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2) A portion of Schedule “B” – Binbrook Village Secondary Plan shall be repealed and replaced with a revised portion of Schedule “B” - Binbrook Village Secondary Plan, as shown on Schedule “B” attached to this Amendment.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 southwest 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

[Signatures]

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

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

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

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

Legend
Residential Uses
LowDensity Residential
Medium Density Residential
High Density Residential
Special Residential

Institutional
Elementary Schools

Commercial
Community Core
General Commercial
Corner Retail

Open Space
Neighbourhood Park
Panhette
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
School
Pumping Station
Water Tower
Water Reservoir
Church
Post Office
Library
Fire Station
Village Square

Existing Property Lines
Binbrook Village Boundary
Neighbourhood Boundaries
Gateway Entrances
Pipeline Easement