

**Authority:** Item 12, Planning Committee  
Report: 15-012 (PED15109)  
CM: August 14, 2016

**Bill No. 128**

**CITY OF HAMILTON**

**BY-LAW NO. 16 -**

To Adopt:

**Official Plan Amendment No. 234 to the City of Hamilton Official Plan**

Respecting:

**Lands located at the southeast corner of Murray Street East and Catharine Street North, known municipally as 312 and 314 Catharine Street North, Hamilton**

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

1. Amendment No. 234 to the City of Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

**PASSED** this 11th day of May, 2016.

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F. Eisenberger  
Mayor

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R. Caterini  
City Clerk

## Amendment No. 234

to the

### Official Plan of the City of Hamilton

The following text, attached hereto, constitutes Official Plan Amendment No. 234 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 - 2, 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 - 2:

- i) That in addition to 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.

This is Schedule "1" to By-law No. 16-128 passed on the 11<sup>th</sup> day of May, 2016.

**The  
City of Hamilton**

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F. Eisenberger  
MAYOR

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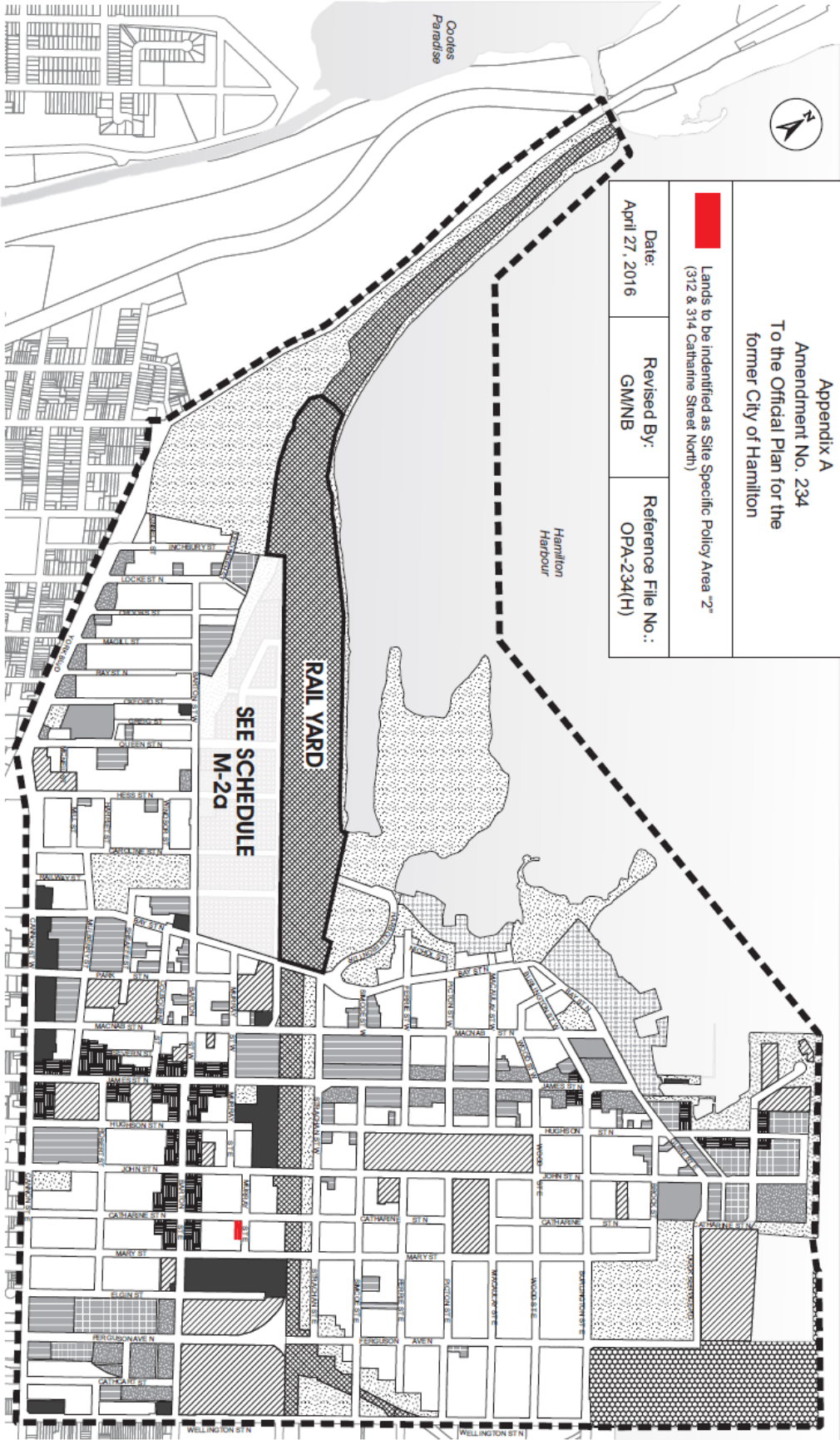
R. Caterini  
CITY CLERK



Appendix A  
 Amendment No. 234  
 To the Official Plan for the  
 former City of Hamilton

 Lands to be identified as Site Specific Policy Area "2"  
 (312 & 314 Catharine Street North)

Date: April 27, 2016	Revised By: GM/NB	Reference File No.: OPA-234(H)
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- Legend**
- Low Density Residential
  - Medium Density Residential 1
  - Medium Density Residential 2
  - High Density Residential
  - Mixed Use
  - Local Commercial
  - Institutional
  - Prime Retail
  - Open Space
  - Marine Recreational
  - Utilities and Transportation
  - Shopping & Navigation
  - Special Policy Area
  - Study Area Boundary



Hamilton West Harbour  
 Planning Area Study

Schedule M-2: General Land Use  
 West Harbour Secondary Plan



Hamilton  
 Waterfront  
 October 2011