

Authority: Item 15, Economic Development and
Planning Committee
Report: 09-014 (PED09145)
CM: June24, 2009

Bill No. 165

CITY OF HAMILTON

BY-LAW NO. 09-165

To Adopt:

Official Plan Amendment No. 76 to the former Township of Glanbrook Official Plan;

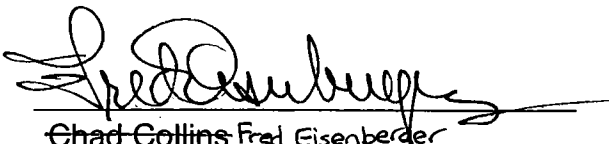
Respecting:

2100, 2120 and 2190 Rymal Road East, former Glanbrook

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

1. Amendment No. 76 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 9th day of July, 2009


~~Chad Collins~~ Fred Eisenberger
Acting Mayor


Kevin C. Christenson
City Clerk

Amendment No. 76

to the

Official Plan for the former Township of Glanbrook

The following text, together with Schedule "A", "Land Use Plan" and Schedule "I", Rymal Road Secondary Plan, of the Official Plan of the former Township of Glanbrook, attached hereto, constitute Official Plan Amendment No. 76.

Purpose:

The purpose of this Amendment is to redesignate the subject lands from "Residential" to "General Commercial" on Schedule "A", Land Use Plan, and from "Low to Medium Density Residential" to "General Commercial" and "Medium to High Density Residential" in Schedule "I" Rymal Road Secondary Plan Land Use Plan, in order to permit medium to high density residential uses and limited general commercial uses.

Location:

The lands affected by this Amendment are known municipally as 2100, 2120 and 2190 Rymal Road East.

Basis:

The intent of the Amendment is to permit a limited range of general commercial uses and future medium to high density residential development. The basis for the redesignation is as follows:

- The proposed development is consistent with the Provincial Policy Statement.
- The proposed development conforms with the Region of Hamilton-Wentworth Official Plan.
- The proposed development is compatible with the existing and planned development in the immediate area, and is in keeping with the character of the surrounding neighbourhood.
- The proposed residential lands exceed the minimum density target of 50 residents and jobs combined per hectare, as identified under "Designated Greenfield Areas" in the Places to Grow Plan.

Actual Changes:

1. Schedule "A", Land Use Plan, be revised by redesignating the subject lands from "Residential" to "General Commercial", and identifying the subject lands as OPA No. 76, as shown on the attached Schedule "A" to this Amendment.
2. Schedule "I", Rymal Road Secondary Plan Land Use Plan, be revised by redesignating the subject lands from "Low-Medium Density Residential" to "Medium-High Density Residential" and "General Commercial", as shown on the attached Schedule "I" to this Amendment.
3. That Policy B.3.2.5.1 (a) of the Rymal Road Secondary Plan is amended to 16.4 hectares from 11.7 hectares.
4. That Policy B.3.2.2.5 (c) of Rymal Road Secondary Plan is amended to have a minimum density of 48 units rather than 60 units per net residential hectare.

Implementation:


An implementing Zoning By-law Amendment will give effect to the intended use on the subject lands. The future developments will be subject to Site Plan Control, as well as any other applicable Planning Act application prior to construction of the commercial development and residential units.

This is Schedule "1" to By-law No. 165, passed on the 9th day of July, 2009.

The

City of Hamilton


Fred Eisenberger — Chad Collins
Acting Mayor


Kevin C. Christenson
City Clerk

**OFFICIAL PLAN
FOR THE
TOWNSHIP
OF
GLANBROOK**

**SCHEDULE A
LAND USE PLAN**

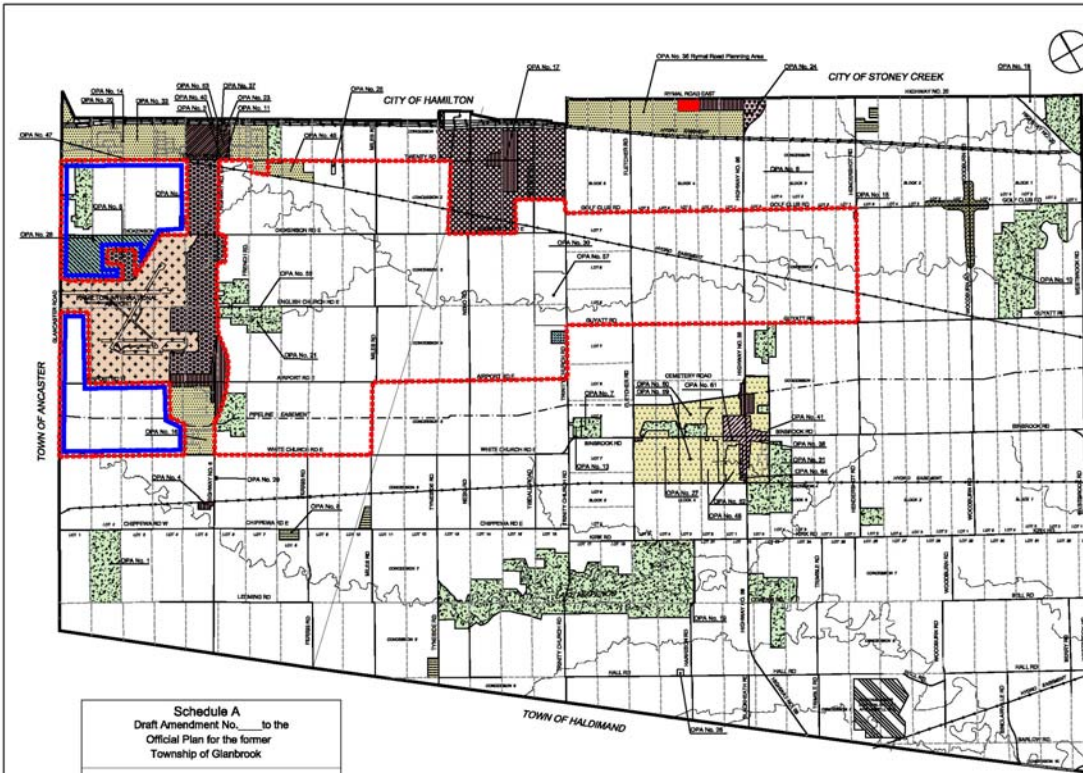
LEGEND

RURAL AREA

- AGRICULTURAL
- WOODBURN RURAL SETTLEMENT AREA
- RURAL INDUSTRIAL - BUSINESS PARK
- RURAL INDUSTRIAL
- INSTITUTIONAL
- PUBLIC INDUSTRIAL
- OPEN SPACE AND CONSERVATION
- SPECIAL POLICY AREA 1
- SPECIAL POLICY AREA 2 (Airport Influence Area)
- SPECIAL POLICY AREA 2a (Secondary Plan)
- 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

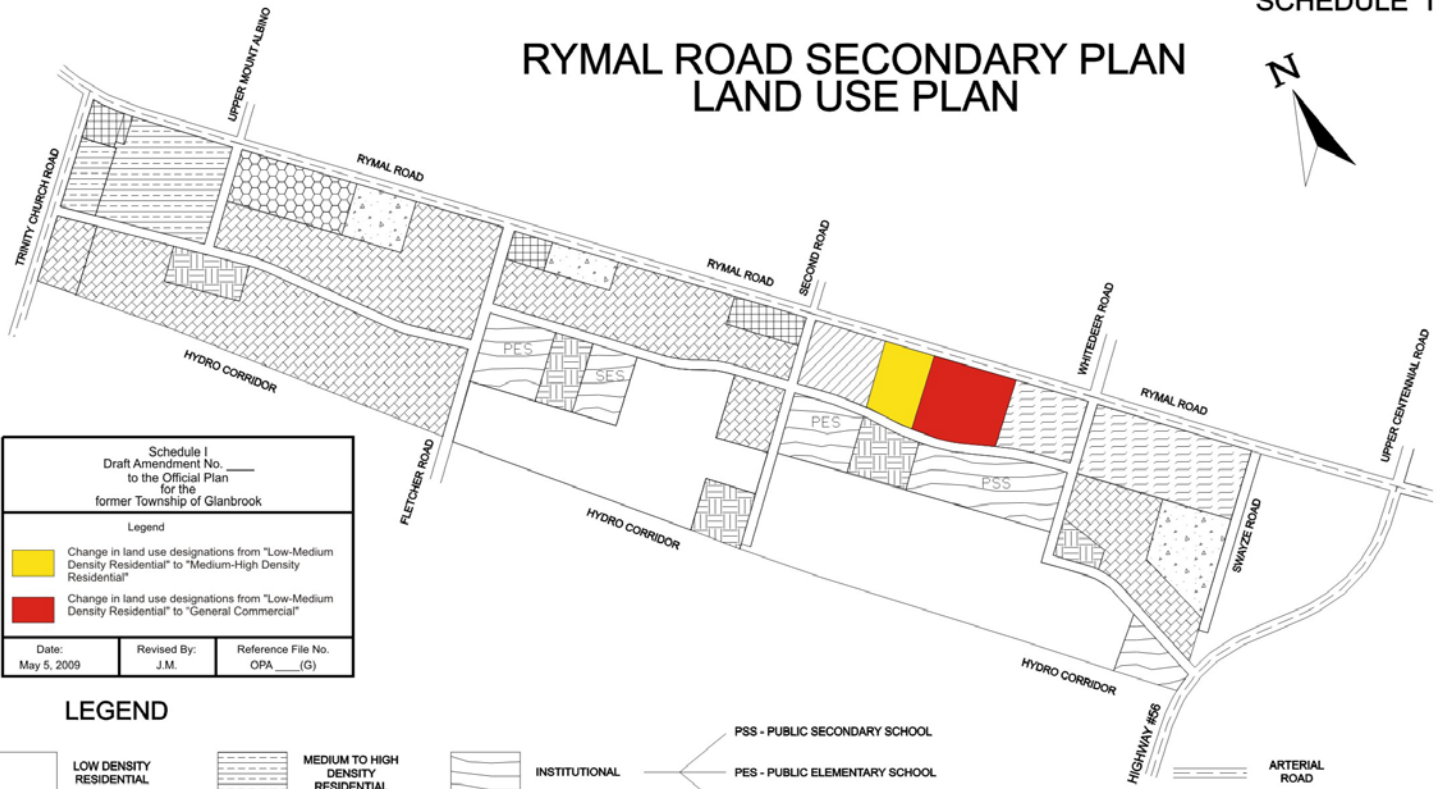


<p>Schedule A Draft Amendment No. _____ to the Official Plan for the former Township of Glanbrook</p>		
<p> Change in land use designations from "Residential" to "General Commercial"</p>		
Date:	Revised by:	Reference File No.
April 28, 2009	JM	OPA_(G)

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: OCT. 2008		
<p> THE TOWNSHIP OF GLANBROOK IS A MEMBER OF THE WEST LINCOLN REGIONAL MUNICIPALITY. THE TOWNSHIP OF GLANBROOK IS A MEMBER OF THE WEST LINCOLN REGIONAL MUNICIPALITY. THE TOWNSHIP OF GLANBROOK IS A MEMBER OF THE WEST LINCOLN REGIONAL MUNICIPALITY.</p>		

RYMAL ROAD SECONDARY PLAN LAND USE PLAN



Schedule I Draft Amendment No. _____ to the Official Plan for the former Township of Glanbrook		
Legend		
Change in land use designations from "Low-Medium Density Residential" to "Medium-High Density Residential"		
Change in land use designations from "Low-Medium Density Residential" to "General Commercial"		
Date: May 5, 2009	Revised By: J.M.	Reference File No. OPA _____(G)

LEGEND

LOW DENSITY RESIDENTIAL	MEDIUM TO HIGH DENSITY RESIDENTIAL	INSTITUTIONAL	PSS - PUBLIC SECONDARY SCHOOL	ARTERIAL ROAD
LOW TO MEDIUM DENSITY RESIDENTIAL	PUBLIC PARK	LOCAL COMMERCIAL	PES - PUBLIC ELEMENTARY SCHOOL	COLLECTOR ROAD
MEDIUM DENSITY RESIDENTIAL	STORM WATER MANAGEMENT AREA	SERVICE RECREATIONAL COMMERCIAL	SES - SEPARATE ELEMENTARY SCHOOL	LOCAL ROAD
		NEIGHBOURHOOD COMMERCIAL		
		GENERAL COMMERCIAL		