

Authority: Item 9, Economic Development
and Planning Committee
Report 07-010 (PED07148)
CM: May 30, 2007

Bill No. 168

CITY OF HAMILTON

BY-LAW NO. 07-168

To Adopt:

Official Plan Amendment No. 59 to the former Township of Glanbrook Official Plan;

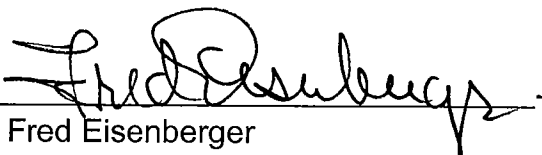
Respecting:

3385 Binbrook Road West, Part of Lot 3, Concession 4

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

1. Amendment No. 59 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.

PASSED and ENACTED this 30th day of May, 2007


Fred Eisenberger
Mayor


Rose Caterini
Acting City Clerk

Amendment No. 59

to the

Official Plan for the former Township of Glanbrook

The following text together with Schedule “B”-Binbrook Village Secondary Plan, attached hereto, constitute Official Plan Amendment No. 59 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 “B” to reflect minor designation changes and road realignments for lands located on Part of Lot 3, Concession 4, known municipally as 3385 Binbrook Road West, and to create a site specific area policy to permit an increase in the density of the development, and to permit commercial uses on the ground floor of lands designated High Density Residential.

Location

The lands affected by this Amendment are part of Lot 3, Concession 4, and are known municipally as 3385 Binbrook Road West, having a lot area of 33.26 hectares (82.19 acres), within the Binbrook Village Secondary Plan area.

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 and scale for the proposed development is consistent with the residential policies for the Binbrook Village Secondary Plan.
- 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.

Actual Changes

MAPPING

- 1) Schedule "A", Land Use Plan, shall be revised by identifying the subject lands as subject to OPA No. 59 as shown on Schedule "A" attached to this Amendment.
- 2) A portion of Schedule "B" – Binbrook Village Secondary Plan shall be repealed and replaced with a revised portion of Schedule "B" - Binbrook Village Secondary Plan, as shown on Schedule "B" attached to this Amendment.

TEXT

- 3) That policy B.2.2.6 be added to the Binbrook Village Secondary Plan as follows:

"B.2.2.6 Notwithstanding Sections B.2.2.3.3.2.1(b), B.2.2.3.3.2.2(b), and B.2.2.3.3.2.3 (b), of the Binbrook Village Secondary Plan, for the lands known municipally as 3385 Binbrook Road, part of Lot 3, Concession 4, with an area of 33.26 hectares (82.19 acres) the following shall apply:

- a) The density range of development in the Low Density Residential designation shall be 25 to 31 units per net residential hectare (*approximately 10 to 12 units per net acre*); and,
- b) The density range of development in the Medium Density Residential designation shall be 31 to 71 units per net residential hectare (*approximately 12 to 28 units per net acre*); and,
- c) The density range of development in the High Density Residential designation shall be 71 to 150 units per net residential hectare (*approximately 28 to 60 units per net acre*); and,
- d) In addition to the policies of Section B.2.2.3.3.2.3, High Density Residential, for the portion of the lands located on the south west corner of Binbrook Road and the second north south collector road east of Fletcher Road, designated High Density Residential on Schedule "B", with an area of 0.93 hectares (2.30 acres), ground floor related commercial uses shall be also permitted, in accordance with Sections B.2.2.3.7.2, General Commercial, and any other provisions of this Plan."

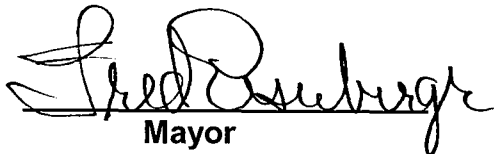
Implementation

An implementing Zoning By-Law Amendment and Draft Plan of Subdivision will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 07-168 passed on the 30th day of May, 2007.

The

City of Hamilton



Mayor



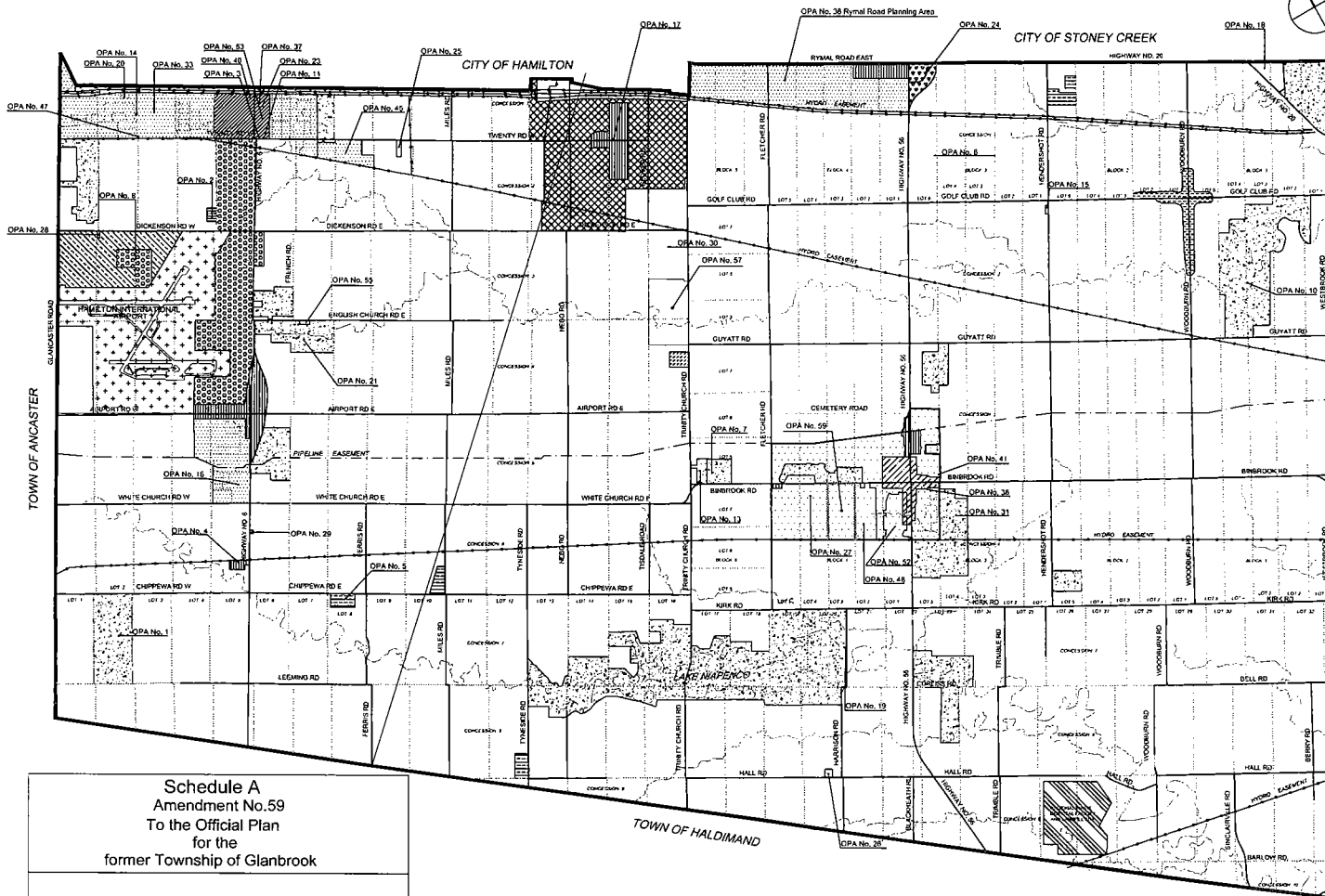
City Clerk

**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.59
To the Official Plan
for the
former Township of Glanbrook

Lands subject to OPA No. _____

Date:	Revised by:	Reference File No.
May 24, 2007	KM	OPA 59(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 NOVEMBER 2006		
<small>NOTE: THIS MATERIAL SHOULD BE READ IN CONJUNCTION WITH THE POLICIES AND OTHER SCHEDULES OF THE OFFICIAL PLAN. THE DESIGN OF THE STREET NETWORK AND THE INTERSECTION LOCATIONS OF THE STREET NETWORKS ARE CONSIDERED A GENERAL GUIDE ONLY AND SUBJECT TO FURTHER REVIEW AND REVISION AS REQUIRED BY THE PROJECTIVE ROAD AGENCIES.</small>		

**Schedule B
Amendment No.59
To the Official Plan
for the
former Township of Glanbrook**

□ Area of Schedule B to be repealed and replaced, as shown

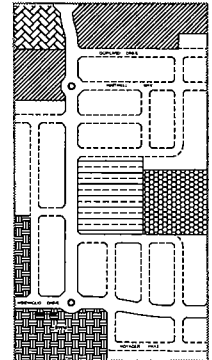
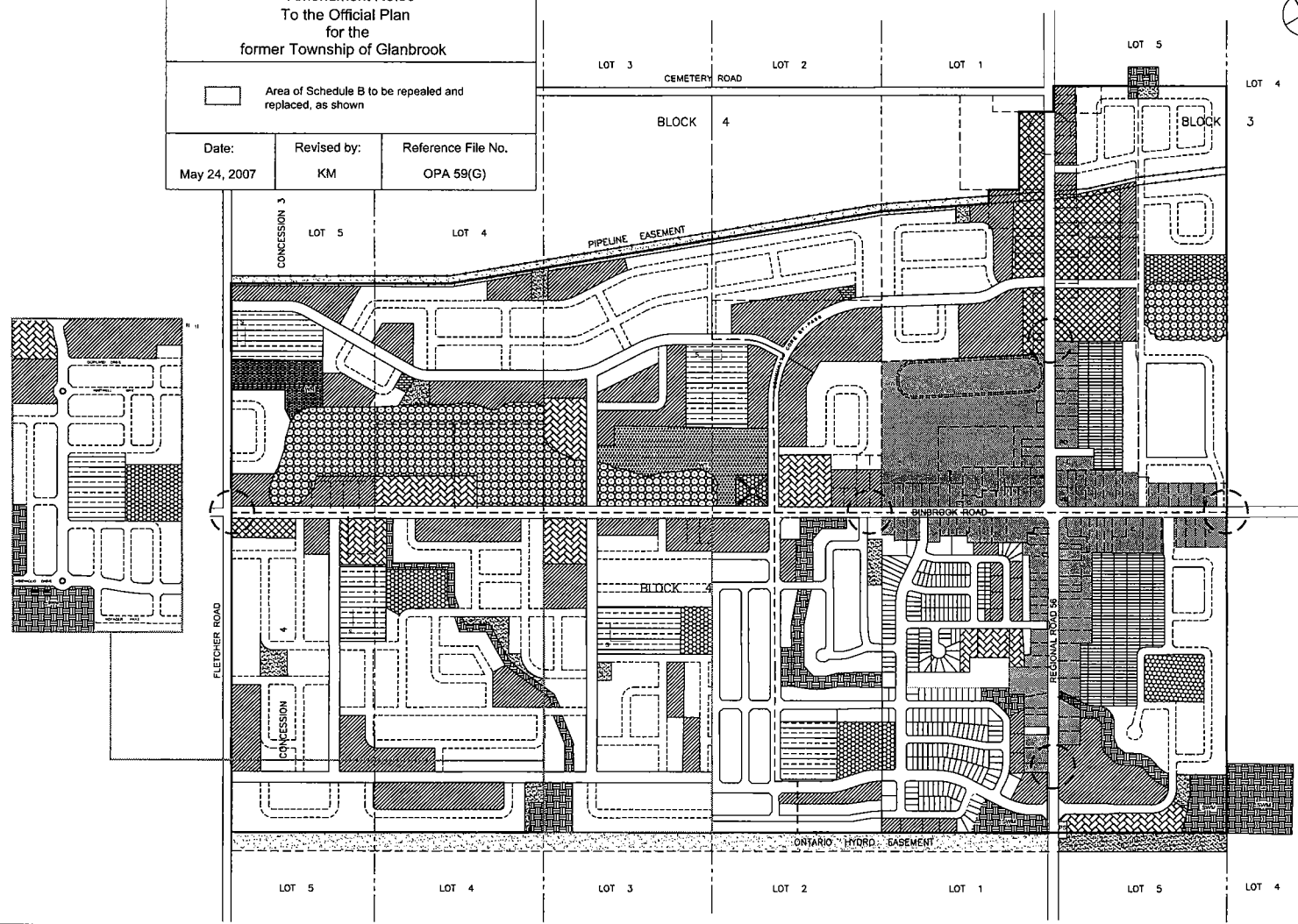
Date:	Revised by:	Reference File No.
May 24, 2007	KM	OPA 59(G)

**BINBROOK VILLAGE
SECONDARY PLAN
SCHEDULE B
LAND USE PLAN**



LEGEND

- RESIDENTIAL USES**
- LOW DENSITY RESIDENTIAL
 - ▨ MEDIUM DENSITY RESIDENTIAL
 - ▩ HIGH DENSITY RESIDENTIAL
 - ▧ SPECIAL RESIDENTIAL
- INSTITUTIONAL**
- ▨ ELEMENTARY SCHOOLS
- COMMERCIAL**
- ▨ COMMUNITY CORE
 - ▩ GENERAL COMMERCIAL
 - ▧ CORNER RETAIL
- OPEN SPACE**
- ▨ NEIGHBOURHOOD PARK
 - ▩ PARKETTE
 - ▧ NATURAL OPEN SPACE
 - ▨ GENERAL OPEN SPACE
 - ▩ COMMUNITY PARK
- STORM WATER MANAGEMENT FACILITIES**
- ▨ STORM WATER MANAGEMENT FACILITY
 - ▩ DRAINAGE CHANNEL / PUBLIC WALKWAY
- ROAD HIERARCHY**
- ▨ ARTERIAL
 - ▩ COLLECTOR
 - ▧ LOCAL
- SPECIAL FEATURES**
- S SCHOOL
 - PS PUMPING STATION
 - WT WATER TOWER
 - WR WATER RESERVOIR
 - C CHURCH
 - PO POST OFFICE
 - L LIBRARY
 - F FIRE STATION
 - VS VILLAGE SQUARE
 - - - EXISTING PROPERTY LINES
 - ▨ BINBROOK VILLAGE BOUNDARY
 - ▩ NEIGHBOURHOOD BOUNDARIES
 - GATEWAY ENTRANCES
 - ▨ PIPELINE EASEMENT



DATE	JUNE 2007	SCALE	N.T.S.
DRAWN BY	L.C.	<small>NOTE: THE BOUNDARY LINES OF NEIGHBOURHOODS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE BOUNDARIES. THE BOUNDARIES OF THE TOWNSHIP OF BINBROOK VILLAGE ARE SHOWN ON THE PLAN FOR INFORMATION ONLY AND DO NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE BOUNDARIES.</small>	