

Bill No. 044

CITY OF HAMILTON

BY-LAW NO. 12-044

To Adopt:

Official Plan Amendment No. 229 to the City of Hamilton Official Plan;

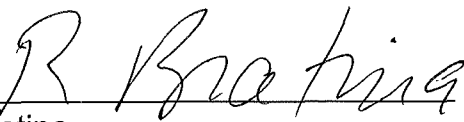
Respecting:

15 Emerson Street

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

1. Amendment No. 229 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.

PASSED this 22nd day of February, 2012



R. Bratina
Mayor



R. Caterini
City Clerk

Amendment No. 229

to the

Official Plan for the City of Hamilton

The following text, together with Schedule “A” (Schedule “B” - Special Policy Areas), and Schedule “B” (Schedule “1” - Ainslie Wood Westdale Land Use Plan), attached hereto, constitutes Official Plan Amendment No. 229 to the Official Plan of the City of Hamilton.

Purpose:

The purpose of this Amendment is to add a Site-Specific Policy to the subject lands to permit only a parking lot accessory to the commercial use on 1341 Main Street West.

Location:

The lands affected by this Amendment are municipally known as 15 Emerson Street, generally located south of Main Street West, and on the west side of Emerson Street.

Basis:

The proposal can be supported for the following reasons:

- The proposal is consistent with the Provincial Policy Statement, and conforms to and implements the “Urban” designation of the Hamilton-Wentworth Official Plan.
- The proposed parking lot accessory to the permitted commercial use on 1341 Main Street West will provide additional parking that will sufficiently accommodate on-site parking demands, and will not put additional pressures on off-site parking demands within the residential neighbourhood.
- The proposal will meet the intent of the Ainslie Wood Westdale Secondary Plan with respect to locating on-site parking to the rear of the buildings, whenever possible, while providing for sufficient landscaping and buffering to ensure the residential amenities of the area are maintained.

Actual Changes:

Text Changes:

1. Sub-section 2.9.3 - “Other Policy Areas” be amended by adding additional policy, as follows:

"Notwithstanding the permitted uses set out in Sub-section A.2.1 - Residential Uses, for those lands shown on Schedule "B" as Special Policy Area 103, and located at 15 Emerson Street, only a parking lot in conjunction with the commercial use at 1341 Main Street West will be permitted."

2. Sub-section 6.4.9 - "Special Policy Areas" be amended by adding additional policy, as follows:

"Notwithstanding the permitted uses set out in Sub-section 6.4.1.2 - Low Density Residential, for those lands shown on Schedule "1" as Special Policy Area 3, and located at 15 Emerson Street, only a parking lot in conjunction with the commercial use at 1341 Main Street West will be permitted."

Schedule Changes:

1. Schedule "A" - (Schedule "B" - Special Policy Areas) is hereby amended by adding the subject lands as Special Policy Area 103, as shown on the attached Schedule "A" of this Amendment.
2. Schedule "B" - (Schedule "B" - Schedule "1" - Ainslie Wood Westdale Land Use Plan) is hereby amended by adding the subject lands as Special Policy Area 3, as shown on the attached Schedule "B" of this Amendment.


Implementation:

A Zoning By-law Amendment and Site Plan will give effect to this Amendment.

This is Schedule "1" to By-law No. 12-044, passed on the 22nd day of February, 2012.

The

City of Hamilton




R. Bratina
Mayor



R. Caterini
City Clerk

Schedule A
Amendment No. 229
to the official Plan
for the
former City of Hamilton

Legend

 Lands to be re-designated from "Residential" to "Special Policy Area 103"

"Special Policy Area 103" refer to Policy 103 to be added to the legend

Date:
February 2012

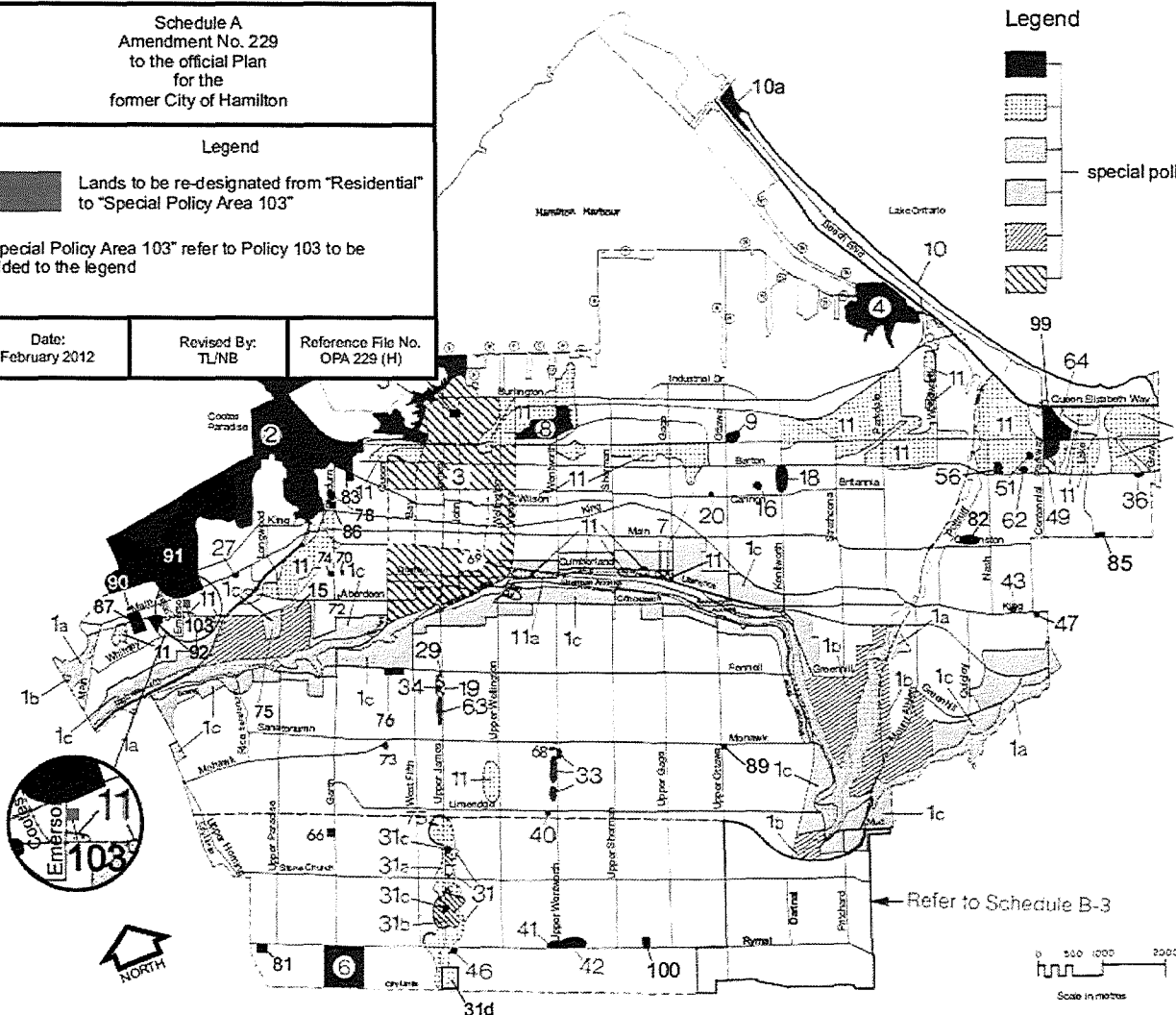
Revised By:
TL/NB

Reference File No.
OPA 229 (H)

Legend



special policy areas



special policy areas

| AREA | REFER TO POLICY | AREA | REFER TO POLICY |
|-------|-----------------|------|------------------|
| 1(a) | A.2.9.1 | 56 | A.2.9.3.51 |
| 1(b) | A.2.9.1 | 62 | A.2.9.3.57 |
| 1(c) | A.2.9.1 | 65 | A.2.9.3.58 |
| 2 | A.2.9.2 | 66 | A.2.9.3.59 |
| 3 | A.2.9.3 | 65 | A.2.9.3.60 |
| | A.2.9.3.1 | 66 | A.2.9.3.61 |
| 4 | A.2.9.3.2 | 67 | "Deleted" |
| 5 | A.2.9.3.3 | 68 | A.2.9.3.65 |
| 6 | A.2.9.3.4 | 69 | A.2.9.3.66 |
| 7 | A.2.9.3.5 | 70 | A.2.9.3.65 |
| 8 | A.2.9.3.6 | 71 | A.2.9.3.66 |
| 9 | A.2.9.3.7 | 72 | A.2.9.3.67 |
| 10 | A.2.9.3.8 | 73 | A.2.9.3.68 |
| 10a | A.2.9.3.8 | 74 | A.2.9.3.69 |
| 11 | A.2.9.3.9 | 75 | A.2.9.3.70 |
| 11(c) | A.2.9.3.9 | 76 | A.2.9.3.71 |
| 16 | A.2.9.3.14 | 77 | A.2.9.3.72 |
| 17 | "Deleted" | 78 | A.2.9.3.73 |
| 18 | A.2.9.3.16 | 79 | "Deleted" |
| 19 | A.2.9.3.17 | 80 | "Deleted" by OMB |
| 20 | A.2.9.3.18 | 81 | A.2.9.3.76 |
| 26 | A.2.9.3.21 | 82 | A.2.9.3.77 |
| 27 | A.2.9.3.22 | 83 | A.2.9.3.78 |
| 29 | A.2.9.3.23 | 84 | Pending |
| 30 | A.2.9.3.25 | 85 | A.2.9.3.80 |
| 31 | A.2.9.3.26 | 86 | A.2.9.3.81 |
| 31(c) | A.2.9.3.26 | 87 | A.2.9.3.82 |
| 31(b) | A.2.9.3.26 | 88 | A.2.9.3.84 |
| 31(c) | A.2.9.3.26 | 89 | A.2.9.3.85 |
| 32 | A.2.9.3.27 | 91 | A.2.9.3.91 |
| 33 | A.2.9.3.28 | 92 | A.2.9.3.92 |
| 34 | A.2.9.3.29 | 93 | A.2.9.3.93 |
| 35 | A.2.9.3.30 | 94 | A.2.9.3.94 |
| 36 | A.2.9.3.31 | | |
| 37 | A.2.9.3.32 | | |
| 38 | "Deleted" | 100 | A.2.9.3.99 |
| 40 | A.2.9.3.35 | | |
| 41 | A.2.9.3.36 | 103 | A.2.9.3.103 |
| 42 | A.2.9.3.37 | | |
| 43 | A.2.9.3.38 | | |
| 45 | A.2.9.3.40 | | |
| 46 | A.2.9.3.41 | | |
| 47 | A.2.9.3.42 | | |
| 48 | "Deleted" | | |
| 49 | A.2.9.3.44 | | |
| 50 | A.2.9.3.45 | | |
| 51 | A.2.9.3.46 | | |
| 53 | "Deleted" | | |
| 54 | "Deleted" | | |
| 55 | A.2.9.3.50 | | |

For other Special Policy Areas numbers, refer to Schedules: B-1, B-2, and B-3.

schedule B

to the official plan
for
the City of Hamilton

September 2011

