

Authority: Item 8, Planning and Economic
Development Committee
Report: 04- 007 (PD04090)
CM: April 14, 2004

CITY OF HAMILTON

BY-LAW NO. 04-189

To Adopt:

Official Plan Amendment No 194 to the Former City of Hamilton Official Plan;

Respecting:

Lands known municipally as 1057 and 1067 Beach Boulevard,

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

1. Amendment No. 194 to the Official Plan of the Former 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 12th day of August, 2004.



MAYOR



CLERK

**Amendment No. 194
to the
Official Plan for the former City of Hamilton**

The following text together with Schedule “A”, City of Hamilton - Land Use Concept, attached hereto, constitute Official Plan Amendment No. 194.

Purpose:

The purpose of this Amendment is to redesignate the lands known as 1057 Beach Boulevard and 1067 Beach Boulevard from “Open Space” to “Residential”.

Location:

The lands affected by this Amendment have an area of 2246.22 square metres, located on the east side of Beach Boulevard in the Hamilton Beach Neighbourhood.

Basis:

The intent of the Amendment is to recognize existing single-family residential use on 1057 Beach Boulevard and to permit the development of six (6) street townhouses on 1067 Beach Boulevard. The basis for this Amendment is as follows:

- The proposed development can be properly accommodated within the existing capacity of urban services;
- The proposed development will provide an appropriate buffer between Commercial uses to the north and Single Family Residential uses to the south;
- The proposal is an appropriate infill development that incorporates architectural design guidelines to ensure compatibility with the surrounding neighbourhood; and,
- The proposal will contribute to the mix of available housing in the neighbourhood.

Actual Changes:

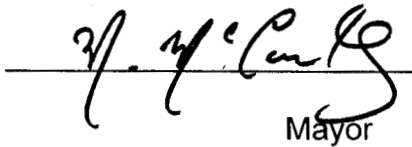
- 1) Schedule “A” be revised by redesignating the subject land from “Open Space” to “Residential” as shown on Schedule “A” attached to this Amendment.

Implementation:

An implementing 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.04-189, passed on the 12th day of August, 2004

**The
City of Hamilton**



Mayor

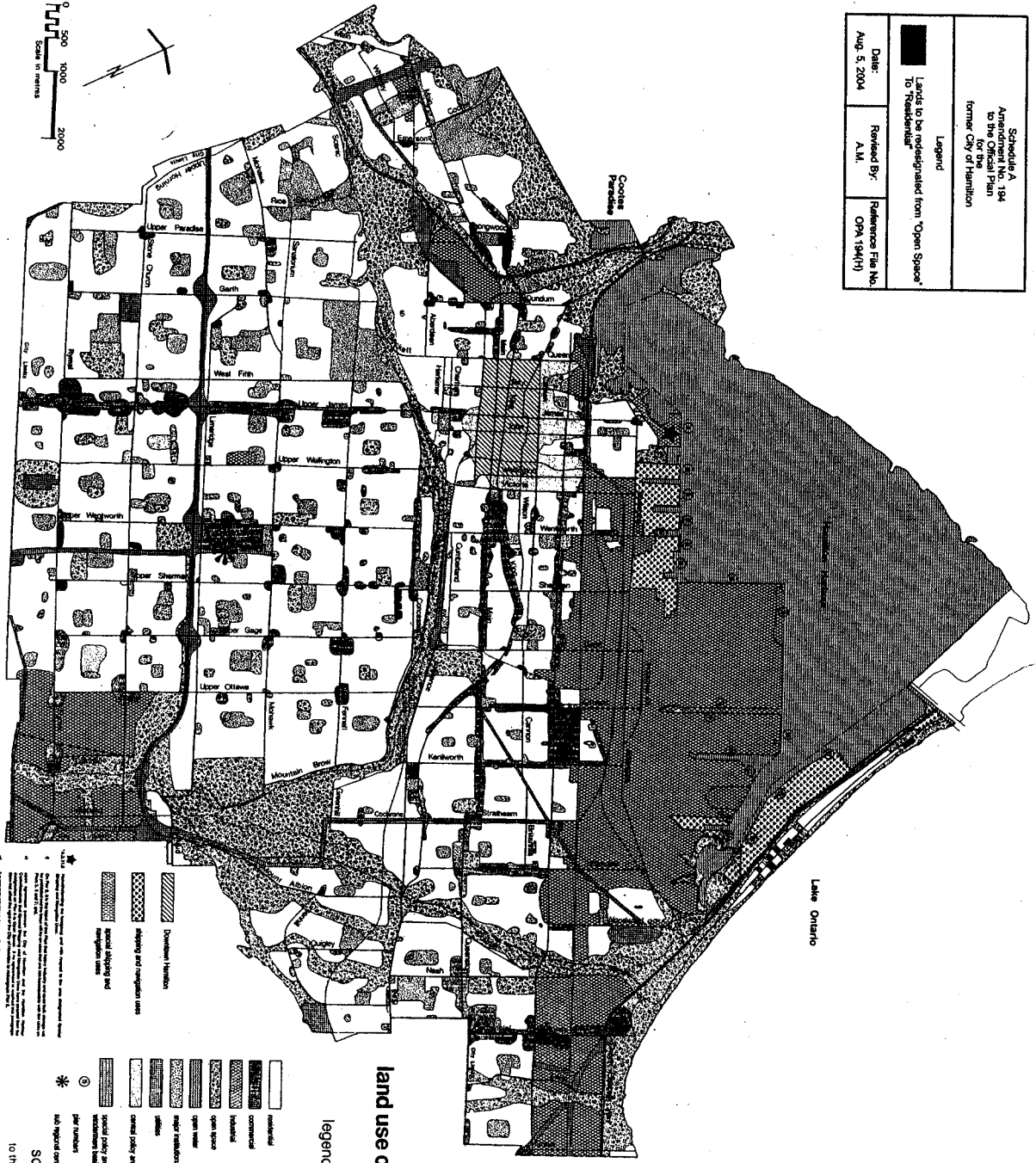


City Clerk

Schedule A
Amendment 194
to the Official Plan
for the
former City of Hamilton

Legend
Lands to be redesignated from "Open Space"
To "Residential"

Date: Aug. 3, 2004
Revised By: A.M.
Reference File No. OPA 194(h)



land use concept

legend

- residential
 - commercial
 - industrial
 - open space
 - open water
 - major roads
 - utility
 - central policy area
 - special policy area
 - watercourse
 - other
 - not regulated areas
1. The City of Hamilton is a member of the United Counties of Hamilton, Brant, and Dundas. The City of Hamilton is responsible for the land use planning and zoning of the City of Hamilton. The United Counties of Hamilton, Brant, and Dundas are responsible for the land use planning and zoning of the United Counties of Hamilton, Brant, and Dundas.
2. The City of Hamilton is a member of the United Counties of Hamilton, Brant, and Dundas. The City of Hamilton is responsible for the land use planning and zoning of the City of Hamilton. The United Counties of Hamilton, Brant, and Dundas are responsible for the land use planning and zoning of the United Counties of Hamilton, Brant, and Dundas.
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Schedule A
to the official plan
for
the City of Hamilton
November 2003