CITY OF HAMILTON

BY-LAW NO. 07-216

To Adopt:

Official Plan Amendment No. 60 to the former Township of Glanbrook Official Plan;

Respecting:

Part of Lots 2 and 3, Block 4, Concession 3, located on the north side of Binbrook Road West between Fletcher Road and Highway No. 56

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

1. Amendment No. 60 to the Official Plan of the former Township of Glanbrook Planning Area consisting of Schedule “I”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED and ENACTED this 11th day of July, 2007

Fred Eisenberger
Mayor

Kevin C. Christenson
City Clerk
Amendment No. 60

to the

Official Plan for the former Township of Glanbrook

The following text together with Schedule “A” - Land Use Plan, Schedule “B”- Binbrook Village Secondary Plan, and Schedule “B1” – Land Use Changes, attached hereto, constitute Official Plan Amendment No. 60 to the Official Plan of the former Township of Glanbrook.

Purpose

The purpose of the Amendment is to redesignate portions of Schedule “B” – Binbrook Village Secondary Plan - to reflect the following changes for lands located on Part of Lots 2 and 3 - Block 4, Concession 3:

1. redesignation of one small parcel of land in the centre of the site, one parcel in the south of the site, a parcel at the north west corner of the site and a parcel on the western side of the subject lands from “Medium Density Residential” to “Low Density Residential”; and,

2. redesignation of a portion of land at the north west section of the subject site and a portion in the centre from "Low Density Residential" to "Medium Density Residential"; and,

3. redesignation of a portion of land on the western side of the subject lands from "High Density Residential" to "Low Density Residential" and "Medium Density Residential"; and,

4. redesignation of a portion of the subject lands from “Parkette” to “Low Density Residential” and “Medium Density Residential”;

5. redesignation of portion of the subject lands from “Medium Density Residential” to “Elementary Schools”; and,

6. revision of the road pattern;

in order to permit the development of a draft plan of subdivision.

Location

The lands affected by this Amendment are Part of Lots 2 and 3, Block 4, Concession 3, located on the north side of Binbrook Road West between Fletcher
Road and Highway No. 56 Glanbrook 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 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**

1) Schedule “A”, Land Use Plan, is hereby revised by identifying the subject lands as OPA No. 60 as shown on Schedule “A” attached to this Amendment.

2) Schedule “B”, Binbrook Village Secondary Plan, is hereby revised by repealing and replacing the area of the subject lands with a revised portion of Schedule “B”, Binbrook Village Secondary Plan, as shown on Schedules “B” and “B1” attached to this Amendment. Schedule “B-1” indicates the designations to be changed by 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. 07-216 passed on the 11th day of July, 2007.

The

City of Hamilton

[Signatures]

Mayor

City Clerk