

Authority: Item 26, Planning & Economic
Development Committee
Report; 05-017 (PED05065)
CM: August 10, 2005

Bill No. 232

CITY OF HAMILTON

BY-LAW NO. 05-232

To Adopt:

Official Plan Amendment No.52 to the former Township of Glanbrook Official Plan;

Respecting:

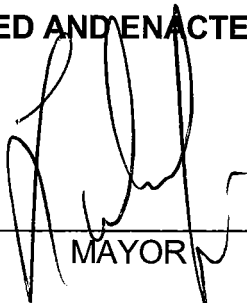
Lands Located within Part of Lot 1, Concession 4, (Glanbrook)

Binbrook Village, Glanbrook

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

1. Amendment No. 52 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 10th day of August, 2005



MAYOR



CLERK

Amendment No. 52

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.52 to the Official Plan of the former Township of Glanbrook.

Purpose

The purpose of the Amendment is to repeal and replace a portion of Schedule "B" – Binbrook Village Secondary Plan - with a revised Schedule to reflect the following changes for lands located on Part of Lot 1, Concession 4:

1. redesignation of a portion of land at the centre of the subject lands from "Low Density Residential" to "Drainage Channel/ Public Walkway" to allow for the extension of the Drainage Channel/Public Walkway.
2. redesignation of a portion of land to the centre of the subject lands from "Community Core" to "Drainage Channel/ Public Walkway" to allow for the extension of the Drainage Channel/ Public Walkway.
3. redesignation of a small parcel of land at the north east quadrant of the subject lands from "Community Core" to "Medium Density Residential" to allow for the development of street townhouses.
4. redesignation of a small parcel of land at the south east quadrant of the subject lands from "Medium Density Residential" to "Storm Water Management Facility" to allow for the establishment of a storm water management facility on this site.
5. redesignation of a small parcel of land at the south, centre and upper quadrant of the subject lands from "Medium Density Residential" to "Low Density Residential" to allow the development of single detached dwellings.
6. redesignation of a small parcel of land at the south west quadrant of the subject lands from "Low Density Residential" to "Medium Density Residential" to allow for street townhouses to be developed on this site.
7. redesignation of a small parcel of land towards the south west quadrant of the subject lands from "Elementary Schools" to "Active Parkland" to allow for a park

Schedule "1"

to be located on this site.

8. redesignation of a small parcel of land at the south west quadrant of the subject lands from "Elementary Schools" to "Low Density residential" to allow for single detached dwellings to be developed on this site.
9. redesignation of a small parcel of land to the westerly quadrant of the subject lands from "Active Parkland" to "Low Density Residential" to allow for single detached lots to be developed on this site.
10. redesignation of a small parcel of land to the middle quadrant of the subject lands from "Corner Retail" to "Low Density Residential" to allow for the development of single detached dwellings on this site.
11. redesignation of a small parcel of land at the north east quadrant of the subject lands from "Medium Density Residential" to "High Density Residential" to allow for the development of low-rise apartments on this site.
12. redesignation of a small parcel of land at the north east quadrant of the subject lands from "High Density Residential" to "Low Density Residential" to allow for single detached dwellings to be developed on this site.
13. redesignation of a small parcel of land at the north east quadrant of the subject lands from "High Density Residential" to "Medium Density Residential" to allow for the development of street townhouses on this site.
14. redesignation of a portion of land to the centre of the subject lands from "Community Core" to "High Density Residential" to allow for the development of low-rise apartments on this site;
15. redesignation of a portion of land to the centre of the subject lands from "Community Core" to "Low Density Residential" to allow for single detached dwellings to be developed on this site.
16. effecting various housekeeping changes to the lands within Lot 1, Concession 4, Binbrook Village Secondary Plan, to align designations and the road pattern with those in the Draft Plan of Subdivision.

Location

The lands affected by this Amendment are Part of Lot 1, Concession 4, located at Binbrook Road and highway No. 56, with an area of 25.63 ha 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, densities and scale for the proposed development is consistent with the residential policies for the Binbrook Village Secondary Plan.
- The proposed redesignation of portions of lands from “Elementary Schools” to “Active parkland” will orient parkland towards closer proximity to the residential neighbourhood.
- The proposed changes will be accommodated within the existing municipal services being currently provided to the community.
- 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.
- The housekeeping amendments will update the Binbrook Village Secondary Plan to reflect current land use designations and road pattern in the subject lands.

Actual Changes

- 1) Schedule “A”, Land Use Plan, be revised by identifying the subject lands as OPA No. 52 as shown on the Schedule “A” attached to this Amendment.
- 2) That the portion of Schedule “B” – Binbrook Village secondary Plan be repealed and replaced with a revised Schedule “B” - Binbrook Village Secondary Plan that reflects the changes, as shown on Schedule “B”, attached to this Amendment.

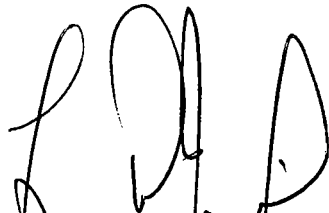
Implementation

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. 05-232 passed on the 10th day of August, 2005.

The

City of Hamilton



Mayor



Clerk

OFFICIAL PLAN FOR THE TOWNSHIP OF GLANBROOK OF SCHEDULE A LAND USE PLAN

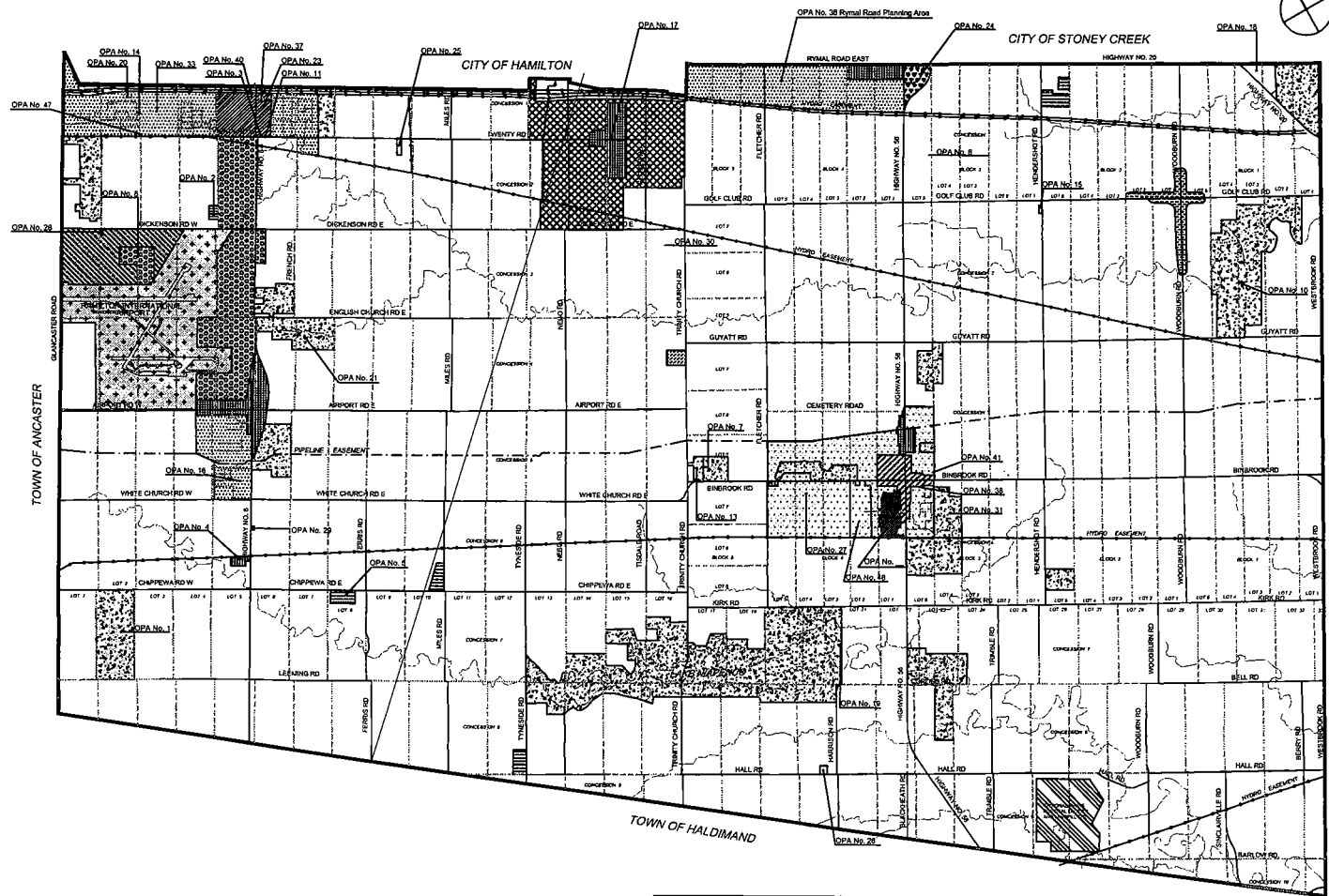
LEGEND

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. 52 to the Official Plan for the former Township of Glanbrook		
Lands Subject to OPA 52		
Date: August 5, 2005	Revised by: A.M.	Reference File No. OPA 52(G)

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

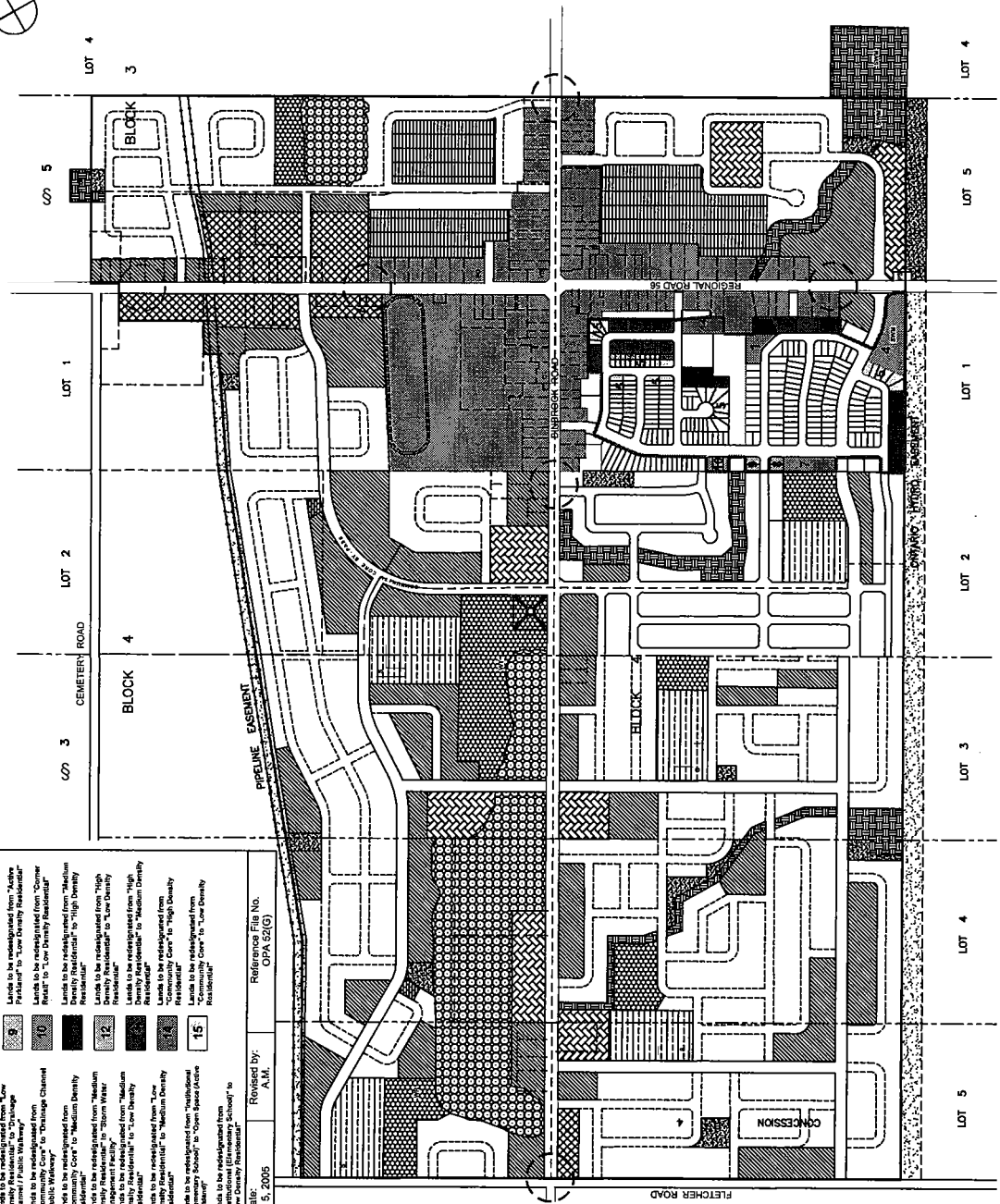
DRAWN: NOV 2002	DRAWN BY: L.C.	SCALE	N.T.S.
REVISED AUGUST 2005		<small>NOTE: THIS SCHEDULE SHOULD BE READ IN CONJUNCTION WITH THE POLICY AND OTHER SCHEDULES OF THE OFFICIAL PLAN. THE LOCATION OF THE STREET NETWORK AND THE INTERSECTION LOCATIONS ON THE STREET NETWORK ARE CONSIDERED A GENERAL GUIDE ONLY AND SUBJECT TO FURTHER DESIGN AND REVISION AS INDICATED BY THE PROPERTY ROAD APPLICANT.</small>	

Official Plan for the former Township of Glanbrook

LEGEND

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

Date: August 5, 2005
 Revised by: A.M.
 Reference File No. OPA 52(G)



DATE: DECEMBER 2000
 DRAWN BY: L.C.
 SCALE: 1:1000
 N.T.S.
 THIS PLAN IS A PRELIMINARY PLAN AND DOES NOT REPRESENT THE OFFICIAL PLAN OF THE TOWNSHIP OF GLANBROOK. THE OFFICIAL PLAN OF THE TOWNSHIP OF GLANBROOK IS THE ZONING BY-LAW AND THE ZONING MAP. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE TOWNSHIP OF GLANBROOK AND THE TOWNSHIP OF HURON. THE TOWNSHIP OF HURON IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN.