

Authority: Item 19, Planning and Economic
Development Committee
Report: 06-018 (PED06396)
CM: October 25, 2006

Bill No. 334

CITY OF HAMILTON

BY-LAW NO. 06-334

To Adopt:

Official Plan Amendment No. 57 to the Former Township of Glanbrook Official Plan;

Respecting:

1330 Trinity Church Road

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

1. Amendment No. 57 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 and approved.

PASSED AND ENACTED this 25th day of October, 2006.



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. 57 of the Official Plan of the former Township of Glanbrook.

Purpose:

The purpose of the City Initiative is to permit the severance of a surplus farm dwelling for non-abutting farm parcels.

Location:

The lands affected by the Amendments are 1330 Trinity Church Road, former Township of Glanbrook.

Basis:

The intent of the City Initiative is to permit the severance of a surplus farm dwelling for non-abutting farm parcels. The basis for permitting the proposal is as follows:

- The proposal is consistent with the Hamilton-Wentworth Official Plan and the Provincial Policy Statement; and
- The proposed severance is consistent with the adopted Official Plan for Rural Hamilton.

Actual Changes

Text

- 1) Schedule "A" – Land Use Plan – be revised by identifying the subject lands as OPA No. 57, as shown on the attached Schedule "A" of this Amendment.
- 2) That Section B.1.1.14, Site Specific Policies, be amended by adding the following subsection:

"B.1.1.14.9

Notwithstanding Section D.2.2.6, for the lands known municipally as 1330 Trinity Church Road an existing farm dwelling that is surplus to a consolidated farm operation may be severed provided that:

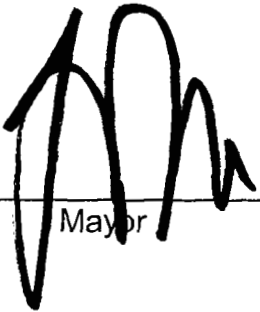
- (a) The surplus dwelling to be severed shall be at least 25 years old;
- (b) A sustainable private water well and sustainable private sewage disposal system shall be provided;
- (c) The surplus dwelling lot shall be a minimum of 0.4 hectares (1 acre), or such larger area as may be required to provide sustainable private well water and sustainable private sewage disposal system;
- (d) The shape and dimensions of the surplus farm dwelling lot shall not impair agricultural operations on the retained land and shall not exceed 122 metres (400 feet) in depth;
- (e) The owner and operator of the farm maintains an existing dwelling on land that is also part of the consolidated farm operation and is located in Rural Hamilton;
- (f) The parcels of land comprising the consolidated farm operation shall be a minimum of 38.4 hectares (95 acres) in total;
- (g) The parcel of land from which the surplus dwelling is severed shall be a minimum of 16.2 hectares (40 acres) in size;
- (h) The parcel of land from which the surplus dwelling is severed shall have been owned and part of the consolidated farm operation for at least one year;
- (i) The owner of the retained land shall grant in favour of Hamilton a restrictive covenant prior to the granting of final consent which prohibits the construction of any dwelling unit; and
- (j) The land retained as a result of the severance of a surplus dwelling shall be rezoned prior to the granting of final consent to prohibit the construction of any dwelling unit."

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. 06-334, passed on the 25th day of October, 2006.

The City of Hamilton



Mayor



Clerk

OFFICIAL PLAN FOR THE TOWNSHIP OF GLANBROOK

SCHEDULE A LAND USE PLAN

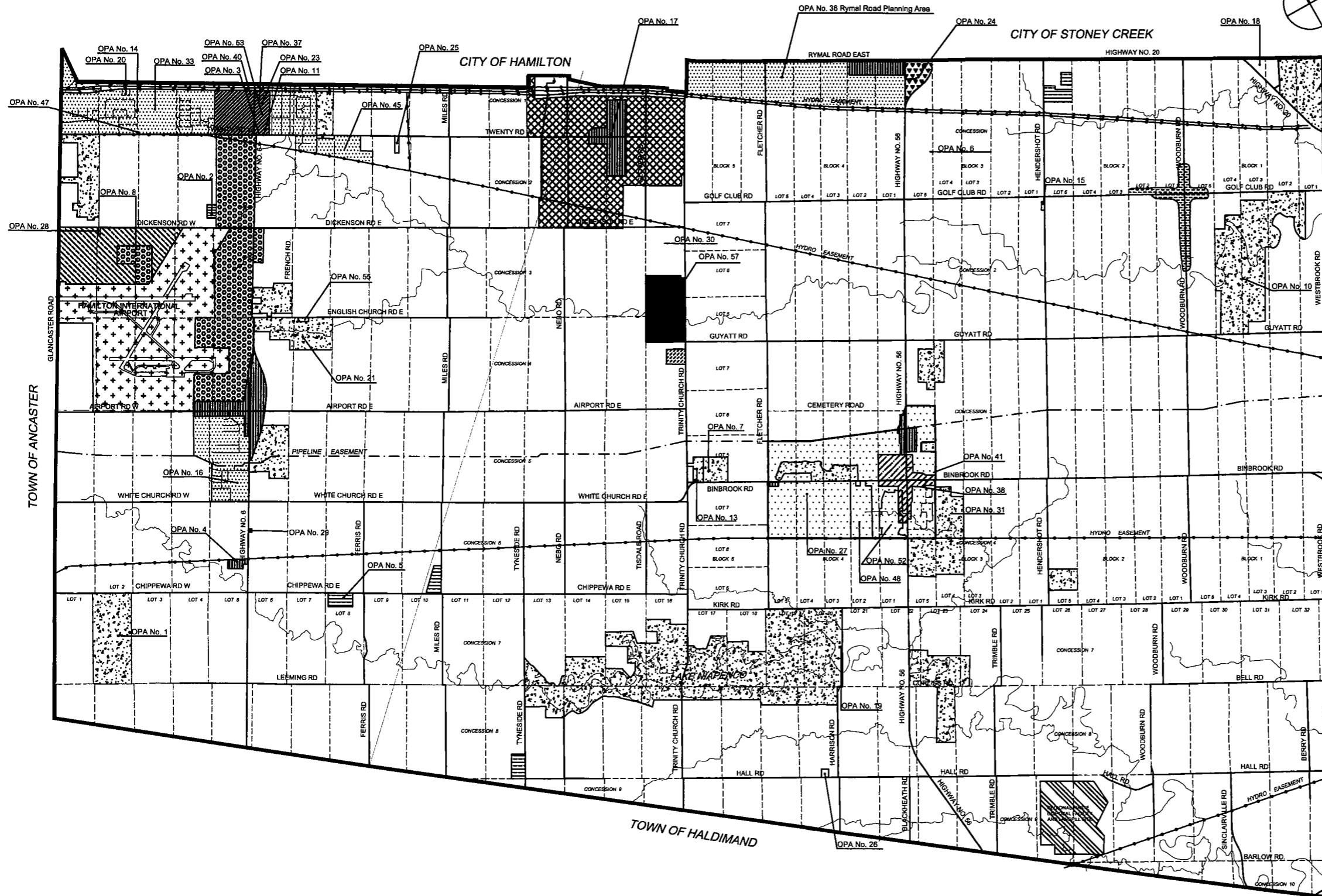
LEGEND

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. 57 to the
Official Plan for the former
Township of Glanbrook**

Lands to be identified as
subject to OPA 57

Date:	Revised by:	Reference File No.
October 19, 2006	M.S.	OPA 57 (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 2006

NOTE: THE SCHEDULES SHOULD BE READ IN CONJUNCTION WITH THE POLICES AND OTHER SCHEDULES OF THE OFFICIAL PLAN.
THE DESIGN OF THE STREET NETWORK AND THE INTERSECTION LOCATIONS ON THE EXISTING ROADWAYS ARE CONSIDERED A GENERAL GUIDE ONLY AND SUBJECT TO FURTHER REVIEW AND RELOCATION AS REQUIRED BY THE PRESPECTIVE ROAD APPLICANT.

