

Authority: Item 6, Economic Development and
Planning Committee
Report 08-010 (PED08125)
CM: June 11, 2008

Bill No. 143

CITY OF HAMILTON

BY-LAW NO. 08-143

To Adopt:

Official Plan Amendment No. 65 to the former Township of Glanbrook Official Plan;

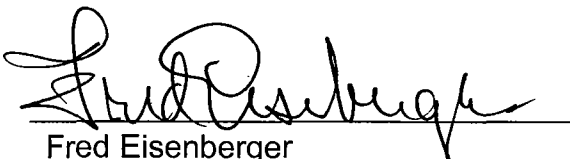
Respecting:

Part of Block 133, Plan 62M-1062, Magnificent Way

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

1. Amendment No. 65 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 11th day of June, 2008



Fred Eisenberger
Mayor



Kevin C. Christenson
City Clerk

Amendment No. 65

to the

Official Plan for the former Township of Glanbrook

The following text together with Schedule "A" (Schedule "B" - Binbrook Village Secondary Plan), attached hereto, constitute Official Plan Amendment No. 65 to the Official Plan of the former Township of Glanbrook.

Purpose:

The purpose of the Amendment is to redesignate the subject lands, as amended by OPA 52, from "Storm Water Management Facility - Drainage Channel/Public Walkway" to "Low Density Residential" on Schedule "B", Binbrook Village Secondary Plan, in order to permit two lots for single detached residential development.

Location:

The lands affected by this Amendment are Part of Lot 1, Concession 4, in the former Township of Glanbrook, legally known as Part of Block 133 on Registered Plan 62M-1062, and Parts 1 and 2 on Reference Plan 62R-17951. The lands are located adjacent to the public street, known as Magnificent Way, within the Binbrook Village Secondary Plan.

Basis:

The intent of the Amendment is to permit a low density residential development in the form of two single detached dwellings on the subject lands. The basis for the redesignation is as follows:

- The proposed development is consistent with the Provincial Policy Statement.
- The proposed development is consistent with the Hamilton-Wentworth Official Plan and the general intent of the Township of Glanbrook Official Plan.
- The proposal is compatible in scale, density and form with the existing adjacent single detached and townhome residential uses in the neighbourhood, and represents an opportunity for infill development. This is consistent with the general intent of the Binbrook Village Secondary Plan residential policies.
- The proposal encourages a compact urban form which enhances the livability of the community, provides for cost efficiencies and supports environmental sustainability.

- The change in designation will have no negative effect on the function of the adjacent Storm Water Drainage Channel as a Drainage Channel or a Public Walkway.

Actual Changes:

Schedule Changes

1. That Schedule "B", Binbrook Village Secondary Plan, be revised by redesignating the subject lands from "Storm Water Management Facility - Drainage Channel/Public Walkway" to "Low Density Residential", and identifying the subject lands as OPA No. 65, as shown on the Schedule "A" attached to this Amendment.

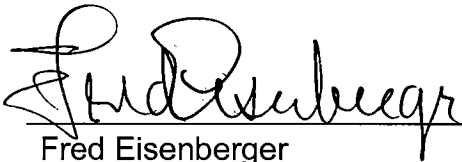
Implementation:

An implementing Zoning By-Law Amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 08-143, passed on the 11th day of June, 2008.

The

City of Hamilton



Fred Eisenberger
Mayor

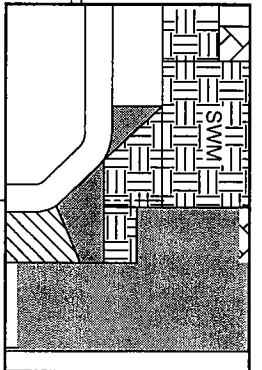
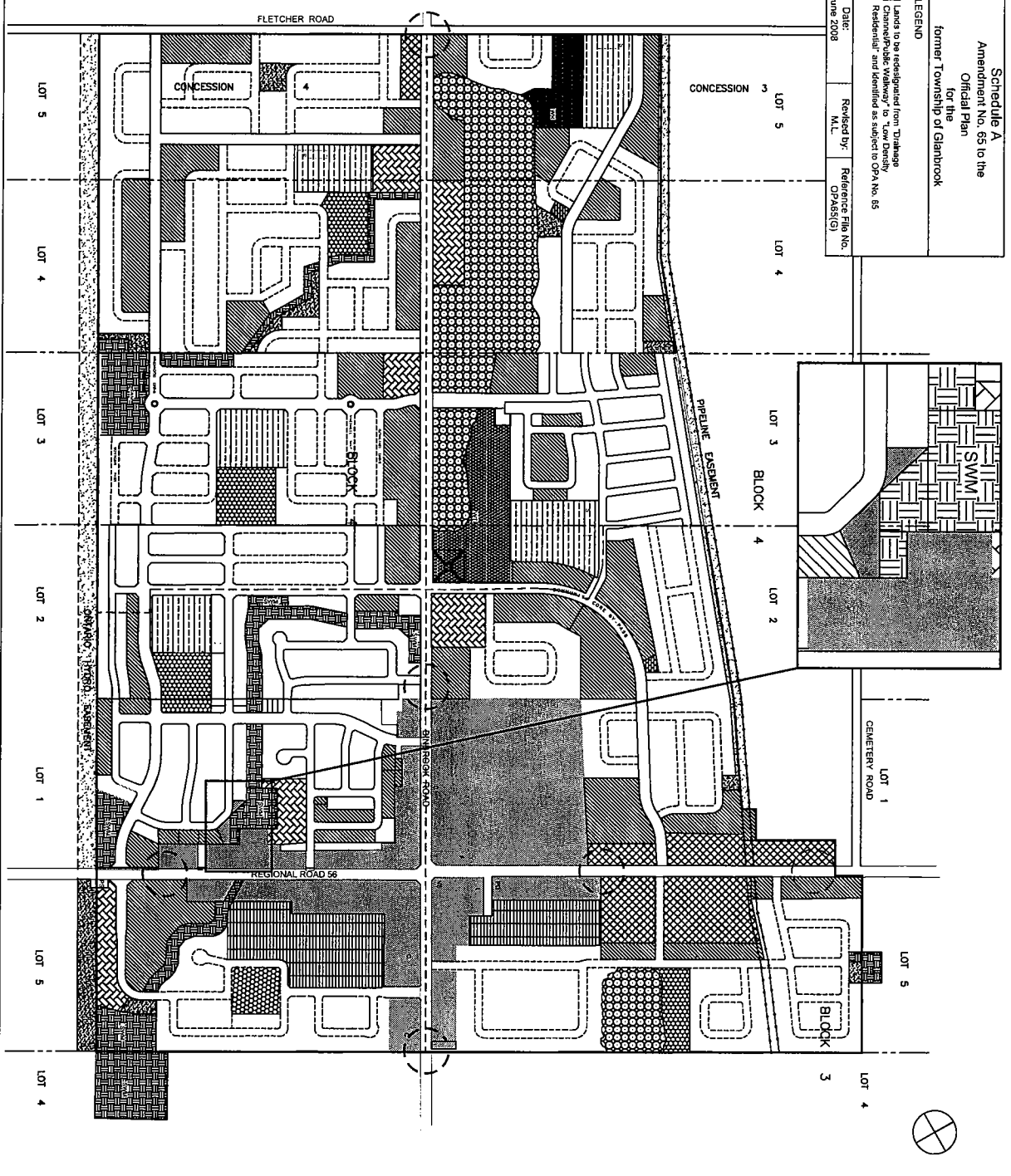


Kevin C. Christenson
City Clerk

Schedule A
Amendment No. 05 to the
Official Plan
for the
former Township of Clambrack

LEGEND
Lands to be redesignated from "Drainage
Channel/Public Walkway" to "Low Density
Residential" and identified as subject to OPA No. 85

Date: June 2008
Revised by: M.L.
Reference File No.: OPA85(0)



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
 - 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	NOVEMBER 2007	SCALE	N.T.S.
DRAWN BY	L.C.	<small>THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</small>	