CITY OF HAMILTON

BY-LAW NO. 07-241

To Adopt:

Official Plan Amendment No. 211 the former City of Hamilton Official Plan;

Respecting:

460 Rymal Road West

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

1. Amendment No. 211 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.

PASSED and ENACTED this 8th day of August, 2007

Fred Eisenberger
Mayor

Kevin C. Christenson
City Clerk
Amendment No. 211

to the

Official Plan for the former City of Hamilton

The following text, together with Schedule “A” (Schedule “A” - Land Use Concept, City of Hamilton Official Plan) attached hereto, constitutes Official Plan Amendment No. 211 to the City of Hamilton Official Plan.

Purpose and Effect:

The purpose of the Amendment is to redesignate the subject lands from “Commercial” to “Major Institutional”. The effect of the Amendment is to permit the development of the lands for a 120 unit retirement residence.

Location:

The lands affected by this Amendment are located on the northwest corner of Rymal Road West and Garth Street and are municipally known as 460 Rymal Road West.

Basis:

The change in designation from “Commercial” to “Major Institutional” is supportable on the following basis:

- The proposal is consistent with the Provincial Policy Statement and conforms to the former Region of Hamilton-Wentworth Official Plan;

- The proposal provides for a needed community establishment that will enhance the welfare of the general community.

- The proposed location between major arterial roads and low density residential uses and adjacency to an existing seniors’ community is an appropriate location as the built form will act as a buffer to the more sensitive land use and is compatible with the existing uses.

Actual Changes:

(a) Schedule “A” - Land Use Concept is revised by redesignating the subject lands from “Commercial” to “Major Institutional” as shown on Schedule “A” attached to this Amendment.
Implementation:

An implementing Zoning By-law will give effect to this Amendment.

This is Schedule '1' to By-law No. 07-241 passed on the 8th day of August, 2007.

The City of Hamilton

Fred Eisenberger
Mayor

Kevin C. Christenson
City Clerk