

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:

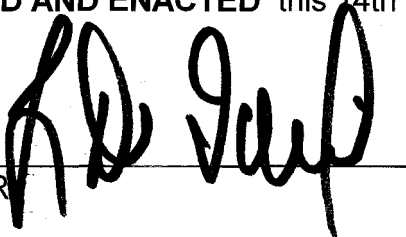
Lands municipally known as 5 Hunt Street

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.

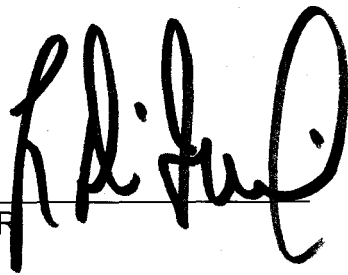
Implementation:

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

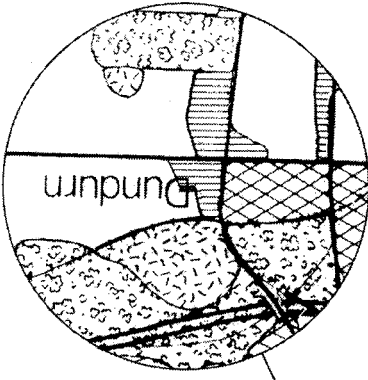
A handwritten signature in black ink, appearing to be "A. ...", written over a horizontal line.

Schedule A
Amendment No. 183
to the Official Plan
for the
former City of Hamilton

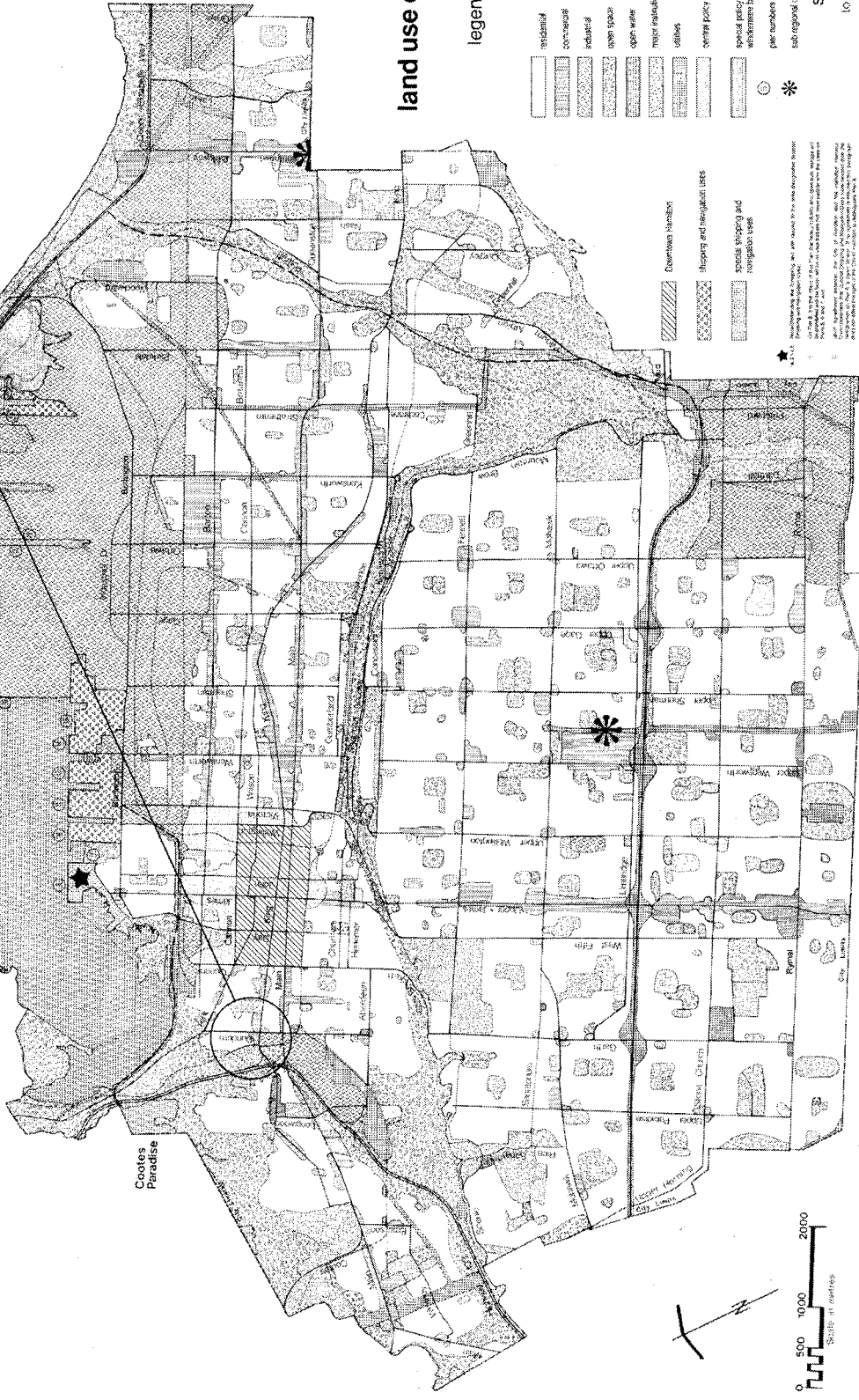
Legend

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

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



Lake Ontario



land use concept

legend

- residential
- commercial
- industrial
- open space
- open water
- major roads/corridors
- utilities
- centre policy area
- special policy areas
with minimum 2km²
- park numbers
- sub-regional centres

- Countdown habitats
- shopping and navigation lanes
- special shopping and
navigation lanes

Notwithstanding the foregoing, any use shown on this map that is prohibited by the Official Plan shall be prohibited. The City of Hamilton, Ontario, is not responsible for the accuracy of the information shown on this map. The City of Hamilton, Ontario, is not responsible for the accuracy of the information shown on this map. The City of Hamilton, Ontario, is not responsible for the accuracy of the information shown on this map.




Scale in metres

schedule A
to the official plan
for
the city of Hamilton
December 2003

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

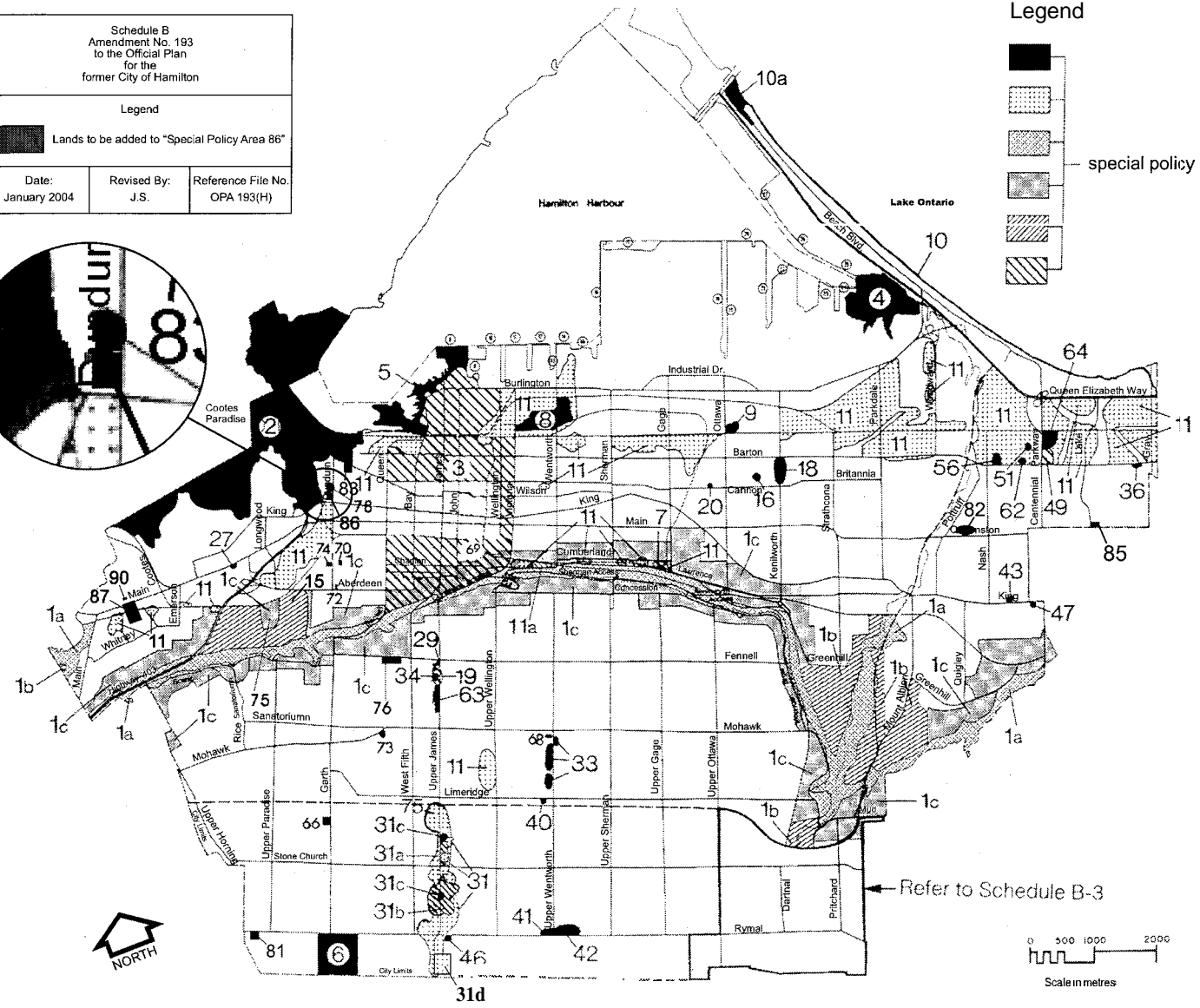
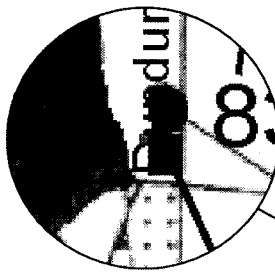
Legend

 Lands to be added to "Special Policy Area 86"

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

special policy areas



special policy areas

AREA	REFER TO POLICY	AREA	REFER TO POLICY
1(a)	A 2 9 3 1	56	A 2 9 3 51
1(b)	A 2 9 3 1	62	A 2 9 3 57
1(c)	A 2 9 3 1	63	A 2 9 3 58
2	A 2 9 2	64	A 2 9 3 5 9
3	A 2 9 3	65	A 2 9 3 6 0
	A 2 9 3 1	66	A 2 9 3 6 1
4	A 2 9 3 2	67	"Deleted"
5	A 2 9 3 3	68	A 2 9 3 6 3
6	A 2 9 3 4	69	A 2 9 3 6 4
7	A 2 9 3 5	70	A 2 9 3 6 5
8	A 2 9 3 6	71	A 2 9 3 6 6
9	A 2 9 3 7	72	A 2 9 3 6 7
10	A 2 9 3 8	73	A 2 9 3 6 8
10a	A 2 9 3 8	74	A 2 9 3 6 9
11	A 2 9 3 9	75	A 2 9 3 7 0
11(a)	A 2 9 3 9	76	A 2 9 3 7 1
16	A 2 9 3 1 4	77	A 2 9 3 7 2
17	Deleted	78	A 2 9 3 7 3
18	A 2 9 3 1 6	79	"Deleted"
19	A 2 9 3 1 7	80	Denied by OMB
20	A 2 9 3 1 8	81	A 2 9 3 7 6
26	A 2 9 3 2 1	82	A 2 9 3 7 7
27	A 2 9 3 2 2	83	A 2 9 3 7 8
29	A 2 9 3 2 4	84	Pending
30	A 2 9 3 2 5	85	A 2 9 3 8 3
31	A 2 9 3 2 6	86	A 2 9 3 7 3
31(a)	A 2 9 3 2 6	87	A 2 9 3 8 2
31(b)	A 2 9 3 2 6	89	Pending OMB
31(c)	A 2 9 3 2 6	90	A 2 9 3 8 5
32	A 2 9 3 2 7		
33	A 2 9 3 2 8		
34	A 2 9 3 2 9		
35	A 2 9 3 3 0		
36	A 2 9 3 3 1		
37	A 2 9 3 3 2		
38	Deleted		
40	A 2 9 3 3 5		
41	A 2 9 3 3 6		
42	A 2 9 3 3 7		
43	A 2 9 3 3 8		
45	A 2 9 3 4 0		
46	A 2 9 3 4 1		
47	A 2 9 3 4 2		
48	Deleted		
49	A 2 9 3 4 4		
50	A 2 9 3 4 5		
51	A 2 9 3 4 6		
53	Deleted		
54	Deleted		
55	A 2 9 3 5 0		

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

December 2003

