

Authority: Item 7, Planning Committee
Report 12- 002 (PED12001)
CM: February 8, 2012

Bill No. 046

CITY OF HAMILTON

BY-LAW NO. 12-046

To Adopt:

Official Plan Amendment No. 86 to the former Township of Glanbrook Official Plan

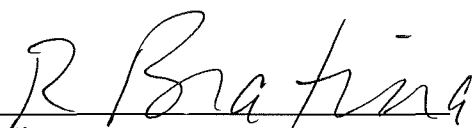
Respecting:

Lands located east of Royal Winter Drive and south of Pumpkin Pass, known municipally as 8 Country Fair Way, Glanbrook

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

1. Amendment No. 86 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 22nd day of February, 2012.



R. Bratina
Mayor



R. Caterini
City Clerk

Amendment No. 86

to the

Former Township of Glanbrook Official Plan

The following text, together with Schedule "A" - Binbrook Village Secondary Plan, attached hereto, constitutes Official Plan Amendment No. 86 of the Official Plan of the former Township of Glanbrook.

Purpose:

The purpose of this Amendment is to:

- Redesignate Block 1 from "**Medium Density Residential**" to "**Low Density Residential**".
- Redesignate Block 2 from "**Low Density Residential**" to "**Medium Density Residential**".

Location:

The property affected by the Amendment is located within the Binbrook Village Secondary Plan, in the former Township of Glanbrook. The subject lands are located east of Royal Winter Drive, south of Pumpkin Pass, and include the extension of Hitching Post Ridge and Country Fair Way.

Basis:

- It is consistent with the Provincial Policy Statement and conforms to the Places to Grow Plan (Growth Plan for the Greater Golden Horseshoe);
- It conforms to the Hamilton-Wentworth Official Plan and the "Binbrook Village" designation in the Glanbrook Official Plan;
- The proposed development provides for a minor realignment of the location of townhouses and single detached dwellings, with only a minimal loss of density, and conforms with the intent of the policies within the Binbrook Village Secondary Plan of the Glanbrook Official Plan; and,
- The proposal is compatible with the range of approved surrounding land uses.

Actual Changes:

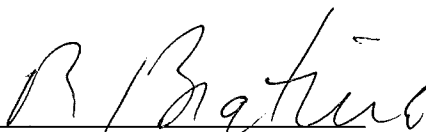
1. That Schedule "B", Binbrook Village Plan Land Use Plan, be revised by:
 - Redesignating Block 1 from "Medium Density Residential" to "Low Density Residential", as shown on the attached Schedule "A" to this Amendment.
 - Redesignating Block 2 from "Low Density Residential" to "Medium Density Residential", as shown on the attached Schedule "A" 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. 12-046, passed on the 22nd day of February, 2012.

The City of Hamilton



R. Bratina
Mayor



R. Caterini
City Clerk

Schedule A
Amendment No. 86 to the
Official Plan for the former Township of Glanbrook

LEGEND

Block 1 - Change in Designation from "Medium Density Residential" to "Low Density Residential"

Block 2 - Change in Designation from "Low Density Residential" to "Medium Density Residential"

Date: January 31, 2012 Revised by: GMNS Reference File No. OPA 86 (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

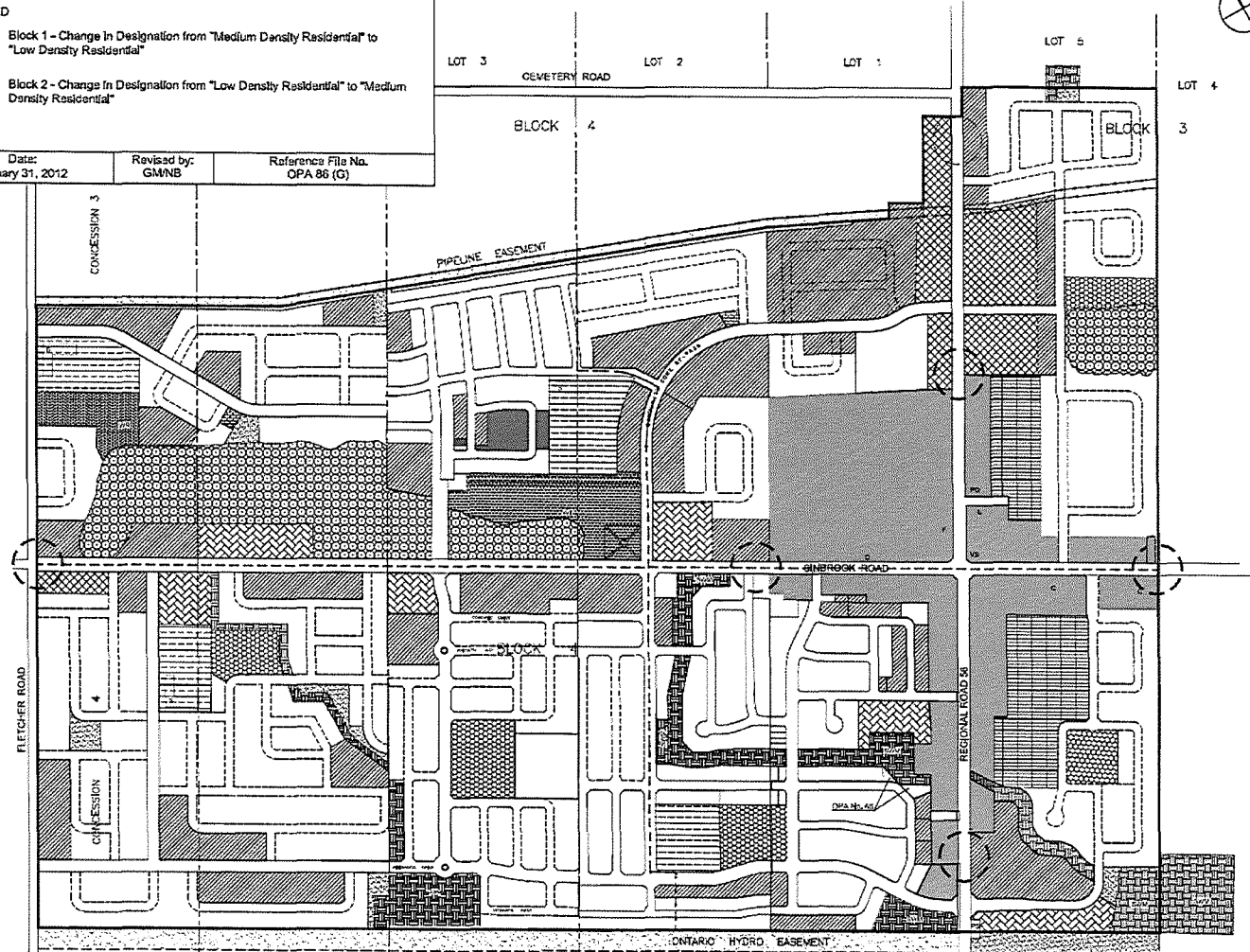
- STORM WATER MANAGEMENT FACILITY
- DRAINAGE CHANNEL / PUBLIC WALKWAY

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



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| DATE | February 2010 | SCALE | N.T.S. |
| DRAWN BY | L.C. | <small> THE TOWNSHIP OF BINBROOK HAS REVIEWED THIS PLAN AND APPROVES IT AS A SECONDARY PLAN UNDER THE MUNICIPAL CLASSES ACT, R.S.O. 1990, CHAPTER M.56. THE TOWNSHIP OF BINBROOK IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE TOWNSHIP OF BINBROOK IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. </small> | |
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