

Authority: Item 19, Planning and Economic
Development Committee
Report; 06-010 (PED06152)
CM: June 28, 2006

Bill No. 191

CITY OF HAMILTON

BY-LAW NO. 06-191

To Adopt:

Official Plan Amendment No. 27 to the former Region of Hamilton-Wentworth
Official Plan;

Official Plan Amendment No. 55 to the former Township of Glanbrook Official
Plan;

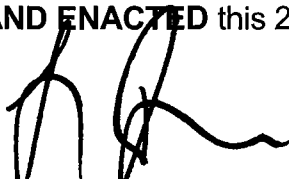
Respecting:

Nos. 8271 and 8321 English Church Road East

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

1. Amendment No. 27 to the Official Plan of the former Region of Hamilton-Wentworth Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted and approved.
2. Amendment No. 55 to the Official Plan of the Glanbrook Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted and approved.

PASSED AND ENACTED this 28th day of June, 2006.



MAYOR



CLERK

Amendment No. 27
to the
Former Region of Hamilton-Wentworth Official Plan
Amendment No. 55
to the
Former Township of Glanbrook Official Plan

The following text together with Map No. 1 - Regional Development Pattern of the former Region of Hamilton-Wentworth Official Plan, and Schedule "A" - "Land Use Plan" of the former Township of Glanbrook Official plan attached hereto, constitutes:

1. Official Plan Amendment No. 27 to the Region of Hamilton-Wentworth Official Plan; and
2. Official Plan Amendment No. 55 to the Township of Glanbrook Official Plan.

Purpose:

The purpose of the Amendment is to permit the creation of two (2) non-farm related single detached residential lots within the Airport Area of Influence, for lands located at Nos. 8271 and 8321 English Church Road East. These lands were subject of OPA No. 21 of the Official Plan of the former Township of Glanbrook and :

Regional OP

- (1) Identify the subject lands as Special Policy Area 10 on Map No. 1, Regional Development Pattern of the Official Plan; and
- (2) To establish Special Policy Area 10 to permit the severance of two existing (2) non-farm related single detached residential lots having a lot area of .4 ha and 0.46 ha respectively.

Glanbrook OP

- (1) Identify the subject lands as Official Plan Amendment No. 55 on Schedule "A", "Land Use Plan"; and

- (2) To establish Special Policy Area 7 to permit the severance of two existing (2) non-farm related single detached residential lots having a lot area of .4 ha and 0.46 ha respectively.

Location:

The lands affected by this Amendment are located at Nos. 8271 and 8321 English Church Road, east of Highway 6 and south of English Church Road, in the former Township of Glanbrook.

Basis:

The intent of the Amendment is to permit the severance of two existing (2) non-farm related single detached residential lots having a lot area of .4 ha and 0.46 ha respectively. The Planning and Development Committee, at their meeting of June 6, 2006 directed staff to prepare an Official Plan Amendment for adoption by Council.

Actual Change:

- 1. That the former Regional Municipality of Hamilton-Wentworth Official Plan be amended as follows:**
 - 1.1 Map No. 1 – Regional Development Pattern – be revised by adding Special Policy Area 10 as shown on the attached Schedule “A” of this Amendment.
 - 1.2 That Section D.4, “Plan Interpretation, Amendments and Boundaries”, be amended by adding Section D.4.15 as follows:

D.4.15 Notwithstanding the provisions of Section C.3.2.2.6 and D.8.3, the lands known municipally as Nos. 8271 and 8321 English Church Road East, east of Highway 6 and south of English Church Road, in the former Township of Glanbrook, the severance of two existing (2) non-farm related single detached residential lots shall be permitted.
- 2. That the Official Plan of the former Township of Glanbrook Official Plan be amended as follows:**
 - 2.1 Schedule "A" – Land Use Plan – be revised by including the subject lands as Specific Policy Area 7, as shown on the attached Schedule “B” of this Amendment.

2.2 That Section B.1.9, "Open Space and Conservation", be amended by adding Subsection B.1.9.19 as follows:

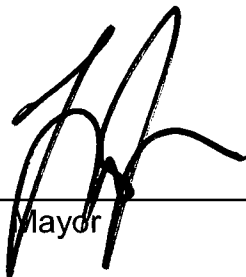
"B.1.9.19 The lands municipally known as Nos. 8271 and 8321 English Church Road, Specific Policy Area 7 on Schedule "A", and previously subject to Official Plan Amendment No. 21, shall be subject to the following:

(a) Notwithstanding Subsections B.1.9.1, B.1.9.15, B.1.10.5 and D.1.2 of this Plan, the lands designated *OPEN SPACE AND CONSERVATION*, east of Highway 6 and south of English Church Road East, as Nos. 8271 and 8321 English Church Road the severance of two existing (2) non-farm related single detached residential lots shall be permitted.

Implementation:

An implementing Zoning By-law Amendment and the land severance approval will give effect to this amendment.

This is Schedule "1" to By-law No. 06-191, passed on the 28th day of June 2006.



Mayor

The City of Hamilton



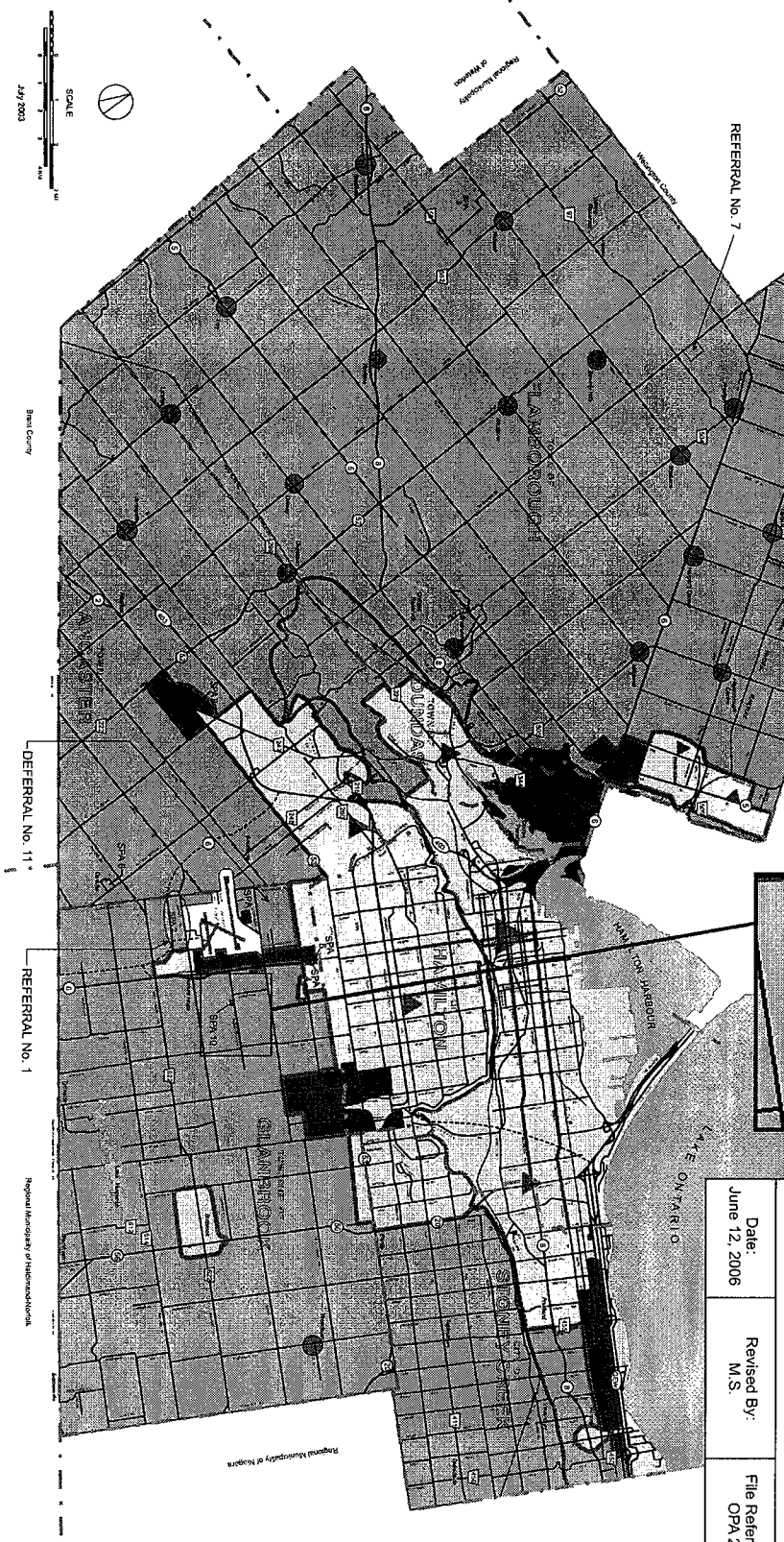
Clerk

MAP No. 1

Regional Municipality of Hamilton

SPA 10

<p>Schedule A Amendment No. 27 to the Official Plan of the former Region of Hamilton-Wentworth</p>		
<p>Area to be Identified as Special Policy Area 10 (SPA 10)</p>		
Date:	Revised By:	File Reference No.
June 12, 2006	M.S.	OPA 27(R)



URBAN AREAS

- Urban Area Boundary
- Urban
- Business Parks

RURAL AREAS

- Rural Area
- Rural Settlements

OTHER

- Parkway Belt West Policy Areas
- Special Policy Areas
- Airport
- Future Roadway
- Municipal Boundary

REGIONAL DEVELOPMENT PATTERN

- Regional Centre
- Mixed-use Centre
- High Density Mixed-use Corridors

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
Regional Environment Department
May 2005

OFFICIAL PLAN FOR THE TOWNSHIP OF GLANBROOK

SCHEDULE A LAND USE PLAN

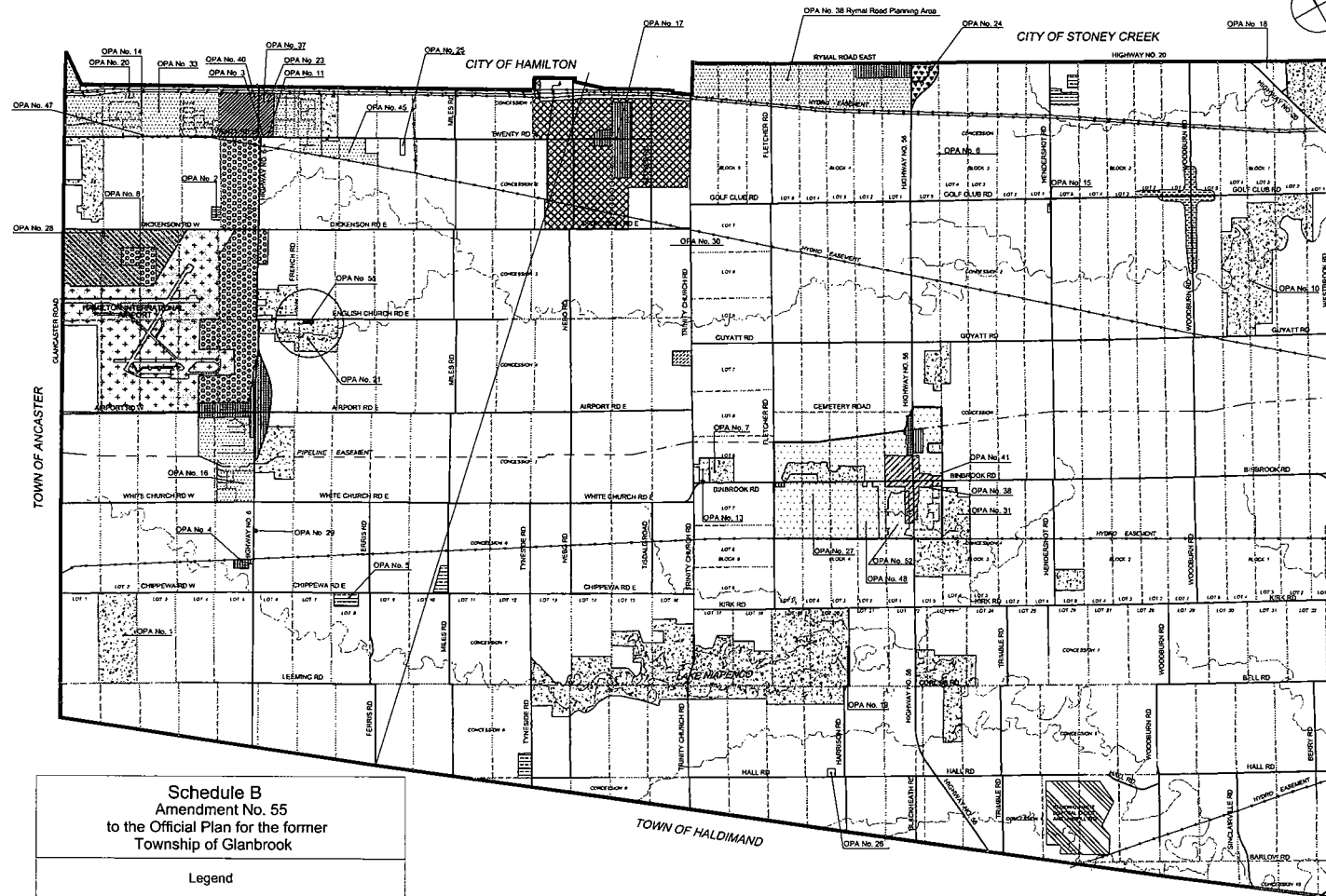
LEGEND

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 B
Amendment No. 55
to the Official Plan for the former
Township of Glanbrook

Legend

Lands identified as Special Policy Area 7 and subject to OPA No. 55

Date: June 12, 2006	Revised by: M.S.	Reference File No. OPA 55(G)
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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: APRIL 2006		<small>NOTE: THE SCHEDULES SHOULD BE READ IN CONJUNCTION WITH THE ZONING AND OTHER SCHEDULES OF THE OFFICIAL PLAN. THE DESIGN OF THE STREET NETWORK AND THE INTERSECTION LOCATIONS SHOWN ONLY HAVE BEEN SUBJECT TO APPROVAL REQUIRED BY THE LOCAL OFFICE AND IS SUBJECT TO THE DISCRETION OF THE LOCAL OFFICE AS REQUIRED BY THE PROSPECTIVE ROAD APPLICANT.</small>	