

Authority: Item 10 Economic Development
and Planning Committee
Report: 09-005 (PED09046)
CM: February 25, 2009

Bill No. 046

CITY OF HAMILTON

BY-LAW NO. 09-046

To Adopt:

Official Plan Amendment No. 71 to the former Township of Glanbrook Official Plan;

Respecting:

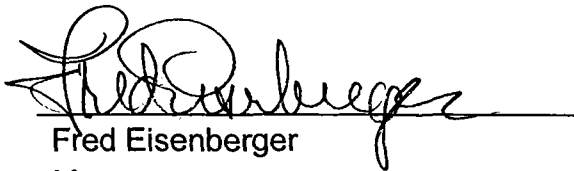
"Summerlea West"

**Lands Located Within Part of Lot 3, Block 4, Concession 4, located south of
Binbrook Road and east of Fletchers Road, within the Binbrook Village Secondary
Plan, known municipally as 3385 Binbrook Road West**

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

1. Amendment No. 71 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 March, 2009



Fred Eisenberger
Mayor



Kevin C. Christenson
City Clerk

Amendment No. 71

to the

Former Township of Glanbrook Official Plan

The following text together with Schedule "A" - Land Use Plan and Schedule "B"-Binbrook Village Secondary Plan, attached hereto, constitute Official Plan Amendment No. 71 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 from "Institutional (Elementary School)" to "Neighbourhood Park", from "Neighbourhood Park" to "Low Density Residential" and from "Medium Density Residential" to "Low Density Residential" as well as realign portions of the Local Roads to permit the development of a draft plan of subdivision.

Location:

The lands affected by this Amendment are Part of Lot 3, Block 4, Concession 4, located south of Binbrook Road and east of Fletchers Road, within the Binbrook Village Secondary Plan, known municipally as 3385 Binbrook Road West.

Basis:

The basis for the Amendment is as follows:

- The proposed Amendment conforms to the Regional Municipality of Hamilton-Wentworth Official Plan, and meets the general intent and the residential development objectives of the Binbrook Village Secondary Plan.
- Although the existing designated school site is proposed to be used for public park purposes and, as a result, necessitates an Official Plan amendment, the cumulative affect of changing the use of the school site to parkland and the previously designated park block for additional residential lots is such that a school block is replaced with residential uses. As the additional residential development realized by the removal of the school block is to be low density single detached residential lots, the redesignation maintains the intent of the Official Pan.
- The revision to allow "Low Density Residential uses on lands currently designated for "Medium Density Residential" only affects a small portion of lands at the northerly entrance to the subject lands. Given its size and small difference in lot yield, the revision represents a negligible impact on the over-all development density of the property and maintains the general intent of the Official Plan with respect to residential density and population targets.

- The proposed development is compatible with the existing and planned uses in the immediate area.
- The revision of the road pattern on the subject lands will not result in any negative impact on the neighbourhood design or the planned and existing flow of traffic.

Actual Changes

Schedule Changes:

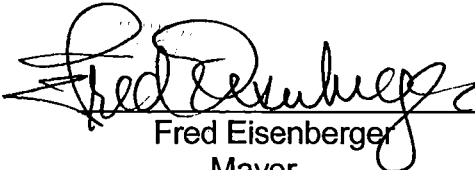
- 1) Schedule "B", Binbrook Village Secondary Plan, is hereby revised by redesignating a portion of the subject lands from "Institutional (Elementary School)" to "Neighbourhood Park", from "Neighbourhood Park" to "Low Density Residential" and from "Medium Density Residential" to "Low Density Residential", as shown on Schedule "A" attached to this Amendment.

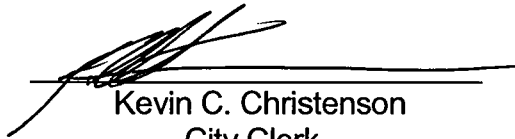
Implementation:

This policy will be implemented by the adoption of an accompanying Zoning By-law Amendment and draft plan of subdivision.

This is Schedule "1" to By-law No. 09-046 passed on the 11th day of March, 2009.

The City of Hamilton


Fred Eisenberger
Mayor


Kevin C. Christenson
City Clerk

Schedule A
Amendment No. 71 to the
Official Plan for the former
Township of Glanbrook

- Redesignate from "Medium Density Residential" to "Low Density Residential"
- Redesignate from "Institutional" to "Neighbourhood Park"
- Redesignate from "Neighbourhood Park" to "Low Density Residential"

Date: Feb. 19, 2009	Revised by: CB	Reference File No. OPA 71(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 October 2008

DRAWN BY L.C.

SCALE N.T.S.

NOTE: THE SCHEDULE 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 ON THE EXISTING ROADWAYS ARE CONSIDERED A GENERAL GUIDE ONLY AND SUBJECT TO FURTHER REVIEW AND RELOCATION AS REQUIRED BY THE PRESPECTIVE ROAD APPLICANT.

