, Concession 3:

1. redesignation of one small parcel of land in the centre of the site, one parcel in the south of the site, a parcel at the north west corner of the site and a parcel on the western side of the subject lands from "Medium Density Residential" to "Low Density Residential"; and,
2. redesignation of a portion of land at the north west section of the subject site and a portion in the centre from " Low Density Residential" to "Medium Density Residential"; and,
3. redesignation of a portion of land on the western side of the subject lands from "High Density Residential" to " Low Density Residential " and "Medium Density Residential"; and,
4. redesignation of a portion of the subject lands from "Parkette" to "Low Density Residential" and "Medium Density Residential";
5. redesignation of portion of the subject lands from "Medium Density Residential" to "Elementary Schools"; and,
6. revision of the road pattern;

in order to permit the development of a draft plan of subdivision.

#### **Location**

The lands affected by this Amendment are Part of Lots 2 and 3, Block 4, Concession 3, located on the north side of Binbrook Road West between Fletcher

Road and Highway No. 56 Glanbrook within the Binbrook Village Secondary Plan.

### **Basis**

The basis for the Amendment is as follows:

- The proposed residential redesignations will allow for a variety and mix of housing types that will cater to a variety of housing needs. This is consistent with and compatible with the general intent and the residential development objectives for the Binbrook Village Secondary Plan.
- The form and scale for the proposed development is consistent with the residential policies for the Binbrook Village Secondary Plan.
- The revision of the road pattern in the subject lands will not result in any negative impact on the neighbourhood design or the planned and existing flow of traffic.

### **Actual Changes**

- 1) Schedule "A", Land Use Plan, is hereby revised by identifying the subject lands as OPA No. 60 as shown on Schedule "A" attached to this Amendment.
- 2) Schedule "B", Binbrook Village Secondary Plan, is hereby revised by repealing and replacing the area of the subject lands with a revised portion of Schedule "B", Binbrook Village Secondary Plan, as shown on Schedules "B" and "B1" attached to this Amendment. Schedule "B-1" indicates the designations to be changed by 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. 07-216 passed on the 11th day of July, 2007.

The

City of Hamilton

  
Mayor










  
City Clerk

**OFFICIAL PLAN  
FOR THE  
TOWNSHIP  
OF  
GLANBROOK**



**SCHEDULE A  
LAND USE PLAN**

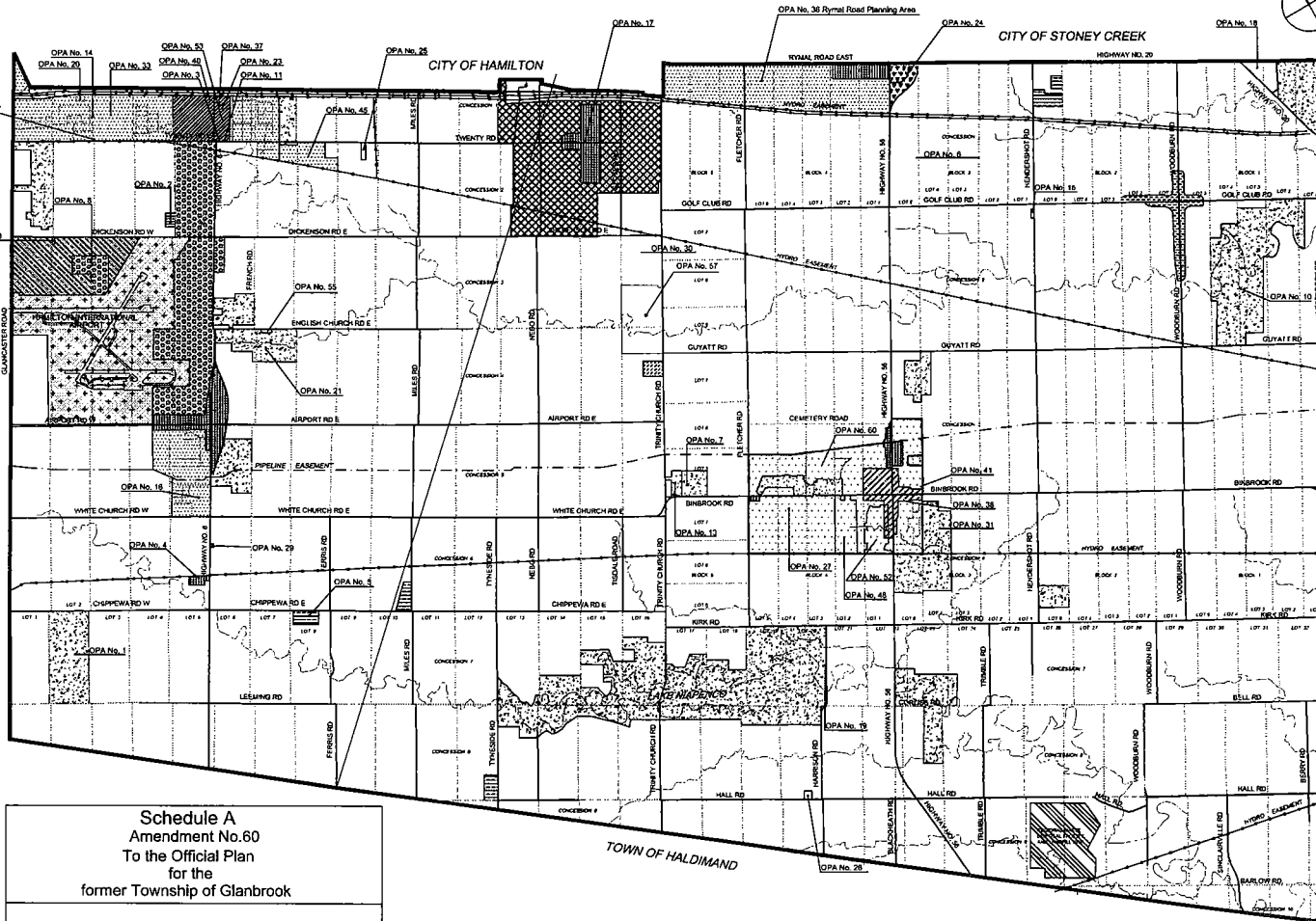
**LEGEND**

**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.60  
To the Official Plan  
for the  
former Township of Glanbrook

 Lands subject to OPA No. 60

Date: July 5, 2007	Revised by: K.M.	Reference File No. OPA 60 (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 2006		
<small>NOTE: THE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE ZONING AND OTHER REGULATIONS OF THE OFFICIAL PLAN. THE DRAWING OF THE STREET NETWORK AND THE INTERPRETATION LOCATIONS OF THE PUBLIC UTILITIES ARE FOR INFORMATION ONLY. THE LOCATION OF THE UTILITIES AND REGULATIONS REQUIRED BY THE PRESCRIPTIONS OF THE ACT AND REGULATIONS SHALL BE THE RESPONSIBILITY OF THE APPLICANT.</small>		

Schedule B  
Amendment No.60  
To the Official Plan  
for the  
former Township of Glanbrook

LEGEND  
Lands to be subject to OPA No. 60 and street pattern  
to be repeated and replaced as shown.

Date: July 5, 2007  
Revised by: K.M.  
Reference File No. OPA 60 (G)

# BINBROOK VILLAGE SECONDARY PLAN SCHEDULE B LAND USE PLAN

## LEGEND

### RESIDENTIAL USES

- [Pattern] LOW DENSITY RESIDENTIAL
- [Pattern] MEDIUM DENSITY RESIDENTIAL
- [Pattern] HIGH DENSITY RESIDENTIAL
- [Pattern] SPECIAL RESIDENTIAL

### INSTITUTIONAL

- [Pattern] ELEMENTARY SCHOOLS

### COMMERCIAL

- [Pattern] COMMUNITY CORE
- [Pattern] GENERAL COMMERCIAL
- [Pattern] CORNER RETAIL

### OPEN SPACE

- [Pattern] NEIGHBOURHOOD PARK
- [Pattern] PARKETTE
- [Pattern] NATURAL OPEN SPACE
- [Pattern] GENERAL OPEN SPACE
- [Pattern] COMMUNITY PARK

### STORM WATER MANAGEMENT FACILITIES

- [Pattern] STORM WATER MANAGEMENT FACILITY
- [Pattern] DRAINAGE CHANNEL / PUBLIC WALKWAY

### ROAD HIERARCHY

- [Pattern] ARTERIAL
- [Pattern] COLLECTOR
- [Pattern] 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

- [Line] EXISTING PROPERTY LINES
- [Line] BINBROOK VILLAGE BOUNDARY
- [Line] NEIGHBOURHOOD BOUNDARIES
- [Symbol] GATEWAY ENTRANCES
- [Line] PIPELINE EASEMENT

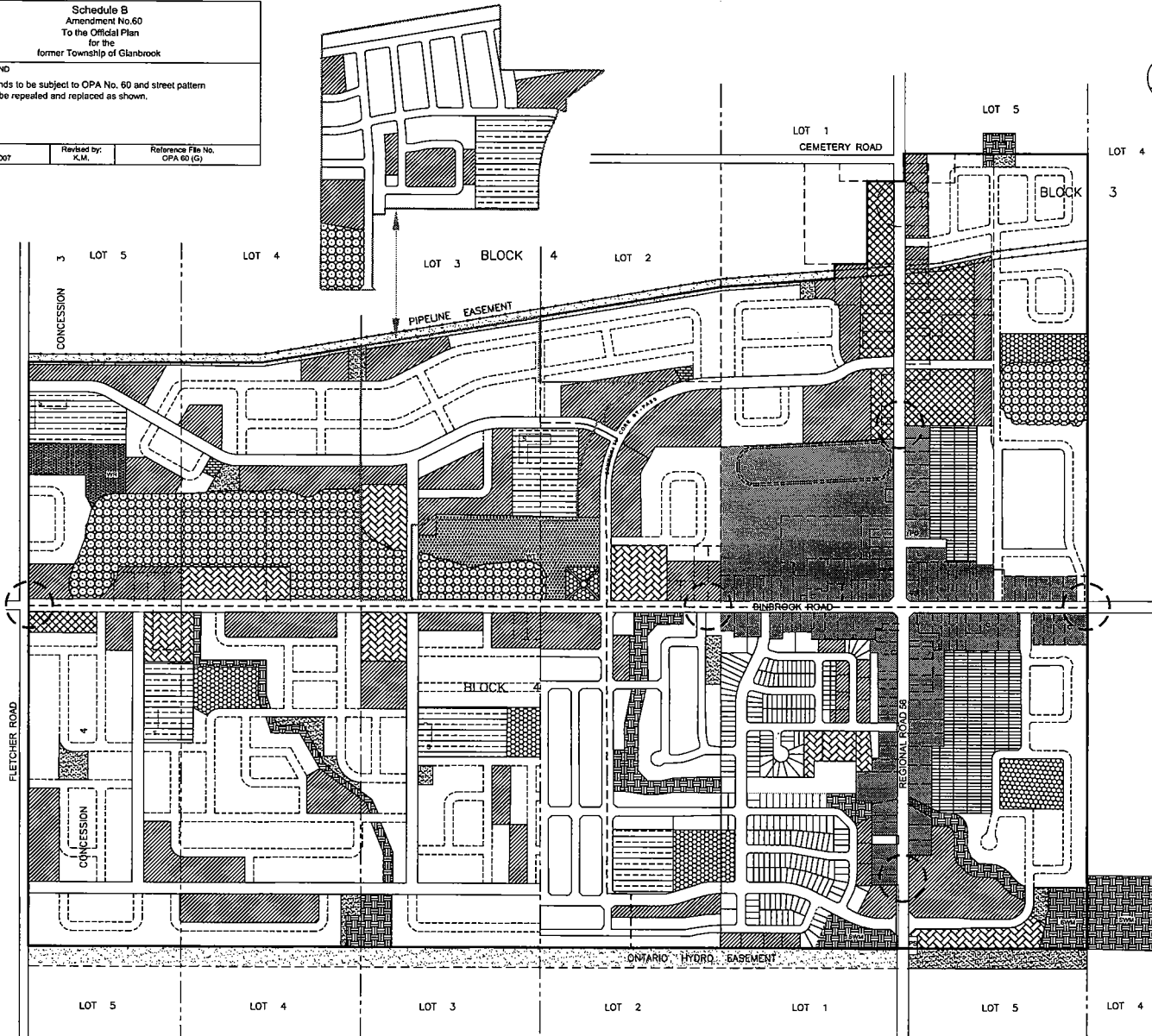
DATE: JUNE 2007

SCALE: N.T.S.

DRAWN BY: L.C.



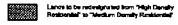
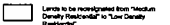

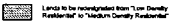
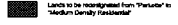
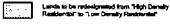
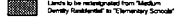
NOTE: THIS SCHEDULE SHOULD BE READ IN CONJUNCTION WITH THE POLICE AND OTHER SCHEDULES OF THE OFFICIAL PLAN.  
USE OF THIS PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF THE DISTRICT OF BRANTFORD AND THE DISTRICT OF BRANTFORD POLICE AND OTHER SCHEDULES OF THE OFFICIAL PLAN.



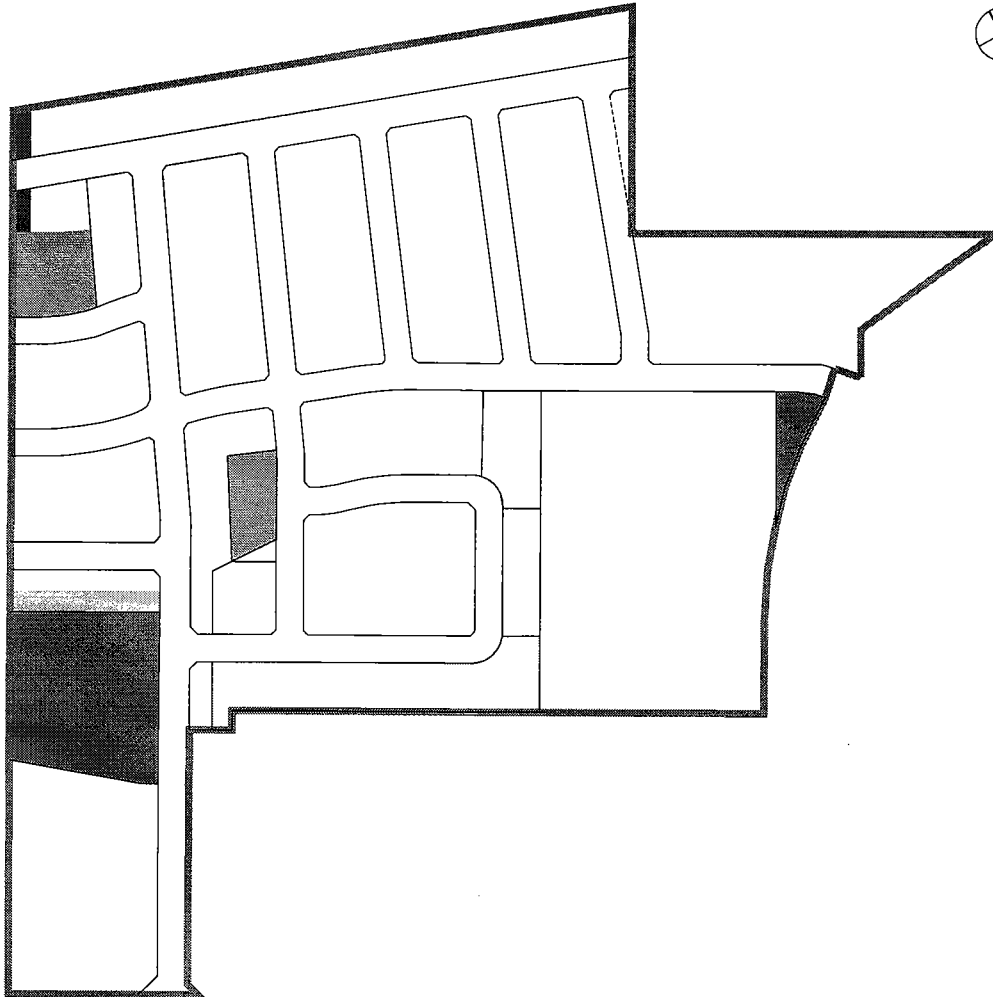
Schedule B1  
Amendment No.60  
To the Official Plan  
for the  
former Township of Glanbrook

Designation changes to Binbrook Village Secondary Plan in area  
repeated and replaced.

LEGEND

- |  |   |
|--|---|
|  Lands to be redesignated from "High Density Residential" to "Medium Density Residential" |  Lands to be redesignated from "Medium Density Residential" to "Low Density Residential" |
|  Lands to be redesignated from "Partials" to "Low Density Residential"                    |  Lands to be redesignated from "Low Density Residential" to "Medium Density Residential" |
|  Lands to be redesignated from "Partials" to "Medium Density Residential"                 |  Lands to be redesignated from "High Density Residential" to "Low Density Residential"   |
|  Lands to be redesignated from "Medium Density Residential" to "Elementary Schools"       |   |

Date: July 5, 2007	Revised by: K.M.	Reference File No. OPA 60 (G)
-----------------------	---------------------	----------------------------------



Excerpt from  
**BINBROOK VILLAGE  
SECONDARY PLAN**  
**SCHEDULE B  
LAND USE PLAN**

DATE	JUNE 2007	SCALE	N.T.S.
DRAWN BY	L.C.	<small>NOTE: THIS SCHEDULE SHOULD BE READ IN CONJUNCTION WITH THE POLICE AND OTHER SCHEDULES OF THE OFFICIAL PLAN. THE LOCATION OF THE STREET BEING USED FOR THE REDIRECTION OF TRAFFIC IS SHOWN ONLY FOR INFORMATION AND IS NOT TO BE CONSIDERED A FINAL DESIGNATION OR INCLUDED IN THE OFFICIAL PLAN UNLESS OTHERWISE NOTED.</small>	
