

Authority: Item 13, Planning & Economic
Development Committee
Report: 04-005 (PD04066)
CM: March 10, 2004

Bill No. 083

CITY OF HAMILTON

BY-LAW NO. 04-083

To Adopt:

Official Plan Amendment No.193 to the Former City of Hamilton Official Plan;

Respecting:

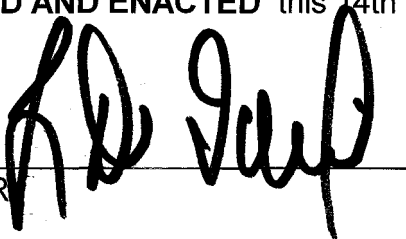
Lands municipally known as 5 Hunt Street

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

1. Amendment No. 193 to the Official Plan of the City of Hamilton 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 14th day of April, 2004

MAYOR



CLERK



Amendment No. 193
to the
Official Plan of the Former City of Hamilton

The following text together with Schedule “A” – Land Use Concept, and Schedule “B” – Special Policy Areas, attached hereto, constitutes Official Plan Amendment No. 193.

Purpose:

The purpose of this Amendment is to (1) re-designate the subject lands from “Residential” to “Commercial”, and (2) to extend “Special Policy Area 86” to include the subject lands in order to accommodate additional parking spaces and a landscaped area (total of 186.81 m²) to the existing gas station.

Location:

The lands affected by this Amendment are located at No. 5 Hunt Street.

Basis:

The basis for permitting the proposed commercial use is as follows:

- That incorporating 5 Hunt Street into the existing commercial development at 648 King Street West and 17-21 Dundurn Street North provides for the comprehensive redevelopment of these lands in accordance with the City’s requirements for landscaping and fencing;
- That the proposal provides for additional parking and landscaping associated with the existing automobile service station;
- That the proposal provides for adequate buffering; and,
- That the proposed commercial development would be compatible with the existing commercial uses to the east, west and south.

Actual Changes:

- 1) Schedule “A” – Land Use Concept – be revised by redesignating the subject lands from “Residential” to “Commercial”, as shown on the attached Schedule “A” of this Amendment.

- 2) Schedule "B" – Special Policy Areas – be revised by extending the lands of Special Policy Area 86, as shown on the attached Schedule "B" of this Amendment.

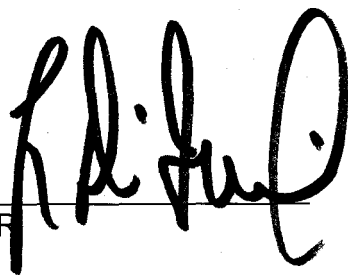
Implementation:

A Zoning By-law amendment and Site Plan will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 04-083 passed on the 14th day of April, 2004.

The City of Hamilton

MAYOR


A handwritten signature in black ink, appearing to be "R. D. ...", written over a horizontal line.

A/CLERK

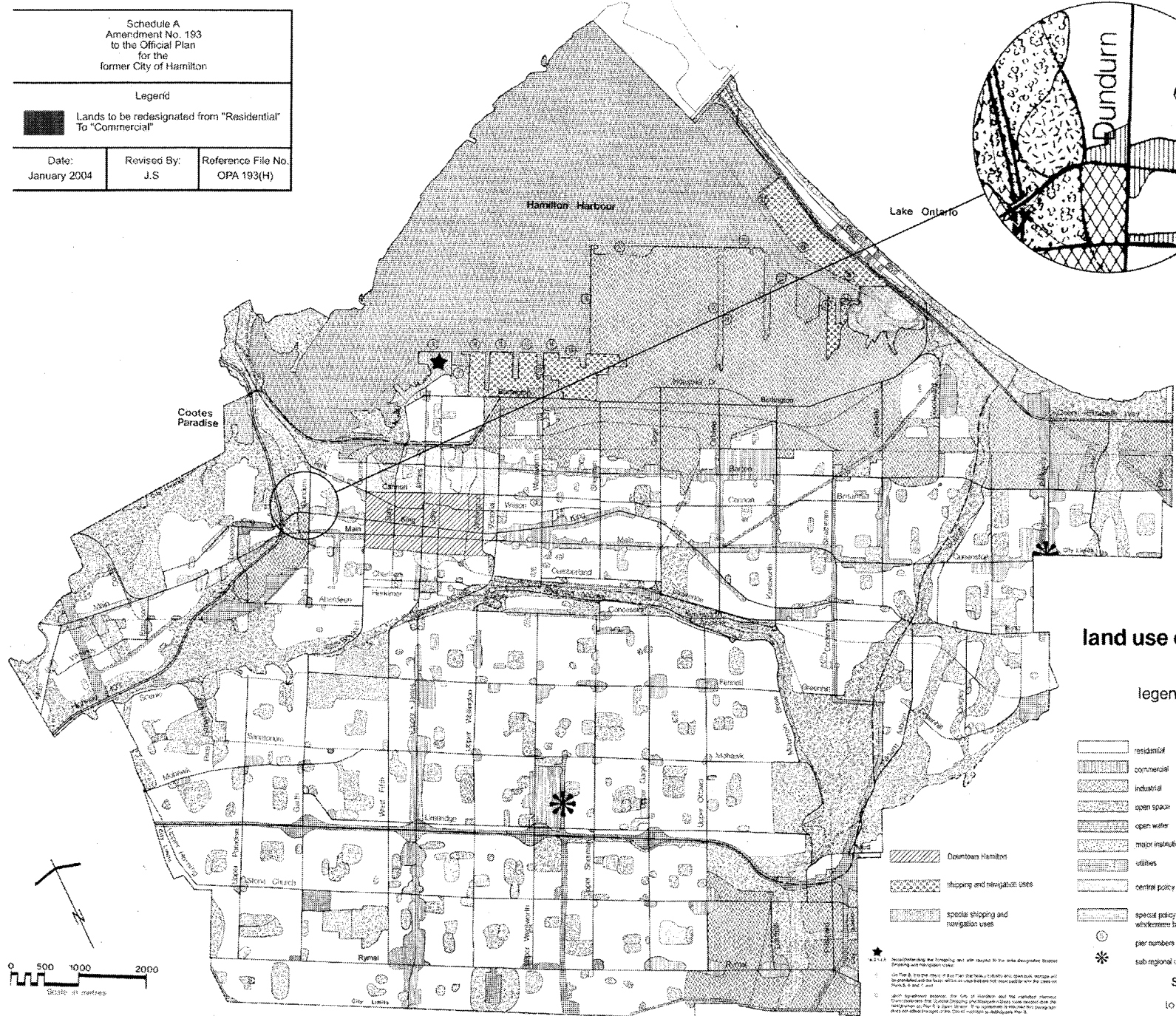
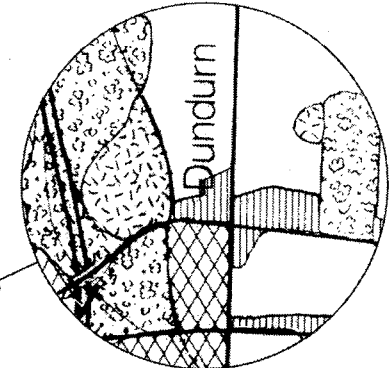
A handwritten signature in black ink, appearing to be "A. ...", written over a horizontal line.

Schedule A
Amendment No. 193
to the Official Plan
for the
former City of Hamilton

Legend













 Lands to be redesignated from "Residential" To "Commercial"

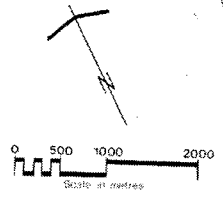
Date: January 2004	Revised By: J.S	Reference File No. OPA 193(H)
-----------------------	--------------------	----------------------------------



land use concept

legend

-  residential
-  commercial
-  industrial
-  open space
-  open water
-  major institutional
-  utilities
-  central policy area
-  special policy areas
-  wilderness/forest
-  pier numbers
-  sub regional centre



- ★ **A-2-1-3** Re-designating the shopping and open space to the area designated Special Shopping and Navigation Uses:
- 1. On the 1/2500 scale map, the following lands are shown with the following shading and the text: "Special Shopping and Navigation Uses" (see also the text on the back of this map).
- 2. All of the lands within the City of Hamilton and the Hamilton Harbour Commission's Control District and Navigation Districts have been shown on the map and are shown on the 1/2500 scale map. It is important to include this language and shading on the 1/2500 scale map.
- 3. It is requested that the Council, on the 1/2500 scale map, approve the re-designation of the lands and open space to the Special Shopping and Navigation Uses. The Council is requested to approve the 1/2500 scale map, to approve the re-designation of the lands and open space to the Special Shopping and Navigation Uses and to approve the re-designation of the lands and open space to the Special Shopping and Navigation Uses.

schedule A
to the official plan
for
the city of hamilton

