

**CITY OF HAMILTON**

**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Planning Division**

<b>TO:</b> Chair and Members Planning Committee	<b>WARD(S) AFFECTED:</b> WARD 11
<b>COMMITTEE DATE:</b> January 31, 2012	
<b>SUBJECT/REPORT NO:</b> Applications for an Official Plan Amendment, Zoning By-law Amendment, and for Revisions to a Draft Plan of Subdivision, "Fairgrounds East", on Lands Located at 8 Country Fair Way (Glanbrook) (PED12001) (Ward 11)	
<b>SUBMITTED BY:</b> Tim McCabe General Manager Planning and Economic Development Department	<b>PREPARED BY:</b> Greg Macdonald (905) 546-2424, Ext. 4283
<b>SIGNATURE:</b>	

**RECOMMENDATION:**

- (a) That approval be given to **Official Plan Amendment Application OPA-11-001, by Losani Homes Ltd., Owner**, for Official Plan Amendment No. [REDACTED], for a change in designation on Schedule "B" of the Township of Glanbrook Official Plan from "Medium Density Residential" to "Low Density Residential" (Block 1) and from "Low Density Residential" to "Medium Density Residential" (Block 2), in order to permit the development of 51 lots for single detached dwellings and 5 blocks for street townhouse dwellings, for the lands located within "Fairgrounds East - Phase 3" (Glanbrook), as shown on Appendix "A" to Report PED12001, on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix "B" to Report PED12001, be adopted by City Council.
  - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement, and conforms to the Hamilton-Wentworth Official Plan.

**SUBJECT: Applications for an Official Plan Amendment, Zoning By-law Amendment, and for Revisions to a Draft Plan of Subdivision, "Fairgrounds East", on Lands Located at 8 Country Fair Way (Glanbrook) (PED12001) (Ward 11) - Page 2 of 12**

---

- (b) That approval be given to Urban Hamilton Official Plan Amendment No. [REDACTED] to amend Map B.5.1-1 - Binbrook Village Secondary Plan Land Use Plan from "Low Density Residential 2h" to "Low Density Residential 2e" (Block 1), and from "Low Density Residential 2e" to "Low Density Residential 2h" (Block 2), attached as Appendix "C" to Report PED12001, to be held in abeyance until a final decision has been made regarding the Urban Hamilton Official Plan, for lands located within "Fairgrounds East - Phase 3" (Glanbrook).
- (c) That approval be given to **Zoning Application ZAC-11-004, by Losani Homes Ltd., Owner**, for changes in zoning to Glanbrook Zoning By-law No. 464 from the Residential Multiple "RM3-223" Zone to the Residential "R4-273" Zone (Block 1); from the Residential "R4-222" Zone to the Residential "R4-273" Zone (Block 2) and the Residential Multiple "RM2-274" Zone (Block 3); and from the Residential Multiple "RM2-224" Zone to the Residential "R4-273" Zone (Block 4) and the Residential Multiple "RM2-274" Zone (Block 5), in order to permit 51 lots for single detached dwellings and 5 blocks for street townhouses, as shown on Appendix "A" to Report PED12001, on the following basis:
- (i) That the draft By-law, attached as Appendix "D" to Report PED12001, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.
- (ii) That the changes in zoning conform to the Hamilton-Wentworth Official Plan and will conform to the Glanbrook Official Plan upon finalization of Official Plan Amendment No. [REDACTED]
- (d) That approval be given to **Draft Plan of Subdivision Application 25T-200615(R), by Losani Homes Ltd., Owner**, to revise a portion of the previously approved Draft Plan of Subdivision for "Fairgrounds East", subject to the following condition:
- (i) That this approval apply to the Revised Draft Plan of Subdivision, "Fairgrounds East", 25T-200615(R), prepared by Armstrong Hunter & Associates and Losani Homes Ltd., and certified by S. D. McLaren, O.L.S., dated May 19, 2011, showing 51 lots for single detached dwellings (Lots 1-51) and 5 blocks for street townhouses (Blocks 52-56), attached as Appendix "E" to Report PED12001, subject to the owner revising the Registered Subdivision Agreement to include the revised Draft Plan of Subdivision (attached as Appendix "E") and with the revised Special Conditions, attached as Appendix "F",

all in accordance with the Financial Policies for Development and the City's Parkland Dedication By-law, as approved by Council.

**SUBJECT: Applications for an Official Plan Amendment, Zoning By-law Amendment, and for Revisions to a Draft Plan of Subdivision, “Fairgrounds East”, on Lands Located at 8 Country Fair Way (Glanbrook) (PED12001) (Ward 11) - Page 3 of 12**

---

**EXECUTIVE SUMMARY**

The purpose of this application is to amend the Township of Glanbrook Official Plan and Zoning By-law, and for approval of a revision to a Draft Plan of Subdivision, “Fairgrounds East”, in order to permit the development of the subject lands (“Fairgrounds East - Phase 3) for 51 lots for single detached dwellings and 5 blocks for street townhouses. A minor alteration to the alignment of Country Fair Way is proposed (see Appendix “E”) for the revised Draft Plan of Subdivision. The total number of planned dwelling units for the entire “Fairgrounds East” Subdivision is only reduced by 18, from 401 to 383 units, a 4.4% reduction.

The proposal has merit and can be supported as the application is consistent with the Provincial Policy Statement, and conforms to the Places to Grow Plan and the Hamilton-Wentworth Official Plan. The proposal provides for a revision in built form, while maintaining a mix of densities, lot sizes, and built form that is complementary to the surrounding subdivisions.

*Alternatives for Consideration - See Page 11.*

**FINANCIAL / STAFFING / LEGAL IMPLICATIONS**

**Financial:** N/A.

**Staffing:** N/A.

**Legal:** As required by the Planning Act, Council shall hold at least one (1) Public Meeting to consider an application for a Major Revision to a Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment.

**HISTORICAL BACKGROUND**

**Proposal**

The applicant has applied to redesignate the lands on Schedule “B” of the Township of Glanbrook Official Plan (Binbrook Secondary Plan) from “Medium Density Residential” to “Low Density Residential” (Block 1), and from “Low Density Residential” to “Medium Density Residential” (Block 2) (see Schedule A of Appendix “B”), in order to facilitate alterations in the location of the single detached dwellings and street townhouses within Phase 3 of the “Fairgrounds East” Draft Plan of Subdivision (see Appendix “G” for the existing draft approved plan of subdivision, and Appendices “H” and “I” for the Registered Plans for Phases 1 and 2, respectively). A revision to the “Fairgrounds East” Subdivision is also proposed to provide for individual lots for single detached dwellings where blocks

**SUBJECT: Applications for an Official Plan Amendment, Zoning By-law Amendment, and for Revisions to a Draft Plan of Subdivision, “Fairgrounds East”, on Lands Located at 8 Country Fair Way (Glanbrook) (PED12001) (Ward 11) - Page 4 of 12**

---

for townhouses were proposed and to expand street townhouses on the west side of the subject lands (see Appendix “E”).

As a result of the proposed Official Plan Amendment and Revision to the Draft Plan of Subdivision, related zoning changes are needed. It should be noted that although not all of the existing zoning within the Phase 3 limits is affected by the minor alterations to built form, the implementing By-law includes all of the lands in order to provide for a modification to eliminate reductions of parking stall sizes and stair encroachments in attached garages, and to recognize a deficient lot size for a corner lot. All of the other existing site-specific zoning modifications would remain. Specifically, the application would change the zoning in Glanbrook Zoning By-law No. 464 from the Residential Multiple “RM3-223” Zone to the Residential “R4-273” Zone (Block 1); from the Residential “R4-222” Zone to the Residential “R4-273” Zone (Block 2) and the Residential Multiple “RM2-274” Zone (Block 3); and from the Residential Multiple RM2-224 Zone to the Residential “R4-273” Zone (Block 4) and the Residential Multiple “RM2-274” Zone (Block 5). See Appendix “A” for a location map showing the zoning blocks, and Appendix “D” for the Draft Amending By-law.

**Chronology:**

July 2002: Subdivision Application 25T-200016, “Woodview Estates”, is draft plan approved, which includes all of the lands now within “Fairgrounds East” and lands to the east.

December 21, 2006: Phase 1 of “Woodview Estates” is registered as Plan 62M-1078. This plan is to the east of the subject lands and the subject property was not included in the Registered Plan.

August 15, 2007: Draft Plan of Subdivision 25T-200615, “Fairgrounds East”, is Draft Plan Approved by the Director of Planning. The approval was completed subsequently with related Official Plan and Zoning By-law Amendments to permit 247 lots for single detached dwellings, 8 blocks for street townhouse dwellings, 4 blocks for townhouse dwellings, and other blocks for future development, reserves, an elementary school, parkland, and open space.

April 15, 2009: The Director of Planning authorizes further revisions to the “Fairgrounds East” Subdivision to make minor alterations to one of the local roads and to slightly reduce the total number of lots for single detached dwellings from 247 to 232.

**SUBJECT: Applications for an Official Plan Amendment, Zoning By-law Amendment, and for Revisions to a Draft Plan of Subdivision, “Fairgrounds East”, on Lands Located at 8 Country Fair Way (Glanbrook) (PED12001) (Ward 11) - Page 5 of 12**

---

August 28, 2009: Phase 1 of “Fairgrounds East” is registered as Plan No. 62M-1128 (see Appendix “H”). This phase includes the construction of Pumpkin Pass and Royal Winter Drive, and also includes the roads that lead into Phase 3 (Hitching Post Ridge and Country Fair Way).

January 20, 2011: Phase 2 of “Fairgrounds East” is registered as Plan No. 62M-1149 (see Appendix “I”). This phase includes all remaining lands within “Fairgrounds East” outside of the subject lands.

February 23, 2011: Applications ZAC-11-004, OPA-11-001, and 25T-200615(R) are deemed complete.

March 1, 2011: Circulation of Notice of Complete Application for Applications ZAC-11-004, OPA-11-001, and 25T-200615(R) to all property owners and residents within 120 metres of the subject lands.

March 18, 2011: Public Notice sign posted on the property.

January 13, 2012: Circulation of Notice of Public Meeting to all residents within 120 metres of the subject lands.

**Details of Submitted Applications:**

**Location:** 8 Country Fair Way (Glanbrook)

**Owner/Applicant:** Losani Homes Ltd.

**Agent:** Armstrong Hunter and Associates

**Property Description:**

Area: 3.6 hectares

Frontage: 18 metres (on Country Fair Way and Hitching Post Ridge)

Depth: Approximately 203 metres from Country Fair Way

**Servicing:** Full Municipal Services

**SUBJECT: Applications for an Official Plan Amendment, Zoning By-law Amendment, and for Revisions to a Draft Plan of Subdivision, “Fairgrounds East”, on Lands Located at 8 Country Fair Way (Glanbrook) (PED12001) (Ward 11) - Page 6 of 12**

---

**EXISTING LAND USE AND ZONING:**

	<b><u>Existing Land Use</u></b>	<b><u>Existing Zoning</u></b>
<b><u>Subject Lands:</u></b>	Vacant	Residential “R4-222” Zone, Residential Multiple “RM2-224” Zone, and Residential Multiple “RM3-223” Zone
<b><u>Surrounding Lands:</u></b>		
<b>North</b>	Single Detached Dwellings	Residential “R4-222” Zone
<b>South</b>	Binbrook Community Park	Public Open Space “OS2” Zone
<b>East</b>	Elementary School (under construction)	Institutional “I” Zone
<b>West</b>	Single Detached Dwellings	Residential “R4-222” Zone

**POLICY IMPLICATIONS**

**Provincial Policy Statement:**

The application has been reviewed with respect to the Provincial Policy Statement (PPS). The application is consistent with Policy 1.1.3.1, which focuses growth in Settlement Areas. It also implements Policies 1.1.3.2 and 1.4.3 with respect to promotion of densities, which efficiently use land and resources and provide a range of housing types.

Policy 2.6.2 has also been addressed, in that the Ministry of Culture approved an Archaeological Assessment in 2006, and that the lands are now considered free from further archaeological concern.

**Places to Grow: Growth Plan for the Greater Golden Horseshoe:**

The subject lands are located within a designated Greenfield area, as defined by Places to Grow. Policy 2.2.7 states that the designated Greenfield area of each upper or single-tier municipality will be planned to achieve a minimum density target that is not less than 50 residents and jobs combined per hectare. The proposed minor reductions in density within “Fairgrounds Phase 3” would not impact conformity to Places to Grow.

**SUBJECT: Applications for an Official Plan Amendment, Zoning By-law Amendment, and for Revisions to a Draft Plan of Subdivision, “Fairgrounds East”, on Lands Located at 8 Country Fair Way (Glanbrook) (PED12001) (Ward 11) - Page 7 of 12**

---

**Hamilton-Wentworth Official Plan:**

The subject property is designated “Urban Area” in the Hamilton-Wentworth Official Plan. Policy C-3.1 outlines that a wide range of urban uses, defined through Area Municipal Official Plans and based on full municipal services, will be concentrated in the Urban Areas. These areas are intended to accommodate approximately 96% of new residential housing units in the Region to the year 2020.

In addition, Policy B-9.2 states that the City shall consider the protection and preservation of regionally significant historical and cultural resources, including recognized archaeological sites, in the review of proposals for development and redevelopment. An Archaeological Assessment has been approved by the Ministry of Culture concluding that the subject lands should be considered free from further archaeological concern.

Therefore, based on the above, the proposal conforms with the Hamilton-Wentworth Official Plan.

**Glanbrook Official Plan:**

The subject lands are designated “Binbrook Village” on Schedule ‘A’ - Land Use Plan and “Low Density Residential” and “Medium Density Residential” on Schedule B - Binbrook Village Secondary Plan of the Glanbrook Official Plan. The existing and proposed development of single detached dwellings and street townhouses will conform with the Glanbrook Official Plan and Binbrook Village Secondary Plan upon redesignation of the subject lands, as it provides for a minor alteration in density through a modest reduction in the number of proposed townhouses within Phase 3. The total number of planned dwelling units for the entire “Fairgrounds East” Subdivision is only reduced by 18, from 401 to 383 units, a 4.4% reduction. Phase 3 still provides a mix of street townhouse dwellings and various lot widths for single detached dwellings. Upon redesignation of the subject lands, the proposed changes in zoning and Draft Plan of Subdivision will conform to the minimum and maximum density requirements for the “Low Density Residential” and “Medium Density Residential” designations.

**Urban Hamilton Official Plan:**

The proposal has been evaluated against the policies of the new Urban Hamilton Official Plan, which was adopted by Council on July 9, 2009. The Minister of Municipal Affairs and Housing issued its decision on March 10, 2011, but the decision has been appealed by a number of parties and, at this time, the new Urban Hamilton Official Plan is not in effect. As such, Council-approved Official Plan Amendments made prior to the final decision will be held in abeyance until their incorporation into the Plan can be requested of the Ontario Municipal Board (OMB), or through a future housekeeping amendment.

**SUBJECT: Applications for an Official Plan Amendment, Zoning By-law Amendment, and for Revisions to a Draft Plan of Subdivision, “Fairgrounds East”, on Lands Located at 8 Country Fair Way (Glanbrook) (PED12001) (Ward 11) - Page 8 of 12**

---

It is prudent and part of natural justice to identify any changes to the Urban Hamilton Official Plan as part of the public notice, in the staff report, and notice of adoption.

The new Urban Hamilton Official Plan designates the subject lands as “Neighbourhoods” on Schedule “E-1” Urban Land Use designations, and as “Low Density Residential 2e” and “Low Density Residential 2h” on Map B.5.1-1, the Binbrook Village Secondary Plan. The “Neighbourhoods” designation permits a range of residential uses, but amendments to the Binbrook Village Secondary Plan are needed to redesignate portions from “Low Density Residential 2e” to “Low Density Residential 2h” and from “Low Density Residential 2h” to “Low Density Residential 2e”, in order to provide for the alteration in the location of single detached dwellings and street townhouses.

As the new Urban Hamilton Official Plan has been appealed to the Ontario Municipal Board (OMB), the applicant is currently unable to amend the Secondary Plan as it is not in force and effect. Therefore, the proposed amendment to the Urban Hamilton Official Plan (see Appendix “C”) will be held in abeyance until a final decision has been made regarding the Urban Hamilton Official Plan.

**RELEVANT CONSULTATION**

The following Departments and Agencies had no comments or objections:

- Taxation Division, Corporate Services Department.
- Operations and Waste Management Division, Public Works Department.
- Hamilton Municipal Parking System.
- Hydro One Networks Inc.
- Enbridge Pipelines Inc.
- Niagara Peninsula Conservation Authority.

The following Departments and Agencies submitted the following comments:

**The Public Works Department (Forestry and Horticulture Section)** has advised that there are no municipal tree assets impacted by the development and that street tree plantings will be required. This is addressed through the Standard Form Subdivision Agreement.

**The Public Works Department (Source Water Protection)** has advised that review of a Storm Water Management Report is required to be submitted. This has been addressed in the Standard Form Subdivision Agreement and through existing special conditions of approval within the “Fairgrounds East” Subdivision.



**SUBJECT: Applications for an Official Plan Amendment, Zoning By-law Amendment, and for Revisions to a Draft Plan of Subdivision, “Fairgrounds East”, on Lands Located at 8 Country Fair Way (Glanbrook) (PED12001) (Ward 11) - Page 9 of 12**

---

**The Public Works Department (Traffic Engineering Section)** has advised that the driveway locations for the corner lots must be shown on the engineering drawings. This condition has been included as Condition 44 on Appendix “F”.

**Bell Canada** has advised that conditions of draft plan approval are required to ensure all telecommunication infrastructure is adequately provided for in the development. These comments are addressed through standard conditions of approval in the Standard Form Subdivision Agreement (Section 1.21).

**Canada Post** has advised that conditions of draft plan approval must be included pertaining to warning clauses for purchasers that mail delivery will be from a designated centralized mail box, and to provide for a location for a mail box. This is addressed in the Standard Form Subdivision Agreement (Section 1.22).

## **PUBLIC CONSULTATION**

In accordance with the new provisions of the Planning Act and the Council adopted Public Participation Policy, Notices of Complete Application and Preliminary Circulation were circulated to 57 property owners and tenants within 120 metres of the subject property on March 1, 2011, requesting public input on the application. A Public Notice sign was also posted on the property on March 18, 2011, and Notice of the Public Meeting was given in accordance with the requirements of the Planning Act. To date, no responses have been received as a result of the public circulation.

## **ANALYSIS / RATIONALE FOR RECOMMENDATION**

1. The proposal has merit and can be supported for the following reasons:
  - (i) It is consistent with the Provincial Policy Statement and conforms to the Places to Grow Plan (Growth Plan for the Greater Golden Horseshoe);
  - (ii) It conforms to the Hamilton-Wentworth Official Plan, and upon redesignation of the subject lands, the “Binbrook Village” designation in the Glanbrook Official Plan, as amended;
  - (iii) 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 in the Binbrook Village Secondary Plan of the Glanbrook Official Plan; and,
  - (iv) The proposal is compatible with the range of approved surrounding land uses.

**SUBJECT: Applications for an Official Plan Amendment, Zoning By-law Amendment, and for Revisions to a Draft Plan of Subdivision, “Fairgrounds East”, on Lands Located at 8 Country Fair Way (Glanbrook) (PED12001) (Ward 11) - Page 10 of 12**

---

2. The subject applications were submitted in February, 2011, and had originally requested a further revision to the road pattern within “Fairgrounds East - Phase 3”. The previously approved loop of Country Fair Way (Street ‘J’ on the existing Draft Approved Plan of Subdivision) was proposed instead to terminate with two separate cul-de-sacs off of Hitching Post Ridge (Street ‘F’ on the existing Draft Approved Plan of Subdivision). A number of concerns with the cul-de-sacs were identified by the Planning Division and Growth Management Division of the Planning and Economic Development Department and by the Public Works Department with regards to service looping, manoeuvring for snow plows and waste management vehicles, subdivision design, pedestrian connectivity, urban design, and conformity with certain policies within the Binbrook Village Secondary Plan. As a result of the concerns of the City of Hamilton, the applicant agreed to keep the road pattern the same. The proposed revised Draft Plan of Subdivision maintains Country Fair Way as a loop instead of cul-de-sacs. A minor adjustment to the street is proposed, which would straighten out the east-west northerly loop of Country Fair Way. There are no concerns with this minor revision to the street design.
3. The effects of the applications are changes to the location of street townhouses and single detached dwellings within “Fairgrounds East - Phase 3”. As noted elsewhere in this Report, Phase 1 and Phase 2 of “Fairground East” are already registered, and both phases contain a mix of single detached dwellings and townhouses. While the changes would reduce the number of townhouses, the number of smaller lot, single detached dwellings would be increased and, therefore, a mix of residential options is still being provided at a range of prices for perspective purchasers. The total number of planned dwelling units for the entire “Fairgrounds East” Subdivision is reduced by 18, from 401 to 383 units, a 4.4% reduction.
4. The subject lands were rezoned in 2007 as part of the “Fairgrounds East” Draft Plan of Subdivision. Through this application, site-specific zoning was created for the single detached dwellings and street townhouses. These were the Single Residential “R4-222” Zone and the Residential Multiple “RM2-224” Zone, respectively. The applicant has not requested any further modifications to the existing zoning other than the required zoning changes to alter the location of the single detached dwellings and street townhouses.

Through consultation with the Ward Councillor, it was noted that there has been some concern in Binbrook with the previous site-specific zoning that allowed for minor reductions in parking space sizes, particularly where these smaller parking spaces would be within attached garages with additional encroachments for steps. This has created a situation whereby some dwelling purchasers have decided to utilize their attached garages for storage, instead of parking, which places

**SUBJECT: Applications for an Official Plan Amendment, Zoning By-law Amendment, and for Revisions to a Draft Plan of Subdivision, “Fairgrounds East”, on Lands Located at 8 Country Fair Way (Glanbrook) (PED12001) (Ward 11) - Page 11 of 12**

---

additional pressure on the road network for street parking, particularly in households with multiple vehicles. The applicants understand this issue and have advised that they are amenable to deleting the special site-specific zoning provisions applying to attached garages. In doing so, the parking spaces within attached garages would have to maintain a 3.0m width and a 6.0m length with no step encroachments.

Through the review of the revised subdivision, it was also determined that Lot 1 (see Appendix “E”), while conforming with respect to lot width for a corner lot, would be deficient with respect to lot area. It is approximately 320 square metres, whereas 330 square metres is required. The non-conformity exists as this lot has the least depth compared to lots to the east. There is no impact to the streetscape, and the applicant has not requested any relief with respect to setbacks. Therefore, a further modification in corner lot frontage can be supported for the Phase 3 lands.

5. A review of the existing conditions of draft plan approval for “Fairgrounds East” was undertaken. Through this review, it was determined that many of the conditions of approval relate to matters not within Phase 3 for securing works that are part of Phases 1 and 2 (see Appendixes “H” and “I”). Therefore, these conditions have been deleted. In addition, as a result of the new lot and block numbering due to Phases 1 and 2 no longer being relevant to the subject application, a number of other conditions have been revised. These conditions relate to specifying the location of required fences along the parkland and school site and the location of municipal sidewalks. Other general conditions remain unchanged and will have to be satisfied by the applicants along with standard conditions contained within the Standard Form Subdivision Agreement. Three new conditions have been included to require driveway locations to be shown on the engineering drawings, to require watermain looping, and a general condition for any necessary easements, if applicable. These conditions are now provided as Conditions 44, 45, and 46 (see Appendix “F”).

**ALTERNATIVES FOR CONSIDERATION:**

If the applications are denied, the lands could be developed in accordance with the current Residential Multiple “RM3-223” Zone, Residential “R4-222” Zone, and the Residential Multiple “RM2-274” Zone, which implement the existing “Low Density Residential” and “Medium Density Residential” designations of the Binbrook Village Secondary Plan and the existing draft plan approved “Fairgrounds East” Subdivision, which permits the lands to be developed for a range of single detached dwellings and townhouses on two existing streets, which would be extended.

**SUBJECT: Applications for an Official Plan Amendment, Zoning By-law Amendment, and for Revisions to a Draft Plan of Subdivision, “Fairgrounds East”, on Lands Located at 8 Country Fair Way (Glanbrook) (PED12001) (Ward 11) - Page 12 of 12**

---

**CORPORATE STRATEGIC PLAN**

Focus Areas: 1. Skilled, Innovative and Respectful Organization, 2. Financial Sustainability, 3. Intergovernmental Relationships, 4. Growing Our Economy, 5. Social Development, 6. Environmental Stewardship, 7. Healthy Community

**Financial Sustainability**

- ◆ Effective and sustainable Growth Management.
- ◆ Generate assessment growth/non-tax revenues.

**Social Development**

- ◆ Everyone has a home they can afford that is well maintained and safe.

**Healthy Community**

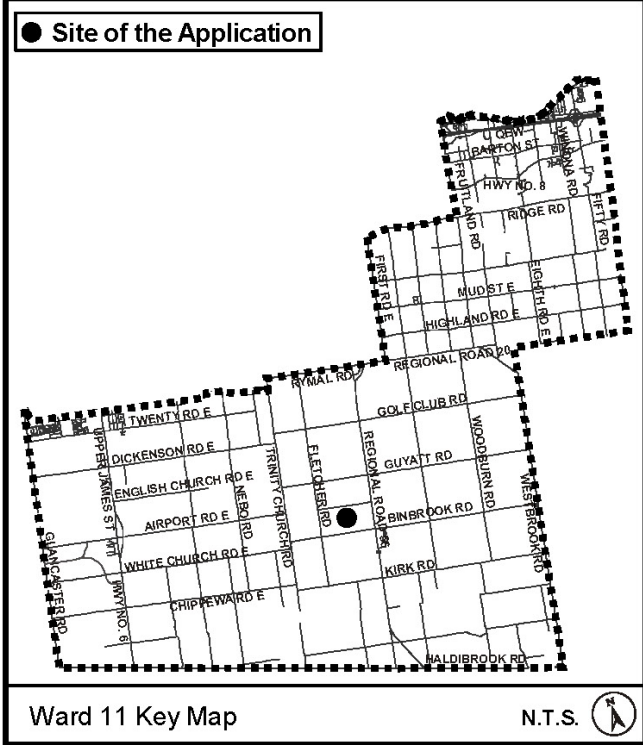
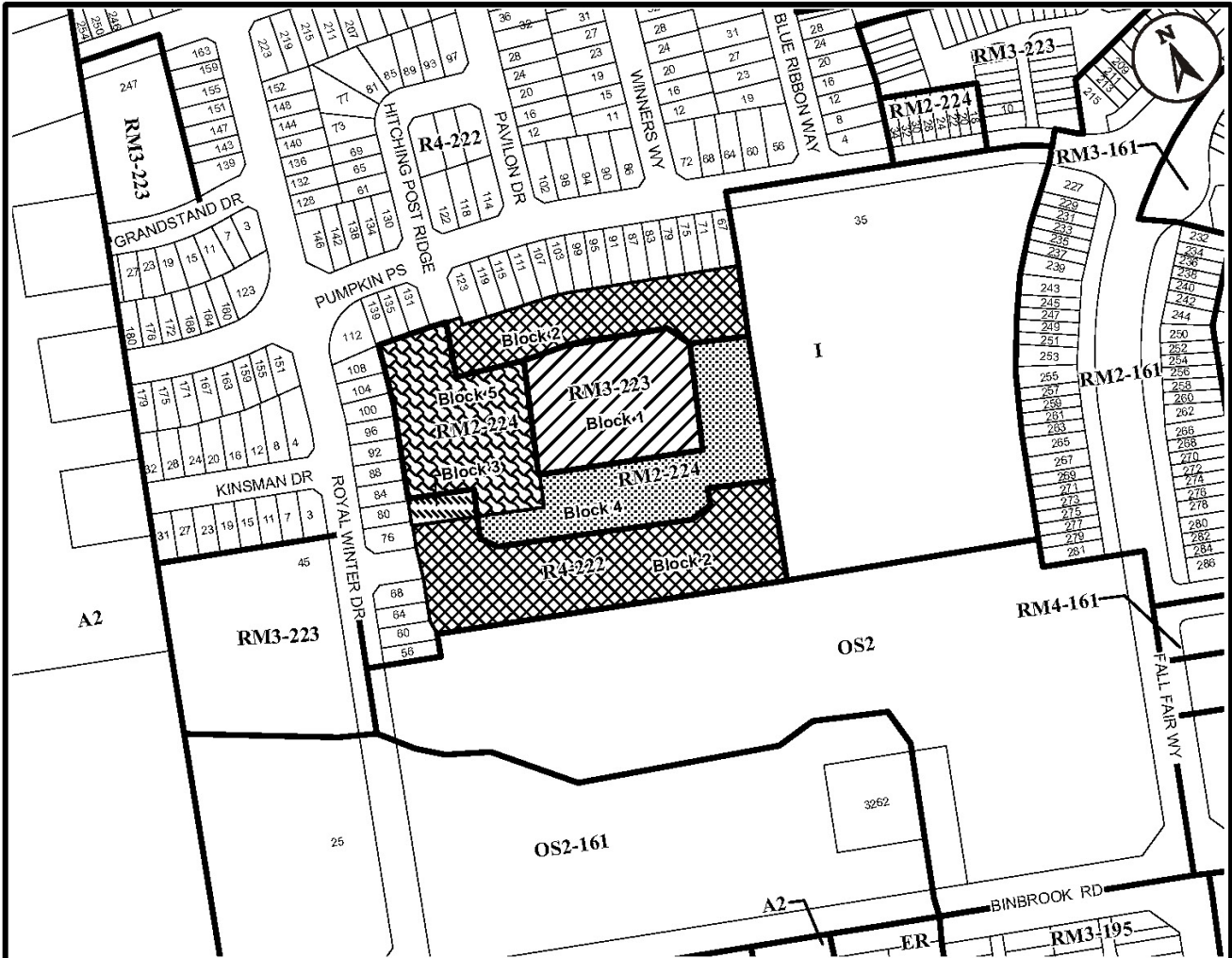
- ◆ Plan and manage the built environment.

**APPENDICES / SCHEDULES**

- Appendix “A”: Location Map
- Appendix “B”: Draft Official Plan Amendment to the Glanbrook Official Plan
- Appendix “C” Draft Official Plan Amendment to the Urban Hamilton Official Plan
- Appendix “D”: Draft Zoning By-law Amendment
- Appendix “E”: Draft Plan of Subdivision
- Appendix “F”: Draft Plan Conditions of Approval
- Appendix “G”: Existing “Fairgrounds East” Draft Plan of Subdivision
- Appendix “H”: Plan No. 62M-1128 (Fairgrounds East - Phase 1)
- Appendix “I”: Plan No. 62M-1149 (Fairgrounds East - Phase 2)

:GM

Attachs. (9)



## Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
OPA-11-001, 25T-200615R, ZAC-11-004

Date:  
November 25, 2011

Appendix "A"






Scale:  
N.T.S.

Planner/Technician:  
GM/AL

### Subject Property

Fairgrounds East - Phase 3

Lands are also subject to an Official Plan Amendment

-  **Block 1** - Change in Zoning from the Residential Multiple "RM3-223" Zone to the Residential "R4-273" Zone
-  **Block 2** - Change in Zoning from the Residential "R4-222" Zone to the Residential "R4-273" Zone
-  **Block 3** - Change in Zoning from the Residential "R4-222" Zone to the Residential Multiple "RM2-274" Zone
-  **Block 4** - Change in Zoning from the Residential Multiple "RM2-224" Zone to the Residential "R4-273" Zone
-  **Block 5** - Change in Zoning from the Residential Multiple "RM2-224" Zone to the Residential Multiple "RM2-274" Zone

**--DRAFT--**

**Amendment**

**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. [REDACTED] 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. [REDACTED] passed on the [REDACTED] day of [REDACTED], 2012.

**The City of Hamilton**

---

R. Bratina  
Mayor

---

Rose Caterini  
Clerk





**DRAFT Amendment No. [REDACTED]  
to the  
Urban Hamilton Official Plan**

The following text, together with Appendix "A" – Urban Hamilton Official Plan - Volume 2, Binbrook Village Secondary Plan – Land Use Plan, Map B.5.1-1, attached hereto, constitutes Official Plan Amendment No. [REDACTED] to the Urban Hamilton Official Plan.

**1.0 Purpose:**

The purpose of this Amendment is to amend the Binbrook Village Secondary Plan in order to permit the development of 51 lots for single detached dwellings and 5 blocks for street townhouse dwellings.

**2.0 Location:**

The lands affected by this Amendment are generally located north of Binbrook Road and east of Royal Winter Drive, in the Subdivision known as "Fairgrounds East – Phase 3", in the former Township of Glanbrook.

**3.0 Basis:**

The basis for permitting this Amendment is as follows; the proposed Amendment:

- Is consistent with the Provincial Policy Statement and conforms to the Places to Grow Plan (Growth Plan for the Greater Golden Horseshoe).
- Conforms to the Hamilton-Wentworth Official Plan and the "Binbrook Village" designation in the Glanbrook Official Plan.
- 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.
- Is compatible with the range of approved surrounding land uses.

**4.0 Changes:**

**4.1 Mapping Changes:**

4.1.1 Urban Hamilton Official Plan - Volume 2, Chapter B.5.1-1  
– Glanbrook Secondary Plans; Binbrook Village Secondary  
Plan - Land Use Plan is amended by:

- a) Redesignating subject lands from "Low Density Residential 2h" to "Low Density Residential 2e"; and,
- b) Redesignating subject lands from "Low Density Residential 2e" to "Low Density Residential 2h".

As shown on Appendix "A" attached to this Amendment.

**5.0 Implementation:**

An implementing Zoning By-law Amendment and Plan of Subdivision will give effect to this Amendment.

This is Schedule "1" to By-law No. [REDACTED] passed on the [REDACTED] day of [REDACTED], 2012.

**The  
City of Hamilton**

---

R. Bratina  
MAYOR

---

Rose Caterini  
CLERK



**Authority:** Item [REDACTED]  
Planning Committee  
Report 12-[REDACTED] (PED12001)  
CM: [REDACTED]

**Bill No.** [REDACTED]

## CITY OF HAMILTON

**BY-LAW NO.** [REDACTED]

### **To Amend Zoning By-law No. 464 (Glanbrook) Respecting Lands Located at 8 Country Fair Way**

**WHEREAS** the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap.14, Sch. C. did incorporate, as of January 1, 2001, the municipality "City Of Hamilton";

**AND WHEREAS** the City Of Hamilton is the successor to certain area municipalities, including the former area municipality known as "The Corporation of the Township of Glanbrook" and is the successor to the former Regional Municipality, namely, The Regional Municipality of Hamilton-Wentworth;

**AND WHEREAS** the City Of Hamilton Act, 1999 provides that the Zoning By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

**AND WHEREAS** Zoning By-law No. 464 (Glanbrook) was enacted on the 16<sup>th</sup> day of March, 1992, and approved by the Ontario Municipal Board on the 31<sup>st</sup> day of May, 1993;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item [REDACTED] of Report 12-[REDACTED] of the Planning Committee, at its meeting held on the [REDACTED] day of [REDACTED], 2012, recommended that Zoning By-law No. 464 (Glanbrook) be amended as hereinafter provided;

**AND WHEREAS** this By-law will be in conformity with the Official Plan of the City of Hamilton (the Official Plan of the former Township of Glanbrook) upon approval of Official Plan Amendment No. [REDACTED].

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

1. That Schedule "H", appended to and forming part of By-law No. 464 (Glanbrook), is amended by changing the zoning from the:
  - (a) Residential Multiple "RM3-223" Zone to the Residential "R4-273" Zone, on the lands comprised of Block 1;
  - (b) Residential "R4-222" Zone to the Residential "R4-273" Zone, on the lands comprised of Block 2;
  - (c) Residential "R4-222" Zone to the Residential "RM2-274" Zone, on the lands comprised of Block 3;
  - (d) Residential Multiple "RM2-224" Zone to the Residential "R4-273" Zone, on the lands comprised of Block 4; and,
  - (e) Residential Multiple "RM2-224" Zone to the "RM2-274" Zone, on the lands comprised of Block 5,

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. That Section 44, "Exceptions to the Provisions of the By-law", be amended by adding new Special Exceptions, "R4-273" and "RM2-274", as follows:

**"R4-273"**

All regulations contained within the **RESIDENTIAL R4-222 ZONE** shall apply except for the following:

- (a) Minimum Lot Area: 280 square metres, except 320 square metres for a corner lot.
- (b) Minimum Parking Requirements:

Pursuant to the provisions of Sub-sections 7.35, 11.5, and 11.6 of this By-law. In addition, the parking space size shall have a minimum width of 2.6 metres and have a minimum length of 5.5 metres, except that parking spaces within an attached garage or carport shall have a minimum width of 3.0 metres and have a minimum length of 6.0 metres. Stairs are not permitted to encroach into the interior garage parking space.

**"RM2-274"**

All regulations contained within the **RESIDENTIAL RM2-224 ZONE** shall apply, except for the following:

(a) Minimum Parking Requirements:

Pursuant to the provisions of Sub-sections 7.35, 11.5, and 11.6 of this By-law. In addition, the parking space size shall have a minimum width of 2.6 metres and have a minimum length of 5.5 metres, except that parking spaces within an attached garage or carport shall have a minimum width of 3.0 metres and have a minimum length of 6.0 metres. Stairs are not permitted to encroach into the interior garage parking space.

3. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "R4" and "RM2" Zone provisions, subject to the special requirements referred to in Section 2 of this By-law.
4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act.

**PASSED and ENACTED** this [REDACTED] day of [REDACTED], 2012.

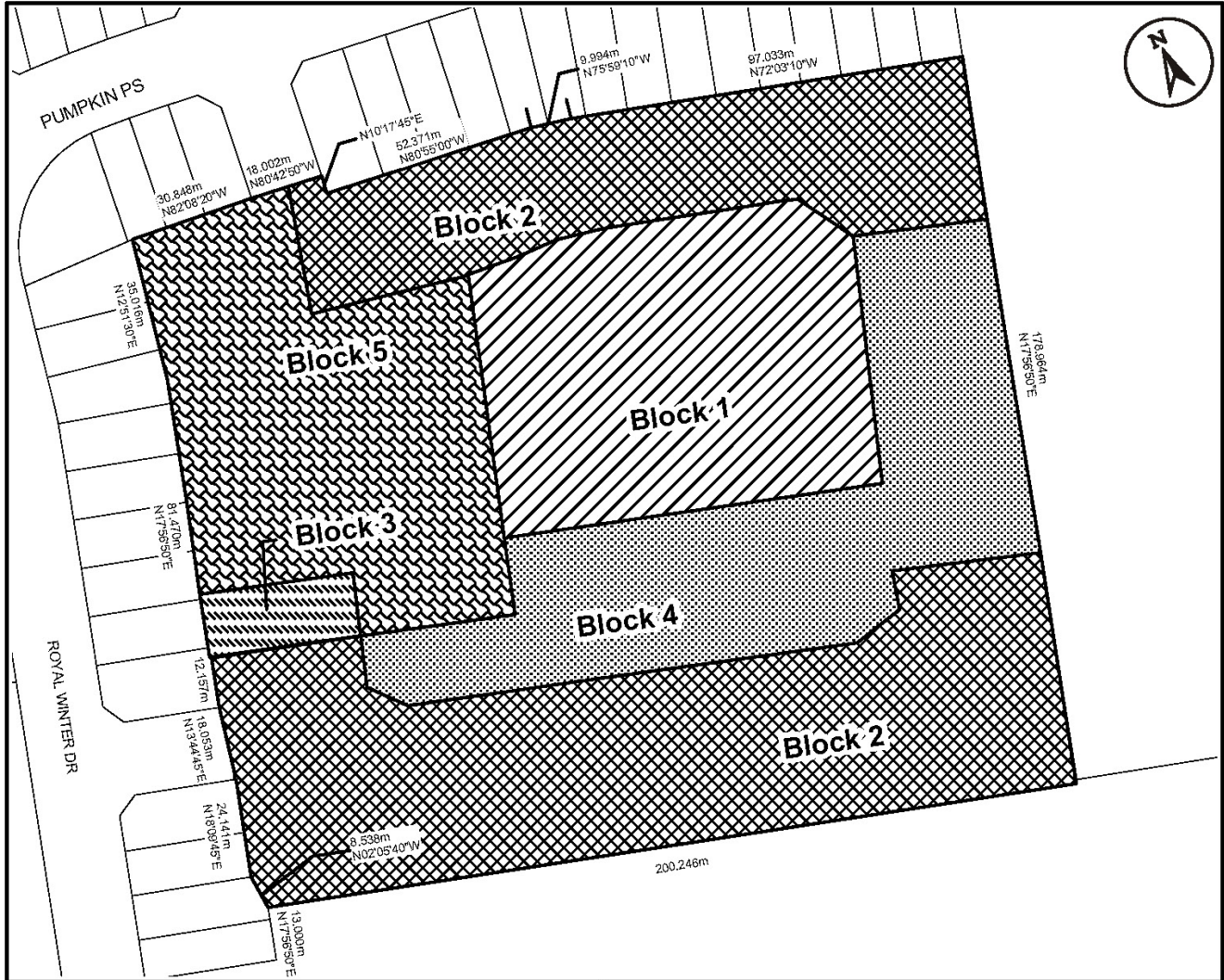
---

R. Bratina  
Mayor

---

Rose Caterini  
Clerk

ZAC-11-004 / OPA-11-001 / 25T-200615(R)








This is Schedule "A" to By-Law No. 12-  
 Passed the ..... day of ....., 2012

-----  
 Clerk  
 -----  
 Mayor

**Schedule "A"**  
 Map Forming Part of  
 By-Law No. 12- \_\_\_\_\_  
 to Amend By-law No. 464

**Subject Property**  
 Fairgrounds East - Phase 3  
 Lands are also subject to an Official Plan Amendment

-  **Block 1** - Change in Zoning from the Residential Multiple "RM3-223" Zone to the Residential "R4-273" Zone
-  **Block 2** - Change in Zoning from the Residential "R4-222" Zone to the Residential "R4-273" Zone
-  **Block 3** - Change in Zoning from the Residential "R4-222" Zone to the Residential Multiple "RM2-274" Zone
-  **Block 4** - Change in Zoning from the Residential Multiple "RM2-224" Zone to the Residential "R4-273" Zone
-  **Block 5** - Change in Zoning from the Residential Multiple "RM2-224" Zone to the Residential Multiple "RM2-274" Zone

Scale:  
 N.T.S.  
 Date:  
 January 5, 2012

File Name/Number:  
 OPA-11-001, 25T-200615R, ZAC-11-004  
 Planner/Technician:  
 DF/AL







**Special Conditions of Draft Plan of Subdivision Approval for**  
**"Fairgrounds East - Phase 3"**

- (a) That Conditions 10, 11, 12, 13, 14, 15, 21, 26, 28, 29, 30, 31, 34, 35, 36, 37, 38, and 42, of Schedule 1, dated August 15, 2007, and revised April 15, 2009, be deleted in their entirety, retaining their previous condition numbers.
- (b) That Conditions 1, 19, 20, 27, and 33, of Schedule 1, dated August 15, 2007, and revised April 15, 2009, be deleted and replaced with the following:
- “1) That this approval apply to the Revised Draft Plan of Subdivision, “Fairgrounds East”, 25T-200615(R), prepared by Armstrong Hunter & Associates and Losani Homes Ltd., and certified by S. D. McLaren, O.L.S., dated May 19, 2011, showing 51 lots for single detached dwellings (Lots 1-51), 5 blocks for street townhouses (Blocks 52-56), and the extension of two streets, Hitching Post Ridge and Country Fair Way;
- 19) That the owner agrees to install a 1.5m high galvanized chain link fence along the rear of Lots 22 to 34, inclusive, which abut City parkland. The owner agrees to erect this fence prior to the issuance of building permits, all to the satisfaction of the Senior Director of Growth Management;
- 20) That the owner agrees to install a minimum 1.5m high galvanized chain link fence along the rear and/or sides of Lots 12 to 22, inclusive, which rear and/or side yards abut Block 108, Plan 62M-1128. The owner agrees to erect this fence prior to the issuance of building permits, all to the satisfaction of the Senior Director of Growth Management;
- 27) That 4.5 metre x 4.5 metre daylight triangles be established on the final plan of subdivision at the corners of Lots 1, 35, 36, and Block 55, to the satisfaction of the Senior Director of Growth Management; and,
- 33) That the owner installs 1.5m wide sidewalks in accordance with City policy on the east side of Hitching Post Ridge and on the outer loop of Country Fair Way, to the satisfaction of the Senior Director of Growth Management.”
- (c) That additional Conditions (44, 45, 46, and 47) be added as follows:
- “44) That, **prior to servicing**, the owner indicates all driveway locations on the engineering drawings for all lots and, further, that the driveways be established outside of the daylight triangles, to the satisfaction of the Senior Director of Growth Management;

- 45) That, **prior to servicing**, the owner indicates a watermain looping network on the engineering drawings. A looping network is strongly advisable to avoid dead ends on the watermains, to the satisfaction of the Senior Director of Growth Management;
- 46) That, **prior to registration**, the owner agree to grant any additional easements or land required for roadway or services, etc. that may be required to permit the orderly development of the subject lands, to the satisfaction of the Senior Director of Growth Management; and,
- 47) That, **prior to signing of the final plan**, the Director of Planning must be satisfied that Conditions 1) to 46), inclusive, have been carried out to his satisfaction, with a brief but complete statement indicating how each condition has been satisfied."





