

Authority: Item14, Planning & Economic
Development Committee
Report:04-012 (PD041380
CM: 22 June 2004

Bill No. 159

CITY OF HAMILTON

BY-LAW NO. 04-159

To Adopt:

Official Plan Amendment No. 44 to the former Township of Glanbrook Official Plan;

Respecting:

Part of Lands within the Mount Hope Urban Settlement Area.

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

1. Amendment No. 44 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 30th day of June, 2004



MAYOR



CLERK

Amendment No. 44

to the

Official Plan for the former Township of Glanbrook

The following text together with Schedule "A", Land Use Plan and Schedule "B", Mount Hope Urban Settlement Area Land Use Plan, of the Official Plan of the former Township of Glanbrook, attached hereto, constitute Official Plan Amendment No. 44.

Purpose:

The purpose of the Amendment is to repeal and replace Schedule "C" – Mount Hope Urban Settlement Area Land Use Plan - with a revised schedule to reflect the following changes:

1. redesignation of portions of land in the south east quadrant of the Southampton Phase 2 Draft Plan of Subdivision from "Medium Density Residential" to "Low Density Residential" to allow for single detached lots;
2. redesignation of a small parcel of land at the northeast corner of Hampton Brook Way and White Church Road from "Institutional" to "Low Density Residential" to allow for a single detached dwelling;
3. modification of the road pattern in the easterly portion of the Southampton Estates Phase 2 Draft Plan of Subdivision from a north-south to an east-west orientation;
4. effecting various housekeeping changes to the lands within the Southampton Phase 2 Draft Plan of Subdivision to align designations and the road pattern with those approved in the Southampton Phase 1 Registered Plan of Subdivision; and,
5. effecting various housekeeping changes to the lands within the Southampton Phase 1 Registered Plan of Subdivision, which is currently under construction, to reflect current land uses and approvals.

Location:

The lands affected by this Amendment are Part of Lot 5, Concession 5, in the former Township of Glanbrook, located at the northwest quadrant of Highway No.6 and White Church Road within the Mount Hope Urban Settlement Area. The subject lands are part of two Draft Approved Plans of Subdivision known as "South Mount Hope Estates" and "Southampton Estates" with an area of 11.6 hectares(28.77 acres).

Basis:

The basis for the Amendment is as follows:

- The land to be redesignated from Medium Density Residential to Low Density Residential will replace townhouse units with “small lot” single detached dwellings with 10.2 metre (33 foot) frontages, equating to a loss of approximately 19 dwelling units. As these units are also considered affordable starter homes, and a variety of housing types and lots sizes are still proposed in this subdivision, the residential objectives for the Mount Hope area, as set out in the Official Plan, will be met with the proposed amendments.
- The revision to the road pattern maintains the modified grid network established in the Mount Hope Land Use Plan. Therefore, there is no negative impact on the neighbourhood design or the planned and existing flow of traffic.
- The housekeeping amendments will update the Mount Hope Urban Settlement Area Land Use Plan to reflect current approvals and to more accurately guide future development.

Actual Changes:

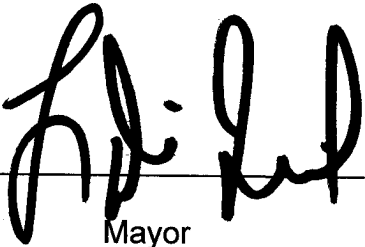
1. Schedule “A” Land Use Plan, be revised by identifying the subject lands as OPA No. **44** as shown on the Schedule “A” attached to this Amendment.
2. That Schedule “C” Mount Hope Urban Settlement Area Land Use Plan be repealed and replaced with a revised Schedule “C” Mount Hope Urban Settlement Area Land Use Plan.
3. Schedule “C” Mount Hope Urban settlement Area Land use Plan be revised by redesignation the subject lands from “Medium Density Residential” to “Low Density Residential” and by identifying the subject lands as OPA No. **44** as shown on the attached Schedule “B” to this Amendment.
4. Schedule “C” Mount Hope Urban Settlement Area Land use Plan be revised by changing the road pattern and land use schedule in the easterly portion of the subject lands and by identifying the modifications on subject lands as OPA No. **44** as shown on the attached Schedule “B” 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. 04-159, passed on the 30th day of June, 2004

**The
City of Hamilton**



Mayor



Clerk

**OFFICIAL PLAN FOR THE
TOWNSHIP OF GLANBROOK
SCHEDULE C**

**MOUNT HOPE
URBAN SETTLEMENT AREA
LAND USE PLAN**



1:8000 FEBRUARY 1996 HW-0-173
SCALE DATE FILE NO.

WALSH, FINE, BACH & ASSOCIATES LIMITED
(and its related companies)
PLANNERS AND ARCHITECTS

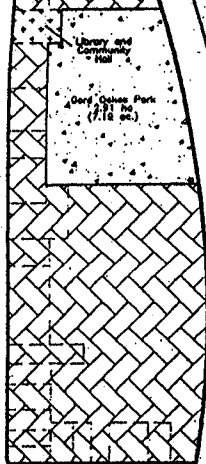
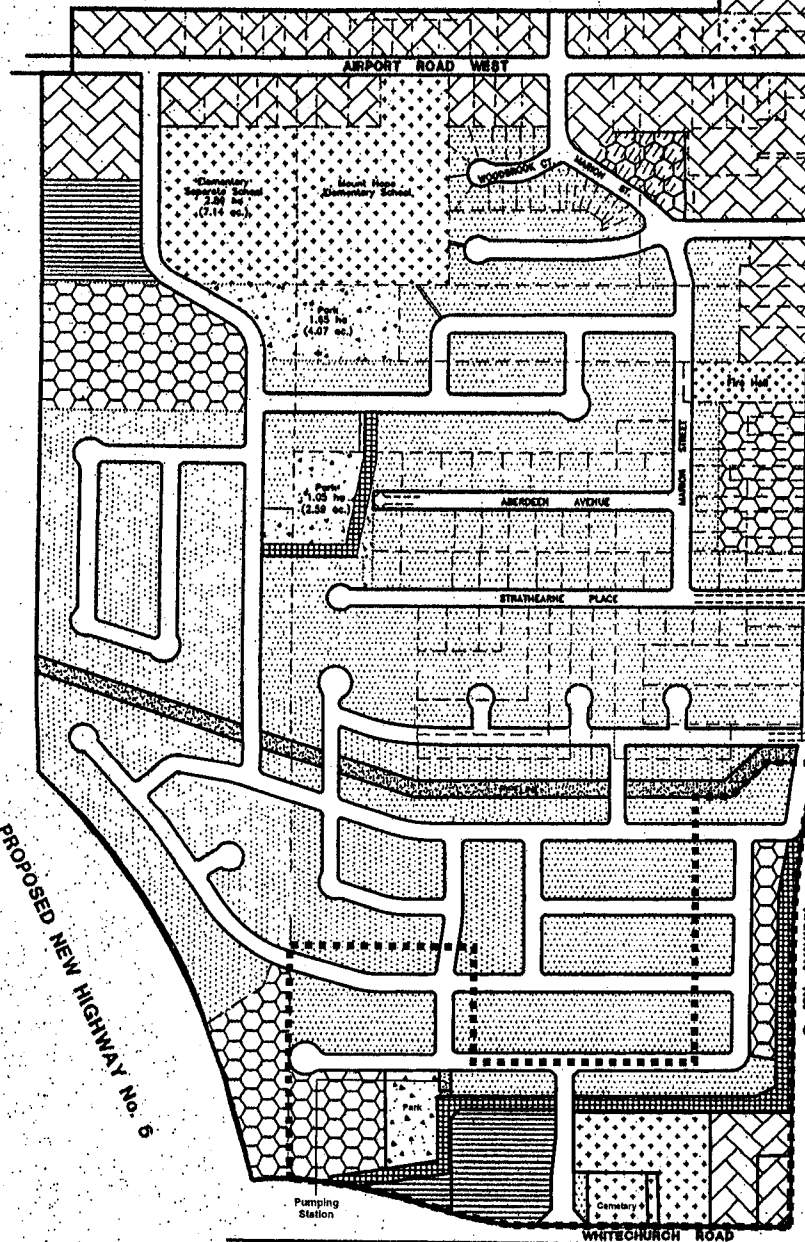
LEGEND

Residential Uses

- LOW DENSITY
- MEDIUM DENSITY
- HIGH DENSITY

Other Uses

- PARKLAND
- GENERAL COMMERCIAL
- INSTITUTIONAL
- UTILITY
- STORMY DRAINAGE FACILITY
- EXISTING PROPERTY LINES
- MOUNT HOPE URBAN SETTLEMENT AREA



PROPOSED NEW HIGHWAY No. 6

Schedule B Draft Amendment No. ___ to the Official Plan for the former Township of Glanbrook		
Lands subject to OPA		
Date: June 8, 2004	Revised By: AM	Reference File No. OPA_(G)

HIGHWAY No. 6

ROBERTSON DRIVE

5th AVENUE

Pumping Station

WHITECHURCH ROAD