

Authority: Item 11, Economic Development
and Planning Committee
Report: 07-010(PED07151)
CM: May 30, 2007

Bill No. 241

CITY OF HAMILTON

BY-LAW NO. 07-241

To Adopt:

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

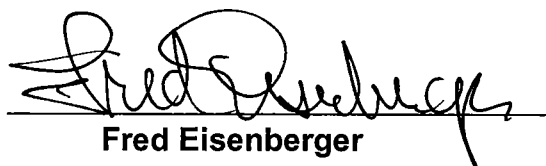
Respecting:

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:

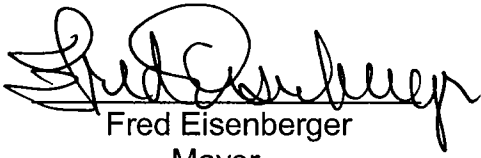
- (a) Schedule "A" - Land Use Concept is revised by redesignating the subject lands from "Commercial" to "Major Institutional" as shown on Schedule "A" attached to this Amendment.

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

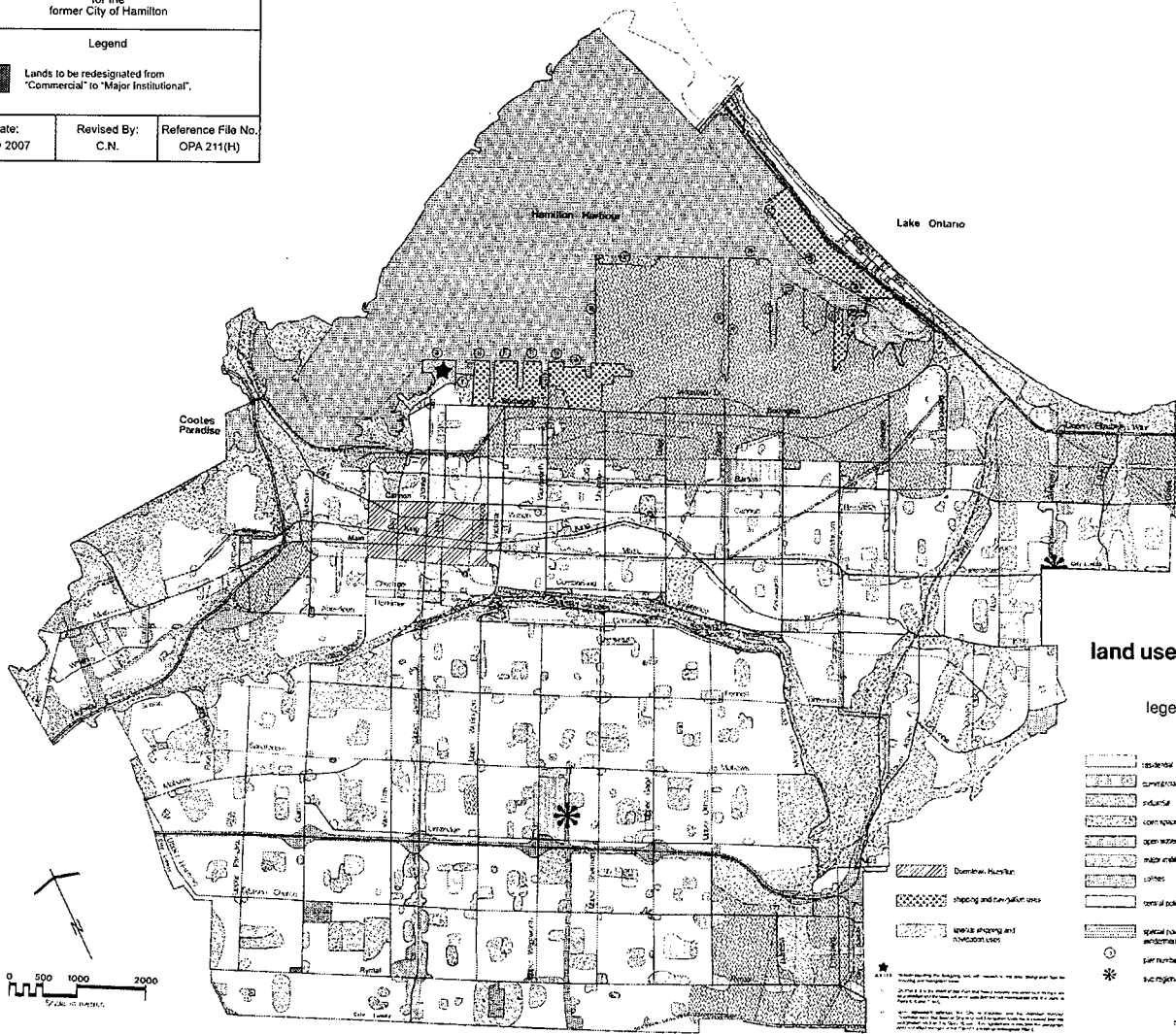


Fred Eisenberger
Mayor









Kevin C. Christenson
City Clerk

<p>Schedule A Amendment No. 211 to the Official Plan for the former City of Hamilton</p>		
<p>Legend</p> <p> Lands to be redesignated from "Commercial" to "Major Institutional".</p>		
Date: May 2007	Revised By: C.N.	Reference File No. OPA 211(H)



land use concept

legend

-  residential
-  commercial
-  industrial
-  open space
-  open water
-  major institutional
-  college
-  care of elderly adult
-  special policy area
-  park numbers
-  site regional office

schedule A
to the official plan
for
the city of hamilton

JANUARY 2007