TO: Chair and Members  
Planning Committee  

WARD(S) AFFECTED: WARD 8

COMMITTEE DATE: July 5, 2011

SUBJECT/REPORT NO:  
Application to Amend Hamilton Zoning By-law No. 6593 for Lands Located at 95 Rymal Road West (Hamilton) (PED11123) (Ward 8)

SUBMITTED BY:  
Tim McCabe  
General Manager  
Planning and Economic Development Department

PREPARED BY:  
Timothy Lee  
(905) 546-2424, Ext. 1249

SIGNATURE:

RECOMMENDATION

That approval be given to Zoning Application ZAR-11-005, by Fred Jason, Owner, for a change in zoning from the “C/S-706” (Urban Protected Residential, etc.) District, Modified, to the “C/S-706a” (Urban Protected Residential, etc.) District, Modified, with a Special Exception, to permit the existing residential use and a bank, on lands located at 95 Rymal Road West (Hamilton), as shown on Appendix “A” to Report PED11123, on the following basis:

(a) That the draft By-law, attached as Appendix “B” to Report PED11123, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council.

(b) That the amending By-law be added to Schedule 19B of Zoning By-law No. 6593 as “C/S-706a”.

(c) That the proposed modification in zoning conforms to the Hamilton-Wentworth Official Plan and the City of Hamilton Official Plan.
EXECUTIVE SUMMARY

The purpose of this application is to amend the Hamilton Zoning By-law by adding a bank (i.e. the Hald-Nor Credit Union) as an additional permitted use to be operated within the existing building, in conjunction with the existing residential use, located at 95 Rymal Road West (Hamilton) (see Appendix “A”).

The proposal is for the development of a 600 square foot bank to be located within the existing building. There will be no bank tellers, waiting areas, or bank vault within the proposed bank, but an ATM machine will be installed to provide walk-in self-service banking. Other banking services such as investment and insurance services will be provided, with a total of three employees working within the proposed bank. No drive-thru facilities are proposed for this establishment, and the proposed zoning will prohibit such facilities. It is intended that the establishment will serve the local population. The property is currently occupied by a single-detached dwelling and barber shop with existing paved parking in the exterior side yard (see Appendix “C”).

The proposal has merit and can be supported as it is consistent with the Provincial Policy Statement, conforms to the Places to Grow Growth Plan and the Hamilton-Wentworth Official Plan, and maintains the general intent of the Hamilton Official Plan. The proposed use will provide local financial services for nearby residents, and would be compatible with nearby commercial uses to the east and residential uses to the west, north, and south of the subject property.

Alternatives for Consideration - See Page 13.

FINANCIAL / STAFFING / LEGAL IMPLICATIONS

Financial: None.

Staffing: None.

Legal: As required by the Planning Act, Council shall hold at least one (1) Public Meeting to consider an application for a Zoning By-law Amendment.

HISTORICAL BACKGROUND

Proposal

The subject property, known as 95 Rymal Road West, is located at the southwest corner of the intersection of Rymal Road West and Christie Street, and is occupied by an existing 2-storey, single-detached dwelling and legally existing barber shop (see Appendix “A”). There is an existing parking lot (see Appendix “C”), with vehicular
access to Christie Street. Currently, there is no vehicular access to Rymal Road West from the subject property. The purpose of this application is to permit a bank as an additional permitted use, where it is intended that the proposed bank will take up 600 sq. ft., or half of the first floor of the existing dwelling. The proposed zoning modification will also prohibit a drive-thru facility and modify the rear yard setback and parking lot requirements to recognize the existing building location and parking lot.

**Chronology**

**January 16, 2011:** Submission of Application ZAR-11-005 by Fred Jason, but was deemed incomplete due to insufficient fees.

**February 24, 2011:** Additional information provided by the Applicant of ZAR-11-005 with respect to the proposed commercial uses.

**February 28, 2011:** Application ZAR-11-005 is deemed complete.

**March 10, 2011:** Circulation of Notice of Complete Application and Preliminary Circulation of Application to all residents within 120 metres of the subject lands.

**June 17, 2011:** Circulation of Notice of Public Meeting to all residents within 120 metres of the subject lands.

**Details of Submitted Application:**

**Location:** 95 Rymal Road West

**Owner/Applicant:** Fred Jason

**Property Description:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Measurement</th>
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<tbody>
<tr>
<td>Lot Frontage</td>
<td>28.9 metres</td>
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<tr>
<td>Lot Depth</td>
<td>34.7 metres</td>
</tr>
<tr>
<td>Total Lot Area</td>
<td>1,005 square metres</td>
</tr>
</tbody>
</table>

Vision: To be the best place in Canada to raise a child, promote innovation, engage citizens and provide diverse economic opportunities.

Values: Honesty, Accountability, Innovation, Leadership, Respect, Excellence, Teamwork
EXISTING LAND USE AND ZONING

<table>
<thead>
<tr>
<th>Subject Lands:</th>
<th>Existing Land Use</th>
<th>Existing Zoning</th>
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</thead>
<tbody>
<tr>
<td>Single-Detached Dwelling/Barber Shop</td>
<td>“C/S706” District, Modified</td>
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<table>
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<tr>
<th>Surrounding Lands:</th>
<th>Existing Land Use</th>
<th>Existing Zoning</th>
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<tbody>
<tr>
<td>West</td>
<td>Single-Detached Dwellings</td>
<td>“C” (Urban Protected Residential) District</td>
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<tr>
<td>North</td>
<td>Single-Detached Dwellings</td>
<td>“B-1” (Suburban Agricultural and Residential) District</td>
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<tr>
<td>East</td>
<td>Medical Clinic</td>
<td>“HH/S-1169b” (Restricted Community Shopping and Commercial) District, Modified</td>
</tr>
<tr>
<td>South</td>
<td>Single-Detached Dwellings</td>
<td>“C” (Urban Protected Residential) District</td>
</tr>
</tbody>
</table>

POLICY IMPLICATIONS

Provincial Policy Statement

The application has been reviewed with respect to the Provincial Policy Statement policies that contribute to the development of healthy, liveable, and safe communities, as contained in Section 1.1.1. In particular, the application is consistent with Section 1.1.1b), where it accommodates an appropriate range and mix of residential and employment uses to meet long term needs, and Section 1.1.1e), which promotes cost-effective development standards to minimize land consumption and servicing costs.

The application is consistent with Policies 1.1.3.1 and 1.3.1 with respect to focusing growth and regeneration within existing Settlement Areas, and supports land use patterns based on a variety of densities and mix of land uses.

Based on the foregoing, the application to add a bank within the existing single-detached dwelling is consistent with the Provincial Policy Statement.

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Growth Plan for the Greater Golden Horseshoe (Places to Grow)

The application has been reviewed with respect to the Growth Plan for the Greater Golden Horseshoe. The subject property is located within the Built-up Area, as defined in the Places to Grow Growth Plan. The application conforms to Section 1.2.2, where some of the guiding principles of the Plan are to “build compact, vibrant, and complete communities”, “plan and manage growth to support a strong and competitive economy”, and to “optimize the use of existing and new infrastructure to support growth in a compact, efficient form”.

The application will also conform to Section 2.2.2, where the proposed development will reduce the dependence on the automobile through the development of mixed-use and transit supportive urban environments, providing a balance of jobs and housing in communities reducing the need for long distance commuting, and encouraging the development of complete communities with a diverse mix of land uses, and a range and mix of employment and housing with easy access to local stores and services.

The application to permit the development of a bank in an existing single-detached dwelling will provide for a mix of uses that will provide a service to local residents, and optimize the use of existing infrastructure services. Therefore, the proposed application conforms to the Growth Plan for the Greater Golden Horseshoe (Places to Grow).

Hamilton-Wentworth Official Plan

The subject property is designated “Urban Area” in the Hamilton-Wentworth Official Plan. Policy 3.1 outlines that a wide range of uses such as retail and personal service uses, defined through Area Municipal Official Plans and based on full municipal services, will be concentrated in the Urban Areas. Policy 3.1.1 encourages compact, mixed-use to ensure people are close to shopping and their workplace, and that growth can be accommodated within the existing urban area.

Based on the foregoing, the proposed change in zoning conforms to the policies of the Hamilton-Wentworth Official Plan.

New Urban Official Plan (Council Adopted)

The New Urban Hamilton Official Plan was adopted by Council on July 9, 2009. The Plan received ministerial approval on March 17, 2011, but has been appealed to the Ontario Municipal Board (OMB) and is, therefore, not yet in force and effect. The subject lands are designated “Neighbourhoods” on Schedule E - Urban Structure and Schedule E-1 Urban Land Use Designations. The following policies apply:

“E.3.1.2 Develop neighbourhoods as part of a complete community, where people can live, work, shop, learn, and play; and,
E.3.2.1 Areas designated Neighbourhoods shall function as complete communities, including the full range of residential dwelling types and densities, as well as supporting uses intended to serve local residents.”

As the proposed development is to permit a bank within the existing building, the proposed development implements the policy to develop the neighbourhood as a complete community where local services can be found within the neighbourhood.

In addition, the following policies with respect to the scale and design of the proposed development apply:

“E.3.2.3 The following uses shall be permitted on lands designated Neighbourhoods on Schedule E-1 - Urban Land Use Designations:

a) residential dwellings, including second dwelling units and housing with supports;

b) open space and parks;

c) local community facilities/services; and,

d) local commercial uses.

E.3.2.5 Individual supporting uses in the Neighbourhood designation shall be no greater than 4 hectares in size;

E.3.2.6 Supporting uses such as local commercial, community facilities/services, and open space and parks, should be clustered to create a focal point for the neighbourhood and to facilitate access by all forms of transportation; and,

E.3.2.15 The City shall encourage the adaptive reuse of the existing building stock for appropriate land uses. Rezoning applications for new uses shall be evaluated to ensure compatibility with surrounding land uses.

E.3.8.1 Local commercial uses that primarily cater to the weekly and daily needs of residents within the surrounding neighbourhood may be permitted within the Neighbourhoods designation.

E.3.8.2 The following uses shall be permitted:

a) retail and service uses such as craftsperson shop, day nursery, commercial school, financial establishment, medical office, business office, professional office, business office, motor vehicle
service station personal service, place of worship, repair service, restaurant, retail, studio, art gallery, tradesperson shop, and veterinary service.

E.3.8.3 Drive-through facilities accessory to commercial uses shall be regulated through the Zoning By-law and site plan approval to ensure compatibility with adjacent uses.

E.3.8.8 Local commercial uses shall comply with the following provisions:

b) The gross floor area for any individual office shall not exceed 500 square metres.

E.3.8.9 Development and redevelopment of local commercial uses shall:

a) Front and have access to a major arterial, minor arterial, or collector road.

b) Provide safe and convenient access for pedestrians and cyclists.

c) Be compatible with the surrounding area in terms of design, massing, height, setbacks, on-site parking, noise impacts, landscaping, and lighting.

E.3.8.10 Residential units located in the same building as local commercial uses shall generally be located above the ground floor. Some components of the residential use may be located in ground floor areas in the rear of buildings. All commercial space shall be located on the ground floor with the primary entrances to the commercial space though the principal façade of the building."

The proposed development to establish a bank within a portion of the existing single-detached dwelling conforms to the Urban Official Plan, as it will cater to the local population offering local banking services. In addition, the existing single-detached dwelling will remain as a permitted residential use. The subject property is 1,005 square metres in area, which conforms to Section E.3.2.5 respecting the limit of individual supporting commercial uses to not more than 4 hectares in size. In addition, the proposed development will be located at the edge of the residential community, where the proposed land use will be compatible with the residential neighbourhood and nearby regional commercial uses east of Christie Street/West 5th Street.

The proposed change in zoning would conform to the policies of the New Urban Hamilton Official Plan.
City of Hamilton Official Plan

The subject property is designated “Residential” on Schedule “A”, Land Use Concept Plan, in the City of Hamilton Official Plan.

“A.2.1.3) Within areas designated RESIDENTIAL, land uses compatible to dwellings and servicing the needs of local residents will be permitted, including, but not limited to:

iv) Limited individual or groups of commercial uses on sites not exceeding 0.4 hectares in area, excluding Automobile Service Centres, in accordance with the Commercial Policies, as set out in Sub-section A.2.2 of this Plan.

2.1.6) Where compatible uses are permitted, to preserve the amenities of and support RESIDENTIAL USES in the area, new development will, subject to the Zoning By-law:

i) Be required to be provided with adequate yards, off-street parking and loading, landscaping, screening, buffering, or other such measures, as determined by Council.”

The proposed development to permit a bank within a portion of the existing building conforms to the above policies as the subject property does not exceed 0.4 hectares in area, and the bank will provide financial service to local residents within the neighbourhood. In addition, there is sufficient off-street parking on the subject property, with appropriate buffering from Rymal Road West and Christie Street. The following Commercial policies apply to the application:

“2.2.26) The maximum site areas of any LOCAL COMMERCIAL development will not exceed 0.4 hectares in keeping with the intention that LOCAL COMMERCIAL facilities are to serve local Residential areas only with convenience goods and personal services.

2.2.28) Notwithstanding the above provisions, when considering new development in this category, Council will give preference to the grouping of individual LOCAL COMMERCIAL uses in suitable locations to prevent the scattering of such establishments throughout the Residential areas.

2.2.38) Where a proposal is made for a COMMERCIAL development in which proposed parking and/or loading space is less than generally required it must be demonstrated by the proponent, to the satisfaction of Council, that the proposal will not lead to nuisances through the parking or loading of vehicles on land or streets adjacent to the use.
B.3.3.6) Where necessary and feasible, off-street PARKING, driveways and/or loading areas adjacent to Residential Uses will be suitably screened or buffered through the use of fences, berms, or other appropriate landscape treatment. All PARKING areas will be suitably surfaced to resist degradation from the elements or use and, where deemed appropriate, be illuminated to facilitate and ensure the safety and convenience of pedestrian or vehicular access to the land uses served thereby."

The subject property conforms to the performance related provisions of the Hamilton Official Plan with respect to the provision of adequate buffering, off-site parking, and landscaping. The existing parking lot will provide sufficient off-street parking for the proposed commercial operations. In addition, the existing two-car garage provides sufficient parking for the residential use. The application also conforms to the policy with respect to the suitability of the location of the subject property as it is located on a major arterial road on the edge of an existing stable residential community, and is adjacent to the existing commercial uses located near Upper James Street.

Based on the foregoing, the application to add a bank as a permitted use in conjunction with a residential use within the existing single-detached dwelling conforms to the policies of the City of Hamilton Official Plan.

Kennedy East Neighbourhood Plan

The subject property is designated “Residential” under the approved East Kennedy Neighbourhood Plan. The proposed use, in general, conforms to the designation as the existing residential use will remain as the primary use on the subject property.

RELEVANT CONSULTATION

The following internal departments and external agencies had no concerns or objections to the proposed application:

- Traffic Engineering Section, Public Works Department.
- Waste Management Division, Public Works Department.
- Budgets and Finance Division, Corporate Services Department.
- Taxation Division, Corporate Services Department.
- Parking and By-law Services Division, Hamilton Municipal Parking System.
- Horizon Utilities.
- Hamilton Conservation Authority.
Forestry and Horticultural Section (Public Works Department)

There are a total of three Municipal Tree Assets, one located on the road allowance of Christie Street, and two Municipal Assets located on the road allowance of Rymal Road West. Road allowance trees are regulated under Tree By-law 06-151. No external site works are anticipated with the development of the subject property, and the Municipal Assets are not expected to be at risk of damage.

Bell Canada

An easement may be required to service the subject property, and will be dependent on a more detailed review of future planning applications.

Public Consultation

In accordance with Council’s Public Participation Policy, the application was pre-circulated to all property owners within 120 metres, and a sign was posted on the site on April 5, 2011. A total of 99 notices were circulated. One resident contacted staff via phone to oppose the application. However, no letters were received, and the resident no longer has any objection to the application. Notice of the Public Meeting will be given in accordance with the requirements of the Planning Act.

ANALYSIS / RATIONALE FOR RECOMMENDATION

1. The proposed amendment to the Hamilton Zoning By-law has merit and can be supported for the following reasons:

   (i) It is consistent with the Provincial Policy Statement as it provides employment opportunities within the Settlement Area;

   (ii) It conforms to the Places to Grow Growth Plan, which encourages the development of complete communities with diverse land uses and services to residents;

   (iii) It conforms to the Hamilton-Wentworth Official Plan, and the City of Hamilton Official Plan; and,

   (iv) The proposed mixed-use development represents good planning by providing local professional services for the immediate neighbourhood, and is suitably located on a major arterial road (Rymal Road West).
2. The subject property is located immediately west of the regional commercial retail corridor situated along Rymal Road West and Upper James Street. The proposal is different in scope compared to a traditional bank or other financial establishments as it will not have bank tellers and counters, waiting areas, or a bank vault. However, the establishment will have an ATM which will offer self-service banking throughout the entire day. No drive-thru facilities will be permitted on the subject lands.

The proposed bank use is limited in scope and size, and will be within a portion of the existing single-detached dwelling. The existing residential use within the dwelling will continue to be maintained as the primary use. The existing parking lot on the subject property will be maintained. As limited banking services are to be provided by the financial establishment, it is anticipated that the bank will not receive as many customers as a regular financial institution would receive. In addition, by restricting the proposed bank use to within the existing building in conjunction with the existing residential use, and by prohibiting drive-thru facilities, the number of customers and potential spill-over impacts such as noise, parking, privacy, and air quality will be minimized.

3. Approval of the application would necessitate the following modifications in zoning:

   (a) **Bank as an Additional Permitted Use**

   The applicant proposes to add additional commercial uses to permit a bank within the existing building. The draft By-law would allow for the establishment of the bank in conjunction with a residential use within the dwelling existing on the day of the passing of the By-law (see Appendix “B”). The new purchasers of the subject property will use a portion of the first floor of the existing single-detached dwelling for the bank, while maintaining the existing residential use within the remaining portions of the dwelling.

   (b) **Maximum Size of Bank**

   A maximum size of 56 square metres for the proposed use within the existing building has been added to the draft By-law. It would be consistent with the size of the barber shop that currently operates within the existing building.
(c) **Prohibition of Drive-Thru Facility**

The proposed bank will not include a drive-thru facility as part of its plan, and to prevent future expansion of the establishment on the subject lands, a provision has been included in the draft By-law prohibiting the proposed establishment from installing such a facility in the future.

(d) **Rear Yard Setback**

For purposes of By-law administration, the lot line fronting on Rymal Road West is considered the front lot line, and the southerly lot line abutting 10 Christie Street is the rear lot line (see Appendix “B”). A reduction in the rear yard setback from 7.5 metres to 4.4 metres can be supported as the reduction in the rear yard is due to a previous severance application in 1988. Although there was a related variance application, the modification has been included in the Draft By-law for clarity.

(e) **Boundary of Parking Area**

The proposed reduction for the buffer area between the existing parking area and the rear lot line, from 1.5 metres to 1.3 metres, will continue to allow for landscaping and a visual barrier to be provided, and recognizes the existing as-built parking lot. As such, the proposed reduction of the buffer between the existing parking area and the rear lot line can be supported.

(f) **Parking/Landscape Requirements in the Side Yard**

The lot line fronting onto Christie Street is considered the exterior side yard lot line. For the purposes of By-law administration, the existing parking lot is considered to be located within the side yard. As the existing single-detached dwelling is located on a corner lot, zoning provisions require 50% or more of the total gross area of the side yard to be landscaped, and 50% or less of the gross area of the side is permitted to be paved for a parking lot. The existing parking lot takes up the entire side yard, and a zoning provision in the draft By-law has been included where such requirements shall not apply to the existing parking lot on the date of the passing of the By-law.
4. Staff notes that should there be substantial re-development of the subject lands, a future road widening of 6.7 metres along Rymal Road West, and a 12 metre by 12 metre daylighting triangle at the intersection of Rymal Road West and Christie Street, will be required. No road dedication is required as part of the application as the applicant is only proposing minor changes to the existing single-detached dwelling.

ALTERNATIVES FOR CONSIDERATION

Should the proposed Zoning By-law Amendment application be denied, the property could continue to be used for a single-detached dwelling and associated barber shop currently existing in the existing dwelling.

CORPORATE STRATEGIC PLAN (Linkage to Desired End Results)


Growing Our Economy
• Newly created or revitalized employment sites.

Social Development
• Hamilton residents are optimally employed earning a living wage.

Healthy Community
• Adequate access to food, water, shelter and income, safety, work, recreation, and support for all (Human Services).

APPENDICES / SCHEDULES

• Appendix “A”: Location Map
• Appendix “B”: Draft By-law
• Appendix “C”: Final Concept Plan

TL
Attachs. (3)
Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAR-11-005/CPA-11-002

Date:
May 16, 2011

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
TL/AL

Subject Property
95 Rymal Road West, Hamilton

Change in Zoning from the "C/S-708" (Urban Protected Residential, etc.) District, Modified, to the "C/S-708a" (Urban Protected Residential, etc.) District, Modified

Ward 8 Key Map
N.T.S.
CITY OF HAMILTON

BY-LAW NO.  __________

To Amend Zoning By-law 6593 (Hamilton) as Amended by By-law 80-171, Respecting Lands Located at 95 Rymal Road West (Hamilton)

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario 1999 Chap. 14, Schedule C did incorporate, as of January 1st, 2001, the municipality “City of Hamilton”;

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as “The Corporation of the City of Hamilton” and is the successor of the former Regional Municipality, namely, “the Regional Municipality of Hamilton-Wentworth”;

AND WHEREAS the City of Hamilton Act, 1999 provides that the Zoning By-laws and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council or the City of Hamilton;

AND WHEREAS Zoning By-law No. 6593 (Hamilton) was enacted on the 25th day of July 1950, which was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951 (File No. P.F.C. 3821);

AND WHEREAS the Council of the City of Hamilton, in adopting Item 11-____ of Report 11-____ of the Planning Committee, at its meeting held on the ___ day of ____ , 2011, recommended that Zoning By-law No. 6593 (Hamilton) be amended as hereinafter provided;

AND WHEREAS this By-law will be in conformity with the Official Plan of the City of Hamilton (the Official Plan of the former City of Hamilton) in accordance with the provisions of the Planning Act.
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That Sheet No. W-9e of the District Maps, appended to and forming part of By-law No. 6593 (Hamilton), as amended, is further amended by changing the zoning from the “C/S-706” (Urban Protected Residential) District, Modified, to the “C/S-706a” (Urban Protected Residential) District, Modified, on the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A”.

2. That the “C” (Urban Protected Residential, etc.) District regulations, as contained in Section 9 of Zoning By-law No. 6593, are modified to include the following special provisions:

   (a) That notwithstanding Section 9(1) of Zoning By-law No. 6593, the following uses shall also be permitted:

      (i) A bank with a maximum gross floor area of 56 square metres in conjunction with a dwelling unit only within the single-detached dwelling existing on the date of the passing of this By-law, being the ______ day of ______, 2011;

   (b) That notwithstanding Section 2(a)(i) above, drive-thru facilities are prohibited;

   (c) That notwithstanding Section 9(3)(iii) of Zoning By-law No. 6593, a rear yard of a depth of at least 4.4 metres shall be provided and maintained;

   (d) That notwithstanding Section 18A(11)(i) of Zoning By-law No. 6593, the boundary of every parking area on a lot containing five or more parking spaces located on the surface of a lot adjoining a residential district shall be not less than 1.3 metres from the adjoining residential district; and,

   (e) That Sections 18A(14)(c)(i) and (ii) of Zoning By-law No. 6593 shall not apply to the existing parking lot on the date of the passing of this By-law, being the ______ day of ______, 2011.

3. That Zoning By-law No. 6593 is amended by adding this By-law to Section 19B as Schedule S-706a.

4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of passing of this By-law, in accordance with the Planning Act.
PASSED and ENACTED this [blank] day of [blank], 2011.

_________________________   ______________________________
R. Bratina                      Rose Caterini
Mayor                           Clerk

ZAR-11-005
Schedule "A"

Map Forming Part of By-Law No. 11-______

to Amend By-law No. 6593

Subject Property
95 Rymal Road West, Hamilton

Change in Zoning from the "C/S-708" (Urban Protected Residential, etc.) District, Modified, to the "C/S-706" (Urban Protected Residential, etc.) District, Modified

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Clerk

Mayor

This is Schedule "A" to By-Law No. 11-

Passed the .......... day of ......................, 2011