

Authority: Item 13, PED Committee
Report: 05-014 (PD0505025)
CM: June 29, 2005
Bill No. 193

CITY OF HAMILTON

BY-LAW NO. 05-193

To Adopt:

Official Plan Amendment No. 51 to the former Township of Glanbrook Official Plan;

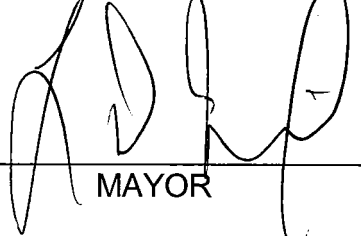
Respecting:

Part of Lands known municipally as 4300 Binbrook Road


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

1. Amendment No. 51 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 29th day of June, 2005



MAYOR



CLERK

Amendment
to the
Former Township of Glanbrook Official Plan

The following text together with Schedule "A" - Land Use Plan, attached hereto, constitute Official Plan Amendment No. 51 of the Official Plan of the former Township of Glanbrook.

Purpose:

The purpose of the City Initiative is to modify existing policy B.1.9.12 in the Official Plan to permit professional offices and a medical centre within the Glanbrook Municipal Service Centre.

Location:

The lands affected by the Amendments are Part of Lot 5, Block 5 of Concession 3, located at 4300 Binbrook Road, with an area of 5.58 hectares (10.48 acres) former Township of Glanbrook.

Basis:

The intent of the City Initiative is to permit a broader range of uses within the Glanbrook Municipal Service Centre. The basis for permitting the proposal is as follows:

- The proposal conforms to the Hamilton-Wentworth Official Plan and the Provincial Policy Statement.
- The proposal conforms to the Greenbelt Plan as municipal administration office use existed prior to the date of the passing of the Greenbelt Plan.
- The proposed revision of policy will not detract from the general intent and objectives of the former Township of Glanbrook Official Plan.
- The proposed uses are consistent with and complementary to the permitted Municipal Administrative Offices use.
- The applications will ensure the existing Municipal office building and infrastructure is used more fully to serve the residents of the area.
- The additional uses will not negatively impact the area and will make use of existing services on an already established developed site.

Actual Changes

Text

1. That Section B.1.9.12 be amended by adding the following text after the first paragraph:

"Professional offices and a medical centre shall be permitted as additional uses within the existing Municipal Administration Office", so that;

Section B.1.9.12 shall read as follows:

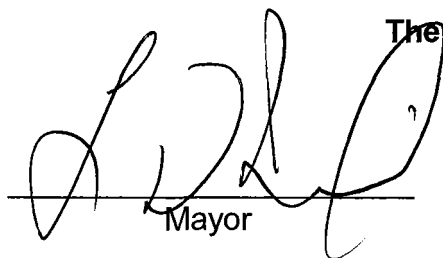
"A Municipal Administration Office and uses buildings and structures accessory thereto, shall be additional permitted uses on an area not to exceed 2 hectares (5 acres) in size on the lands which consist of a total area of approximately 12 hectares (30 acres) located on the north side of Binbrook Road to the east side of Trinity Church Road and being part of Lot 5, Block 5, Concession 3, former Township of Binbrook, now in the Township of Glanbrook. *Professional offices and a medical centre shall be permitted as additional uses within the existing Municipal Administration Office.*

The development of the new Municipal Administration Office shall provide appropriate building and site design features; adequate servicing, including, sanitary sewerage facilities, water supply and storm water management; proper access; and adequate parking facilities".

Implementation:

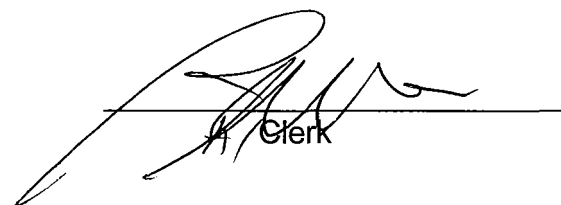
An implementing Zoning By-Law Amendment gives effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 05-193, passed on the 29th day of June, 2005.



Mayor

The City of Hamilton



Clerk