

Authority: Item14, Planning & Economic  
Development Committee  
Report:04-012 (PD041380  
CM: 22 June 2004

**Bill No. 159**

**CITY OF HAMILTON**

BY-LAW NO. 04-159

To Adopt:

Official Plan Amendment No. 44 to the former Township of Glanbrook Official Plan;

Respecting:

**Part of Lands within the Mount Hope Urban Settlement Area.**

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

1. Amendment No. 44 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.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED AND ENACTED this 30<sup>th</sup> day of June, 2004

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK

## **Amendment No. 44**

**to the**

### **Official Plan for the former Township of Glanbrook**

The following text together with Schedule "A", Land Use Plan and Schedule "B", Mount Hope Urban Settlement Area Land Use Plan, of the Official Plan of the former Township of Glanbrook, attached hereto, constitute Official Plan Amendment No. 44.

#### **Purpose:**

The purpose of the Amendment is to repeal and replace Schedule "C" – Mount Hope Urban Settlement Area Land Use Plan - with a revised schedule to reflect the following changes:

1. redesignation of portions of land in the south east quadrant of the Southampton Phase 2 Draft Plan of Subdivision from "Medium Density Residential" to "Low Density Residential" to allow for single detached lots;
2. redesignation of a small parcel of land at the northeast corner of Hampton Brook Way and White Church Road from "Institutional" to "Low Density Residential" to allow for a single detached dwelling;
3. modification of the road pattern in the easterly portion of the Southampton Estates Phase 2 Draft Plan of Subdivision from a north-south to an east-west orientation;
4. effecting various housekeeping changes to the lands within the Southampton Phase 2 Draft Plan of Subdivision to align designations and the road pattern with those approved in the Southampton Phase 1 Registered Plan of Subdivision; and,
5. effecting various housekeeping changes to the lands within the Southampton Phase 1 Registered Plan of Subdivision, which is currently under construction, to reflect current land uses and approvals.

#### **Location:**

The lands affected by this Amendment are Part of Lot 5, Concession 5, in the former Township of Glanbrook, located at the northwest quadrant of Highway No.6 and White Church Road within the Mount Hope Urban Settlement Area. The subject lands are part of two Draft Approved Plans of Subdivision known as "South Mount Hope Estates" and "Southampton Estates" with an area of 11.6 hectares(28.77 acres).

**Basis:**

The basis for the Amendment is as follows:

- The land to be redesignated from Medium Density Residential to Low Density Residential will replace townhouse units with “small lot” single detached dwellings with 10.2 metre (33 foot) frontages, equating to a loss of approximately 19 dwelling units. As these units are also considered affordable starter homes, and a variety of housing types and lots sizes are still proposed in this subdivision, the residential objectives for the Mount Hope area, as set out in the Official Plan, will be met with the proposed amendments.
- The revision to the road pattern maintains the modified grid network established in the Mount Hope Land Use Plan. Therefore, there is no negative impact on the neighbourhood design or the planned and existing flow of traffic.
- The housekeeping amendments will update the Mount Hope Urban Settlement Area Land Use Plan to reflect current approvals and to more accurately guide future development.

**Actual Changes:**

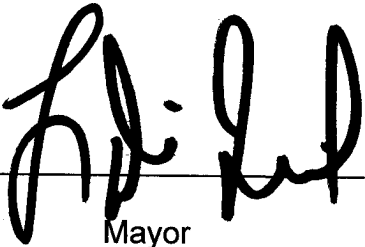
1. Schedule “A” Land Use Plan, be revised by identifying the subject lands as OPA No. **44** as shown on the Schedule “A” attached to this Amendment.
2. That Schedule “C” Mount Hope Urban Settlement Area Land Use Plan be repealed and replaced with a revised Schedule “C” Mount Hope Urban Settlement Area Land Use Plan.
3. Schedule “C” Mount Hope Urban settlement Area Land use Plan be revised by redesignation the subject lands from “Medium Density Residential” to “Low Density Residential” and by identifying the subject lands as OPA No. **44** as shown on the attached Schedule “B” to this Amendment.
4. Schedule “C” Mount Hope Urban Settlement Area Land use Plan be revised by changing the road pattern and land use schedule in the easterly portion of the subject lands and by identifying the modifications on subject lands as OPA No. **44** as shown on the attached Schedule “B” to this Amendment.

**Implementation:**

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


This is Schedule "1" to By-law No. 04-159, passed on the 30<sup>th</sup> day of June, 2004

**The  
City of Hamilton**



\_\_\_\_\_

Mayor



\_\_\_\_\_

Clerk

# OFFICIAL PLAN FOR THE TOWNSHIP OF GLANBROOK

## SCHEDULE A LAND USE PLAN

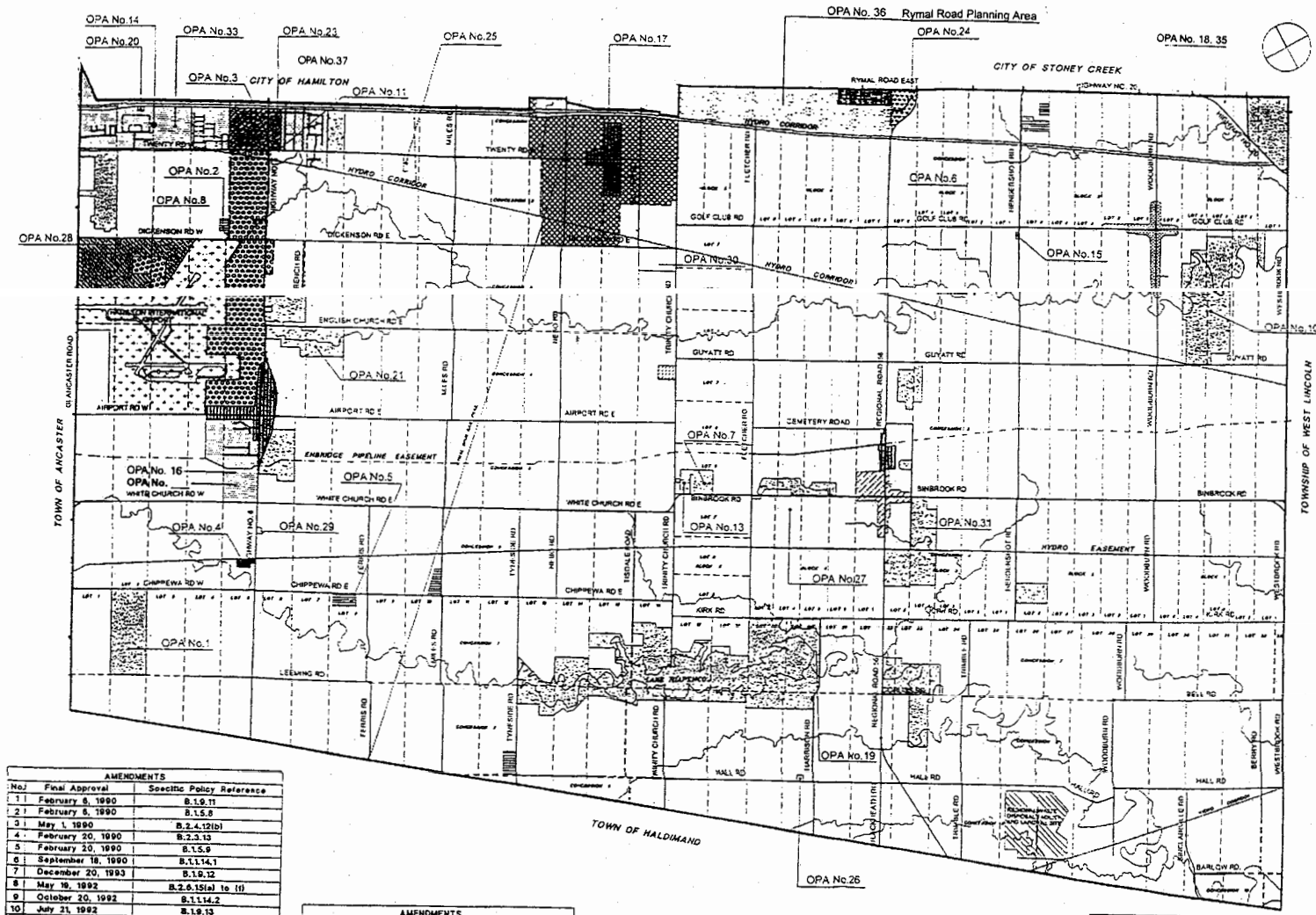
### LEGEND

#### RURAL AREA

- AGRICULTURAL
- WOODBURN RURAL SETTLEMENT AREA
- RURAL INDUSTRIAL - BUSINESS PARK
- RURAL INDUSTRIAL
- INSTITUTIONAL
- PUBLIC INDUSTRIAL
- OPEN SPACE AND CONSERVATION
- SPECIAL POLICY AREA 1

#### URBAN AREA

- RESIDENTIAL
- GENERAL COMMERCIAL
- BINBROOK COMMUNITY CORE
- AIRPORT-RELATED COMMERCIAL
- AIRPORT INDUSTRIAL-BUSINESS PARK
- NORTH GLANBROOK INDUSTRIAL-BUSINESS PARK



AMENDMENTS	
No.	Final Approval Specific Policy Reference
1	February 9, 1990 B.1.9.1b
2	February 6, 1990 B.1.5.8
3	May 1, 1990 B.2.4.12(b)
4	February 20, 1990 B.2.3.13
5	February 20, 1990 B.1.5.9
6	September 18, 1990 B.1.14.1
7	December 20, 1993 B.1.6.12
8	May 19, 1994 B.2.8.15(a) to (f)
9	October 20, 1992 B.1.14.2
10	July 21, 1992 B.1.9.13
11	July 21, 1992 B.2.4.12(c)
12	March 24, 1993 Various Housing Policies
13	January 9, 1996 B.1.9.14
14	September 12, 1994 B.2.1.25 and Schedule "G"
15	July 12, 1994 B.1.14.3
16	December 12, 1995 B.1.14.1, B.2.1.7 and Schedule "C"
17	November 2, 1994 B.2.3.12
18	March 20, 1995 B.1.14.4
19	November 7, 1995 D.2.4.1
20	August 16, 1997 B.2.1.26 and D.3.1.1
21	February 5, 1999 B.1.9.15
22	March 24, 1998 B.1.14.2
23	March 31, 1998 B.2.4.13
24	February 3, 2000 B.1.4.1.1
25	July 28, 1999 B.1.14.5

AMENDMENTS	
No.	Final Approval Specific Policy Reference
26	November 11, 1999 B.1.14.6
27	February 2, 2000 B.2.1.23, B.2.2 AND SCHEDULES "B" AND "H" AND APPENDIX "G"
28	July 19, 2000 B.1.14.1
29	September 13, 2000 B.1.14.7
30	December 7, 2000 B.1.14.8
31	December 12, 2000 B.1.9.17 and B.1.9.18
32	December 7, 2000 B.1.14.2
33	December 12, 2000 B.2.1.25 and B.2.1.26

AMENDMENTS	
No.	Final Approval Specific Policy Reference
34	March 6, 2001 G.6.1
35	May 29, 2002 B.1.14.1
36	March 20, 2002 Schedule A, E, F, A.2.4, A.3.1, B.2, B.2.1.10, B.3, F.1.1, G.4.7, H.1.1
37	May 27, 2003 B.2.4.14

**Schedule A  
Draft Amendment No. \_\_\_\_\_  
to the Official Plan  
for the  
Former township of Glanbrook**

Legend

OPA No. \_\_\_\_\_ Lands subject to OPA

Date June 4, 2004	Revised By AM	Reference File No. OPA (G)
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DATE	NOVEMBER, 2002	SCALE	N.T.S.
DRAWN BY	L.C.		
		<small>NOTE: THIS SCHEDULE SHOULD BE READ IN CONJUNCTION WITH THE POLICIES AND OTHER SCHEDULES OF THE OFFICIAL PLAN.</small>	

**OFFICIAL PLAN FOR THE  
TOWNSHIP OF GLANBROOK  
SCHEDULE C**

**MOUNT HOPE  
URBAN SETTLEMENT AREA  
LAND USE PLAN**



1:8000    FEBRUARY 1996    HW-0-173  
SCALE    DATE    FILE NO.

**MALCOLM, PAUL, BAKER & ASSOCIATES LIMITED**  
(and its related companies)  
PLANNERS AND ARCHITECTS

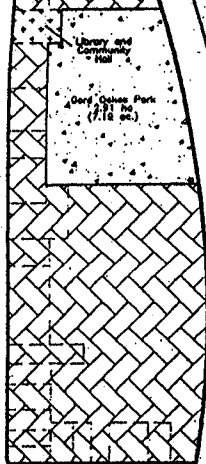
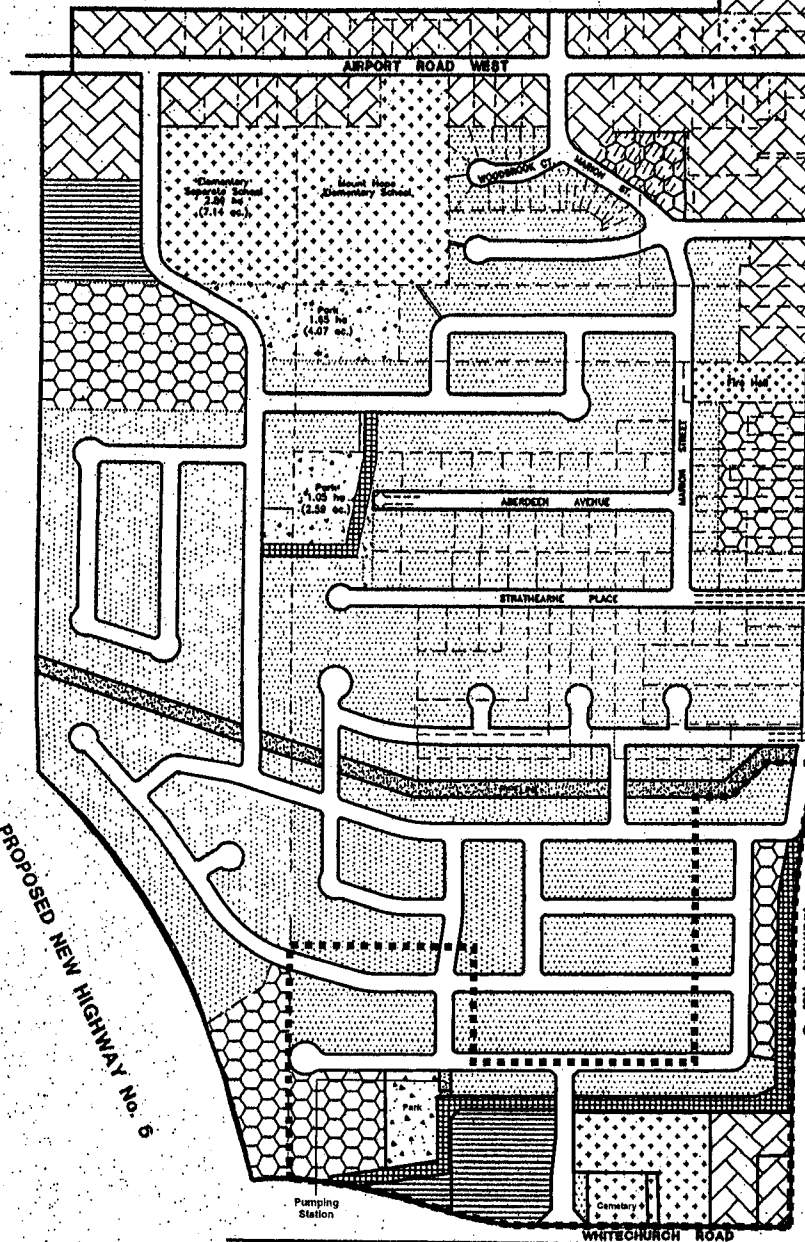
**LEGEND**

**Residential Uses**

- LOW DENSITY
- MEDIUM DENSITY
- HIGH DENSITY

**Other Uses**

- PARKLAND
- GENERAL COMMERCIAL
- INSTITUTIONAL
- UTILITY
- STORMY DRAINAGE FACILITY
- EXISTING PROPERTY LINES
- MOUNT HOPE URBAN SETTLEMENT AREA



PROPOSED NEW HIGHWAY No. 6

Schedule B Draft Amendment No. ___ to the Official Plan for the former Township of Glanbrook		
Lands subject to OPA		
Date: June 8, 2004	Revised By: AM	Reference File No. OPA_(G)

HIGHWAY No. 6

ROBERTSON DRIVE

5<sup>th</sup> AVENUE

Pumping Station

WHITECHURCH ROAD