

Schedule "1"

--DRAFT--

Amendment

to the

Official Plan of the City of Hamilton

The following text, attached hereto, constitutes Official Plan Amendment No. XXX of the Official Plan of the City of Hamilton.

1.0 Purpose and Effect:

The purpose of this Amendment is to establish a Site Specific Policy Area in order to permit a Commercial and Wholesale Bakery, Take-out Restaurant and Catering Service with two dwelling units to be located within the existing buildings at 312 and 314 Catharine Street North (Hamilton).

2.0 Location:

The lands affected by this Amendment, are located at 312 and 314 Catharine Street North (southeast corner of Catharine Street North and Murray Street East), in the City of Hamilton.

3.0 Basis:

- It complies with Section C of the former City of Hamilton Official Plan with respect to policy direction that encourages the maintenance, renovation and rehabilitation of the existing residential dwelling and for the provision for a diversity of dwelling forms;
- It implements the vision of the West Harbour Secondary Plan in that it provides an appropriate local commercial use that maintains the predominant low density residential character of the existing Stable Area; and,
- It recognizes an existing business that does not result in an intensification of the existing use while providing the long term certainty of land use

permission for the both the bakery owners and local residents in that the proposal would only permit the existing commercial uses of the subject lands.

4.0 Changes:

4.1 Mapping Changes:

4.1.1 Schedule M-2: General Land Use Map of the West Harbour Secondary Plan is amended by identifying the subject lands at 312 and 314 Catharine Street North as Site Specific Policy Area - XX, as shown on Appendix "A" attached.

4.2 Text Changes:

4.1.2. That a new Policy be added to the City of Hamilton Official Plan as Policy No. A.6.3.3.1.12.1:

A.6.3.3.1.12.1 The following shall apply to the lands known municipally as 312 and 314 Catharine Street North and identified as Site Specific Policy Area - XX:

- i) That notwithstanding the uses permitted by Policy A.6.3.3.1.12(ii), in "Low Density Residential" areas, a Commercial and Wholesale Bakery, Take-out Restaurant and Catering Services with a maximum of 2 dwelling units are permitted within the existing buildings at 312 and 314 Catharine Street North.

5.0 Implementation:

An implementing Zoning By-law Amendment will give effect to the intended uses on the subject lands.

