

Authority: Item 11, Economic Development
and Planning Committee
Report 10-018 (PED10180)
CM: September 29, 2010

Bill No. 273

CITY OF HAMILTON

BY-LAW NO. 10-273

To Adopt:

Official Plan Amendment No. 81 to the former Township of Glanbrook Official Plan;

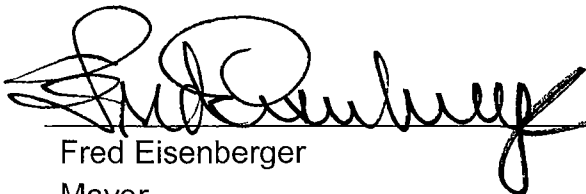
Respecting:

**Lands Located on the east side of Glancaster Road, north of Kopperfield Lane,
known municipally as 345 Glancaster Road, Glanbrook**

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

1. Amendment No. 81 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 this 13th day of October, 2010



Fred Eisenberger
Mayor



Rose Caterini
City Clerk

Amendment No. 81

to the

Official Plan for the Former Township of Glanbrook

The following text, together with Schedule "A", Schedule "A" - Land Use Plan and Schedule "B", Schedule "G" - North-West Glanbrook Planning Area Land Use Plan, of the Official Plan of the former Township of Glanbrook, attached hereto, constitute Official Plan Amendment No. 81.

Purpose:

The purpose of this Amendment is to redesignate the subject lands from "Low Density Residential" to "Medium Density Residential" on Schedule "G" North-West Glanbrook Planning Area Land Use Plan, to permit the subject land to be developed for street townhouses dwellings and block townhouse dwellings.

Location:

The lands affected by this Amendment are located on the east side of Glancaster Road, north of Kopperfield Lane, in the former Township of Glanbrook.

Basis:

The intent of the Amendment is to permit a medium density residential development in the form of street townhouse dwellings and block townhouse dwellings. The basis for the redesignation is as follows:

- The proposed development is consistent with the Provincial Policy Statement.
- The proposed development provides for residential intensification within the built boundary of the urban area, which is consistent with the intent of the Growth Plan for the Greater Golden Horseshoe.
- It conforms with and implements the "Urban Area" designation of the Hamilton-Wentworth Official Plan.
- It conforms to the "Residential" designation, and implements the intensification policies of the Township of Glanbrook Official Plan, which also supports the provision of a full range of housing types.
- The use is compatible with and complementary to the existing and proposed residential character of the surrounding neighbourhood.

- The proposed development is located at the periphery of the residential neighbourhood, and is adjacent to an arterial road.

Actual Changes:

1. Schedule "A", Land Use Plan, be revised by identifying the subject lands as OPA No. 81, as shown on the attached Schedule "A" to this Amendment.
2. Schedule "G", North-West Glanbrook Planning Area Land Use Plan, be revised by redesignating the subject lands from "Low Density Residential" to "Medium Density Residential", and identifying the subject lands as OPA No. 81, as shown on the attached Schedule "B" to this Amendment.
3. That the following Policy be added:

B.2.1.27 Lands Located on the North side of Kopperfield Lane, East Side of Glancaster Road

Notwithstanding Policy B.2.1.25.2(v), the lands consisting of an area of approximately 1.13 hectares, situated on the northeast corner of Glancaster Road and Kopperfield Lane, identified on Schedule "G" as OPA No. 81, may be developed for street townhouse dwellings and block townhouse dwellings in accordance with the "Medium Density Residential" designation of the Plan.

Notwithstanding Policy E.2.2.10, a 7 metre x 7 metre daylight triangle shall be required for an Arterial to Local road classification of intersecting streets.

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. 10-273, passed on the 13th day of October, 2010.

The

City of Hamilton



Fred Eisenberger
Mayor



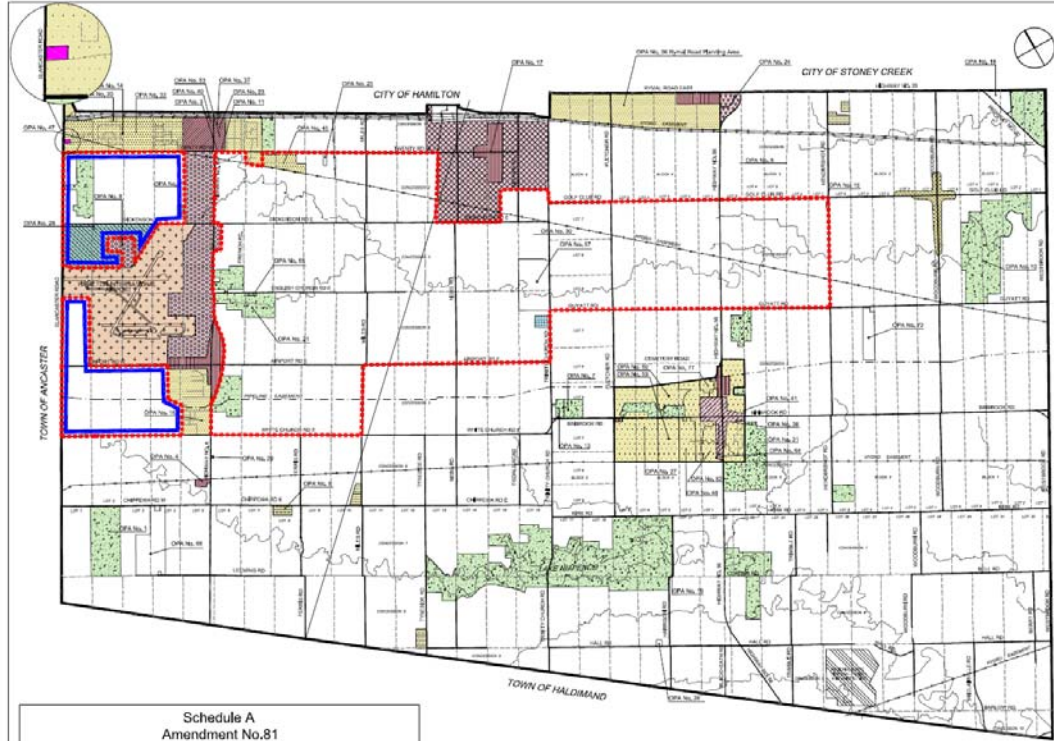
Rose Caterini
City Clerk

**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



Schedule A
Amendment No.81
to the Official Plan
for the
former Township of Glanbrook

Legend

Lands to be identified as OPA No. 81

Date: October 4, 2010	Revised By: JHNB	Reference File No. OPA-10-004(G)
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Note: See Township of Glanbrook
Official Plan for details on
Official Plan Amendments (OPAs)

REVISED DATE: Feb. 2010	DRAWN BY: NB	SCALE: N.T.S.
REVISED: February 2010	<small> This Official Plan is subject to the provisions of the Planning Act, R.S.O. 1990, c. P.2, and the provisions of the Official Plan Act, R.S.O. 1990, c. O.2. The Official Plan is a statutory document and its provisions are enforceable. The Official Plan is subject to the provisions of the Planning Act, R.S.O. 1990, c. P.2, and the provisions of the Official Plan Act, R.S.O. 1990, c. O.2. </small>	

Schedule B
Amendment No. 81
to the Official Plan
for the
former Township of Glanbrook

Legend
Lands to be redesignated from "Low Density Residential" to "Medium Density Residential" and to be identified as OPA No. 81

Date: October 4, 2010
Revised By: JAH/B
Reference File No.: OPA(10)00001

**NORTH-WEST GLANBROOK
PLANNING AREA
LAND USE PLAN**

- | | |
|--------------------------------|-------------------------------------|
| Residential Uses | Other Uses |
| [Pattern] LOW DENSITY | [Pattern] NEIGHBOURHOOD PARK |
| [Pattern] MEDIUM DENSITY | [Pattern] NATURAL OPEN SPACE |
| [Pattern] HIGH DENSITY | [Pattern] COMMERCIAL |
| [Pattern] SPECIFIC POLICY AREA | [Pattern] INSTITUTIONAL |
| | [Pattern] UTILITY |
| [Pattern] SPECIFIC POLICY AREA | [Pattern] STORM DRAINAGE FACILITIES |
| [Pattern] SPECIAL RESIDENTIAL | [Pattern] SECONDARY PLANNING AREA |

**OFFICIAL PLAN FOR
TOWNSHIP OF GLANBROOK**
SCHEDULE "G" - NORTH-WEST GLANBROOK
PLANNING AREA LAND USE PLAN

1:8000 JANUARY 2011 CITY OF HAMILTON
SCALE DATE FILE NO. **PH** HILL, PHILLIPSON & ASSOCIATES LIMITED
A PROFESSIONAL ENGINEERING FIRM

