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
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

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