

LEGEND

- LIMIT OF FRUITLAND WINONA  
BLOCK 1 AREA BOUNDARY

NOTES:

1. THE SWM POND OUTLET ELEVATION WILL BE SET IN ACCORDANCE WITH PROVINCIAL AND CITY POLICY AND TO THE SATISFACTION OF THE CITY OF HAMILTON.
2. IMPLEMENTATION OF THE REALIGNED, NATURALIZED WATERCOURSE WILL REQUIRE A COMPREHENSIVE AND COORDINATED DESIGN WHICH CONSIDERS RIPARIAN RIGHTS OF NON-PARTICIPATORY LANDOWNERS (DRAINAGE LAW). THE WATERCOURSE SHOULD BE CONSTRUCTED IN CONTIGUOUS SECTIONS, THE DESIGN OF WHICH WILL NEED TO DEMONSTRATE NO IMPACTS TO UPSTREAM, DOWNSTREAM, OR ADJACENT PROPERTIES AS FAR TO THE APPROVAL AND PERMITTING PROCESS (A PERMIT FROM THE HCA IS REQUIRE BEFORE WORK CAN PROCEED).

BENCHMARK

DEEP BENCH MARK IN MANHOLE AT WINONA HIGH SCHOOL, ALONG LEWIS ROAD AT BARTON STREET, IN FRONT LAWN 28.3m WEST OF CENTRE LINE OF LEWIS ROAD, 15.5m NORTH OF EAST CORNER OF SCHOOL, 12.2m SOUTHWEST OF CENTRE LINE OF PARKING LOT ENTRANCE, 12.8m SOUTHEAST OF FLAG POLE.  
ELEVATION 1978 ADJUSTMENT 88.001m (288.717 FT.)



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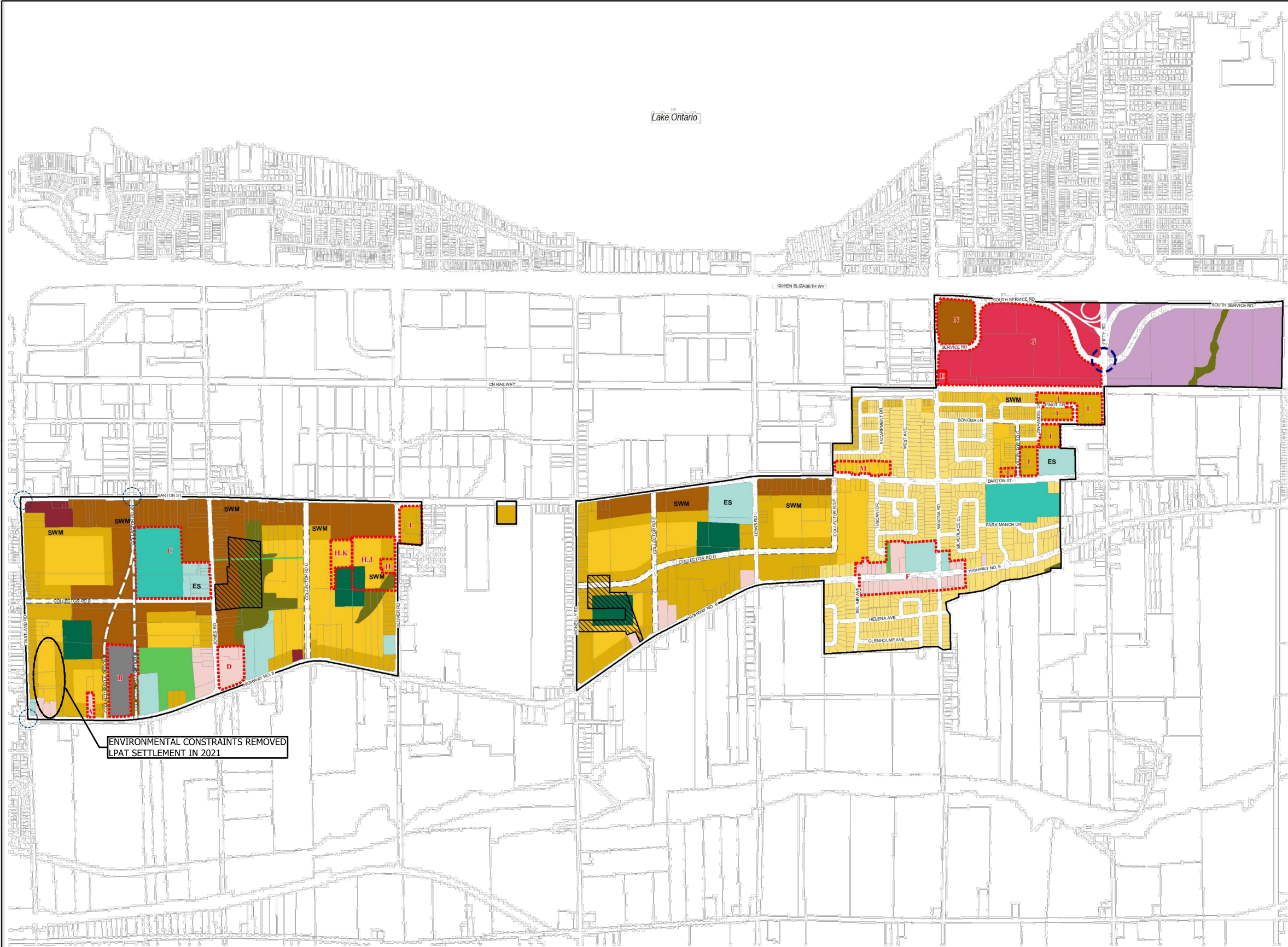
FRUITLAND WINONA BLOCK 1  
CITY OF HAMILTON

SITE LOCATION PLAN

PROJECT No.	DATE	SCALE	DWG No.
20-263	JUNE 2025	1:5000	FIG-1

F:\PROJECTS\20-263 (BLOCK 1) BSS - HAMILTON\DRAWINGS\DWG - COVER & GENERAL\FIG1 SITE LOCATION PLAN.DWG





**APPEALS**

Lands Under Appeal

- 238, 252 Jones Road
- 228, 244 McNeilly Road
- 1069 Highway No. 8

**Legend**

**Residential Designations**

Low Density Residential 1

Low Density Residential 2

Low Density Residential 3

Medium Density Residential 2

**Commercial and Mixed Use Designations**

Local Commercial

District Commercial

Arterial Commercial

**Parks and Open Space Designations**

Neighbourhood Park

Community Park

General Open Space

Natural Open Space

**Other Designations**

Employment Lands - Business Park

Institutional

Elementary School

Utility

Storm Water Management

**Other Features**

Area or Site Specific Policy

Major Gateway

Minor Gateway

Proposed Roads

Secondary Plan Boundary

Urban Hamilton Official Plan

Fruitland-Winona

Secondary Plan

Land Use Plan

Map B.7.4-1

Not To Scale

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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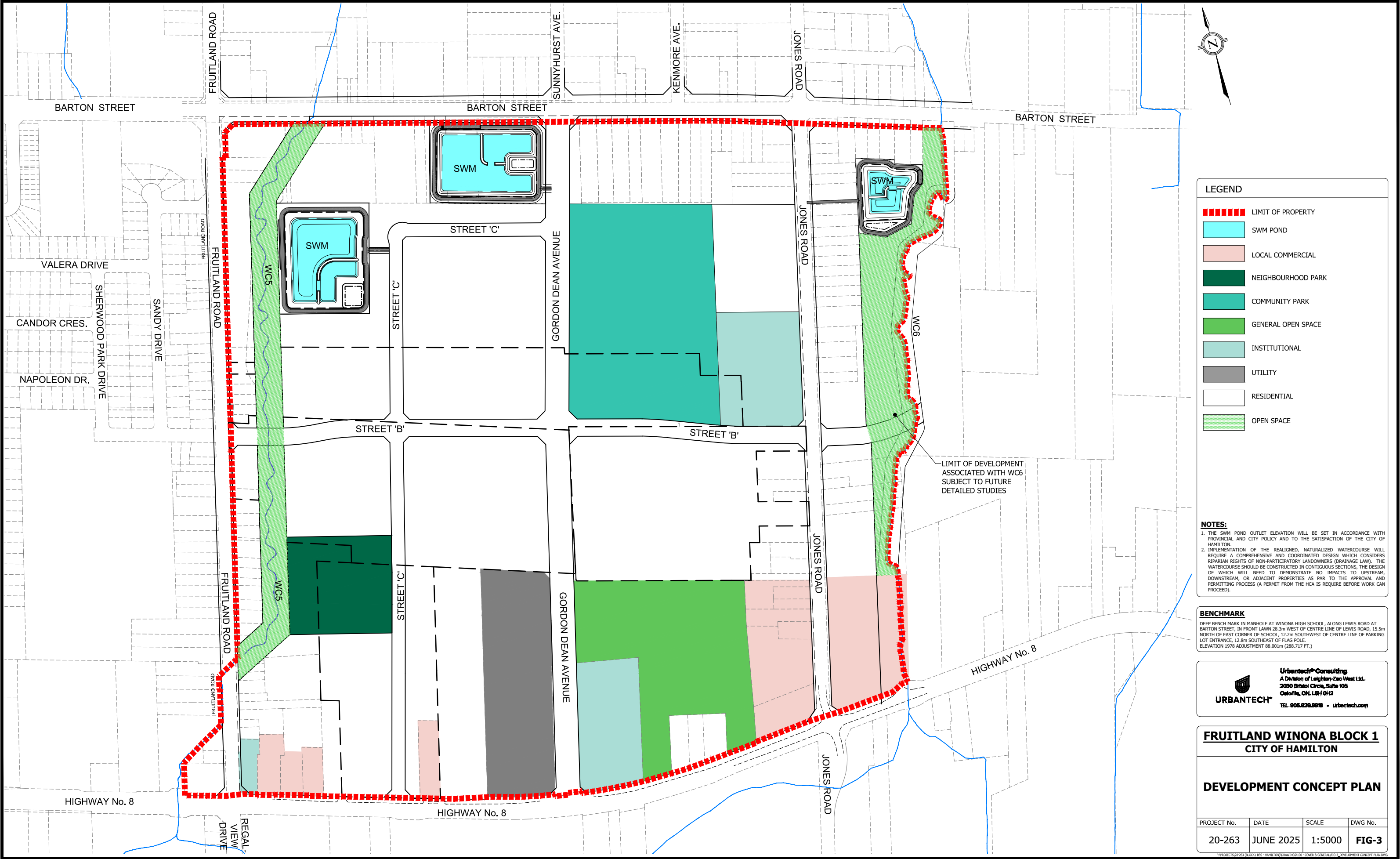
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OR SURVEY

**BENCHMARK**  
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FRUITLAND WINONA BLOCK 1 CITY OF HAMILTON			
CITY OFFICIAL PLAN			
PROJECT No.	DATE	SCALE	DWG No.
20-263	JUNE 2025	NTS	<b>FIG-2</b>



**LEGEND**

- LIMIT OF PROPERTY
- SWM POND
- LOCAL COMMERCIAL
- NEIGHBOURHOOD PARK
- COMMUNITY PARK
- GENERAL OPEN SPACE
- INSTITUTIONAL
- UTILITY
- RESIDENTIAL
- OPEN SPACE

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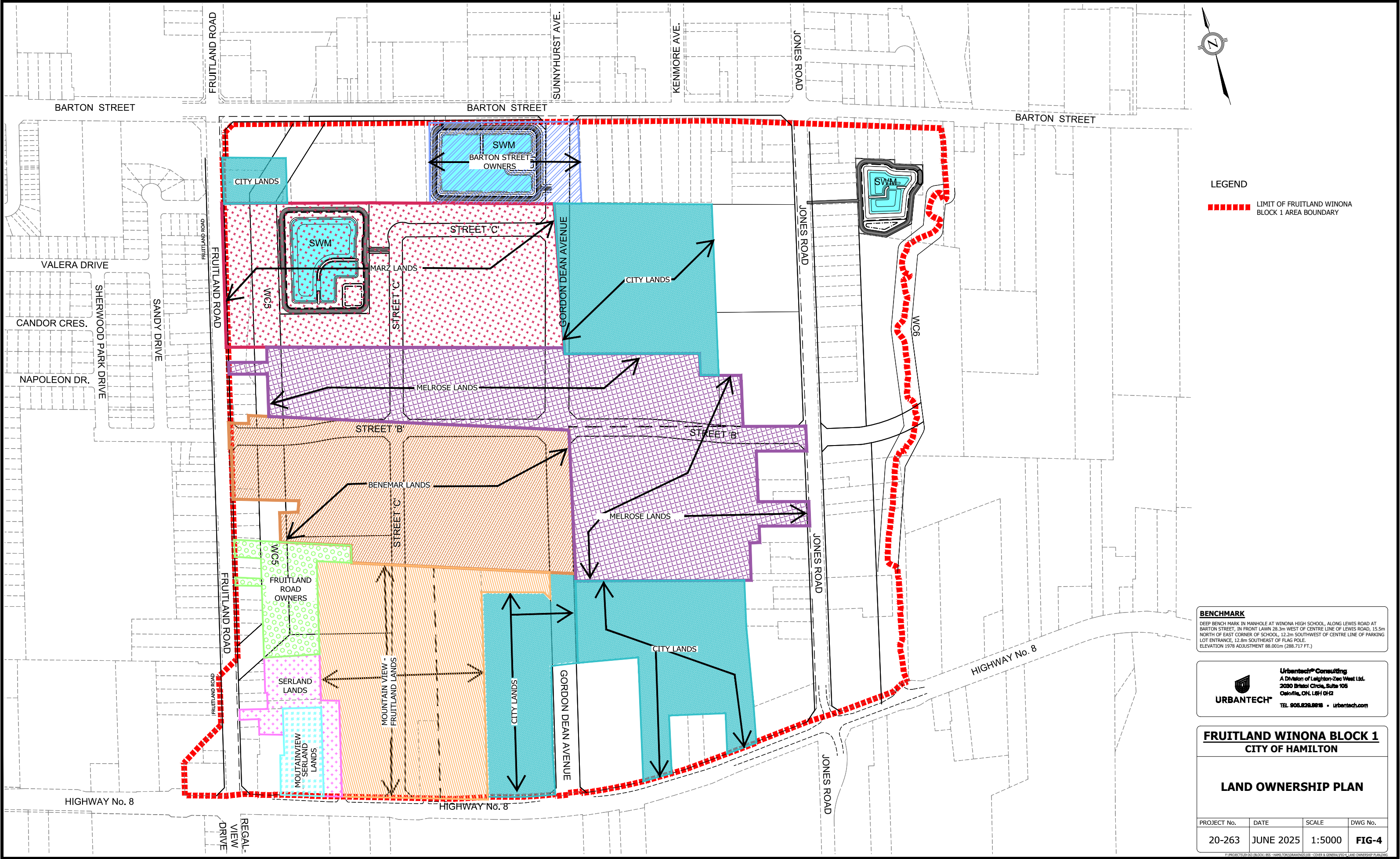
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**FRUITLAND WINONA BLOCK 1**  
**CITY OF HAMILTON**

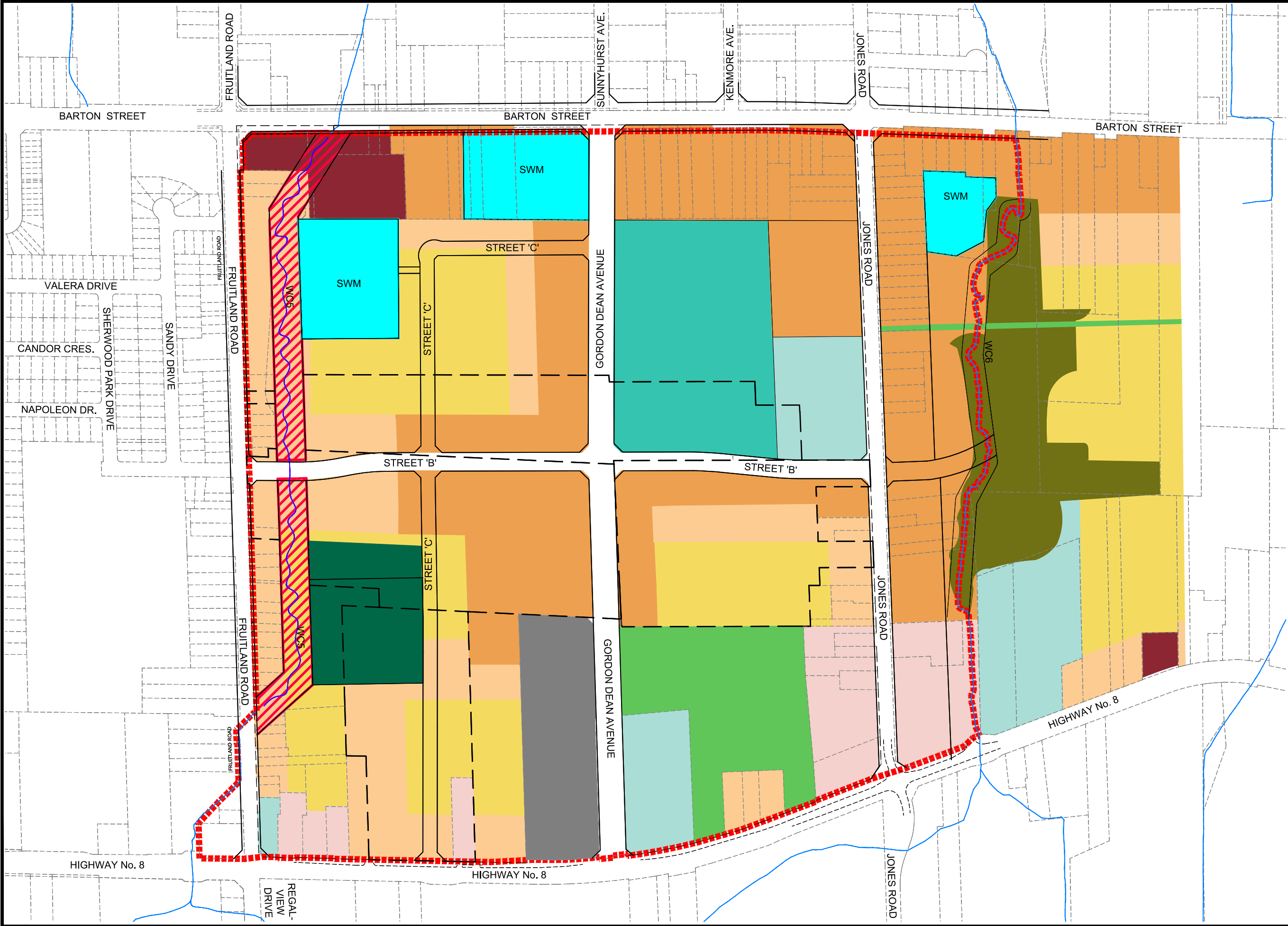
**DEVELOPMENT CONCEPT PLAN**

PROJECT No.	DATE	SCALE	DWG No.
20-263	JUNE 2025	1:5000	<b>FIG-3</b>









**LEGEND**

- LIMIT OF PROPERTY
- SWM POND
- LOW DENSITY RESIDENTIAL 2
- LOW DENSITY RESIDENTIAL 3
- MEDIUM DENSITY RESIDENTIAL 2
- LOCAL COMMERCIAL
- ARTERIAL COMMERCIAL
- NEIGHBOURHOOD PARK
- COMMUNITY PARK
- GENERAL OPEN SPACE
- NATURAL OPEN SPACE
- INSTITUTIONAL
- UTILITY


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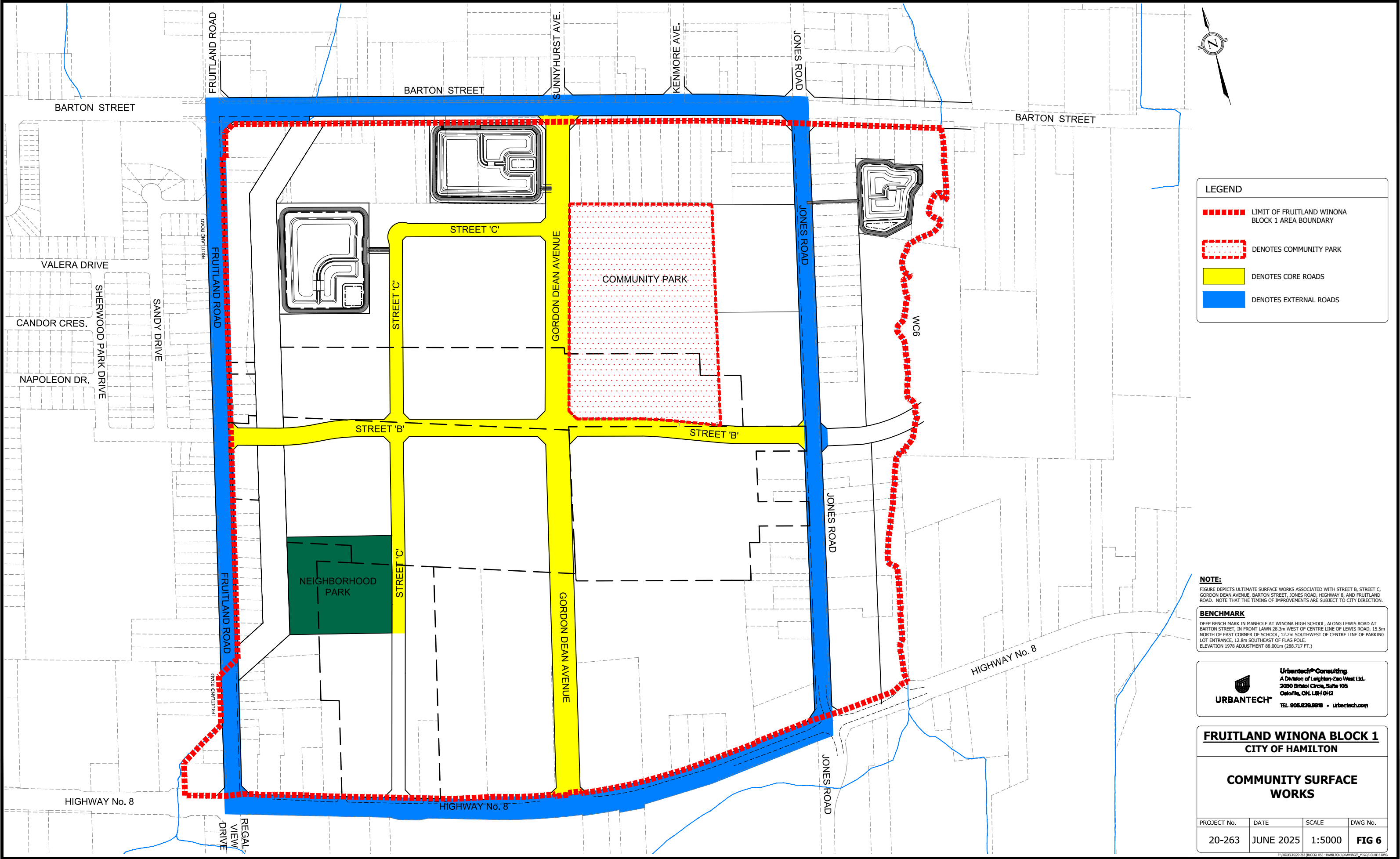
**FRUITLAND WINONA BLOCK 1**  
**CITY OF HAMILTON**

**SECONDARY PLAN OVERLAY**

PROJECT No.	DATE	SCALE	DWG No.
20-263	JUNE 2025	1:5000	<b>FIG-5</b>

F:\PROJECTS\20-263 (BLOCK) BSS - HAMILTON\DRAWINGS\200 - COVER & GENERAL\FIG-5 SECONDARY PLAN OVERLAY.DWG





**LEGEND**

- LIMIT OF FRUITLAND WINONA BLOCK 1 AREA BOUNDARY
- DENOTES COMMUNITY PARK
- DENOTES CORE ROADS
- DENOTES EXTERNAL ROADS

**NOTE:**  
FIGURE DEPICTS ULTIMATE SURFACE WORKS ASSOCIATED WITH STREET B, STREET C, GORDON DEAN AVENUE, BARTON STREET, JONES ROAD, HIGHWAY 8, AND FRUITLAND ROAD. NOTE THAT THE TIMING OF IMPROVEMENTS ARE SUBJECT TO CITY DIRECTION.

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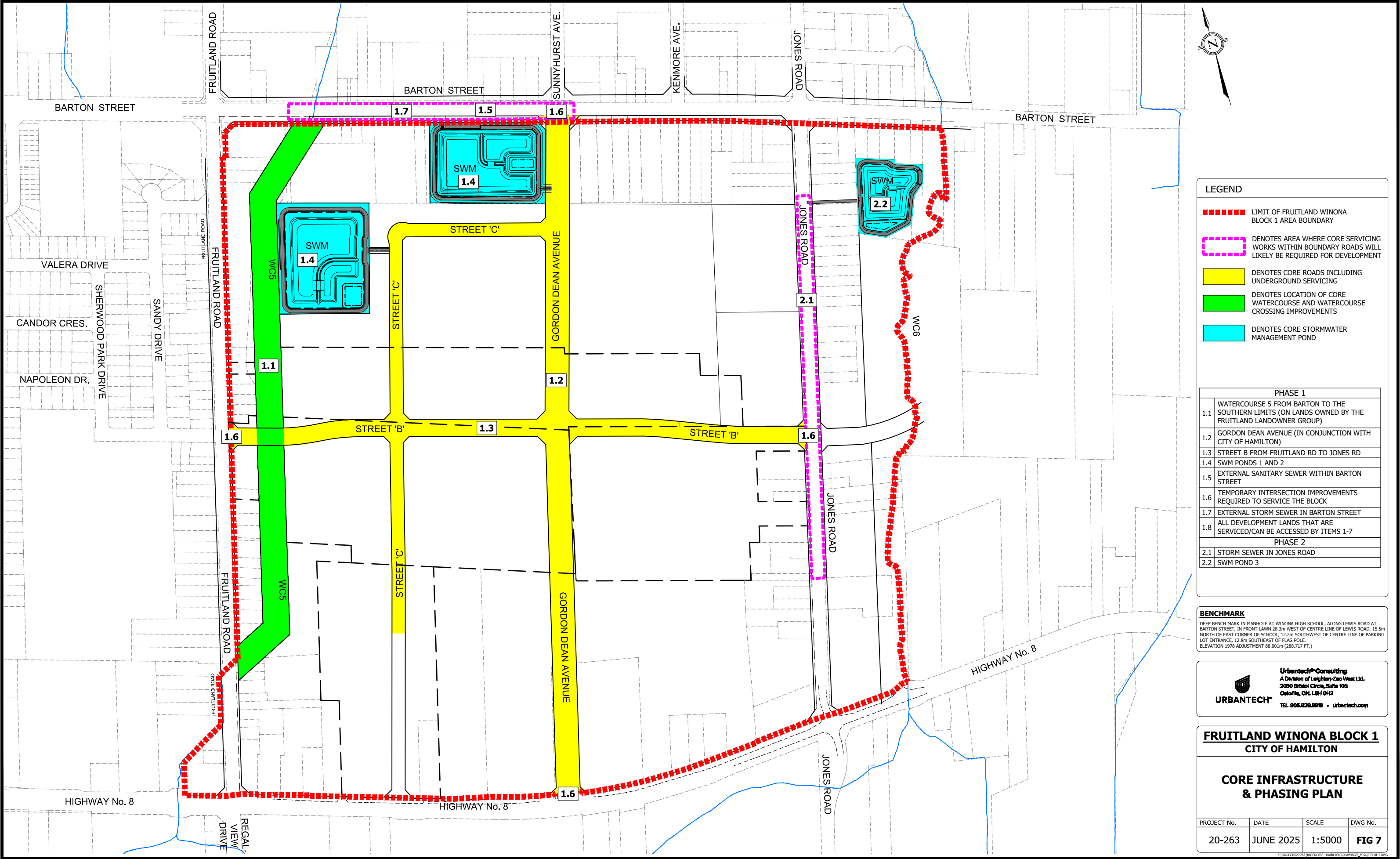
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**FRUITLAND WINONA BLOCK 1**  
CITY OF HAMILTON

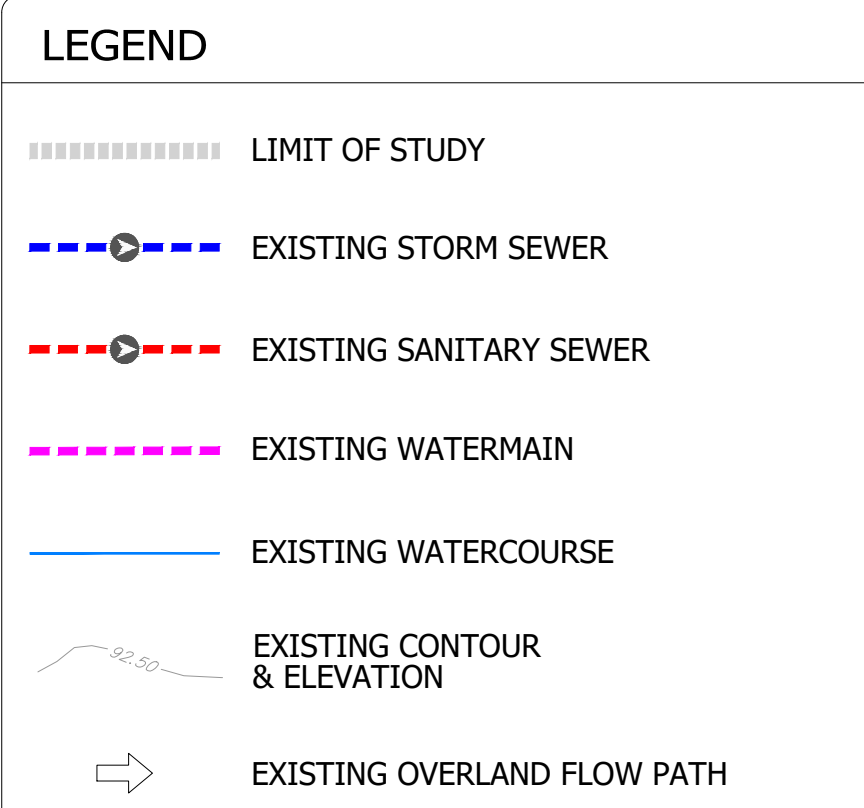
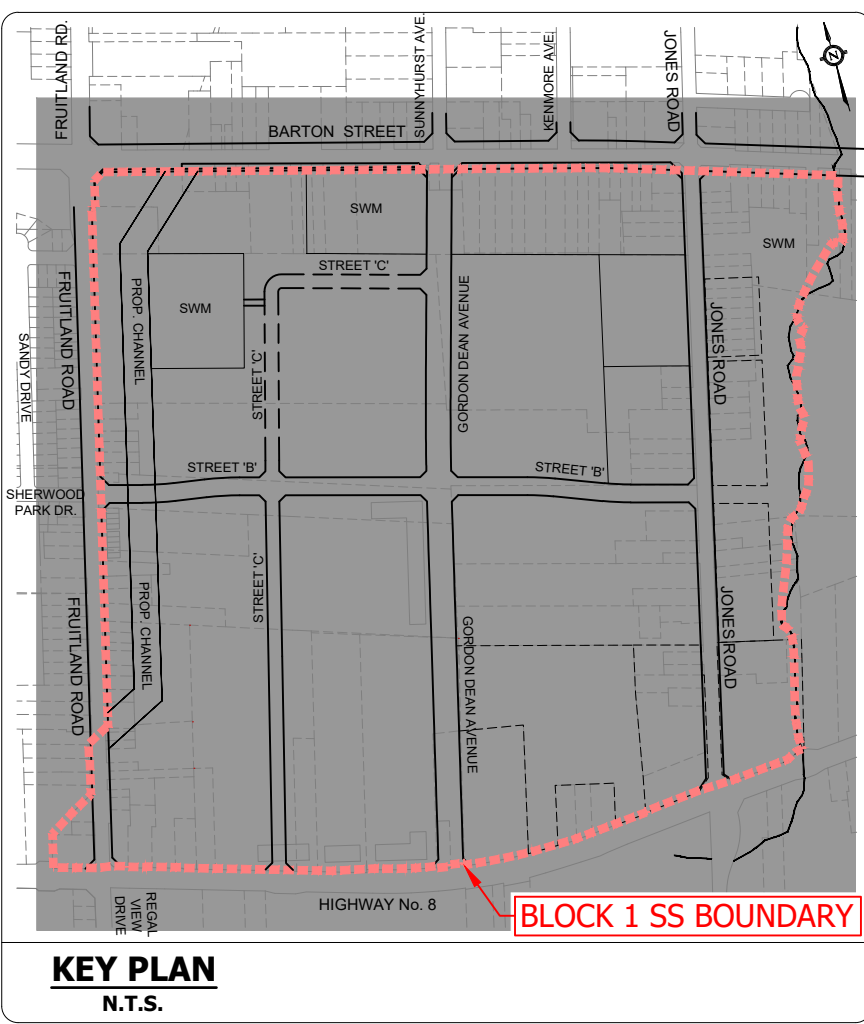
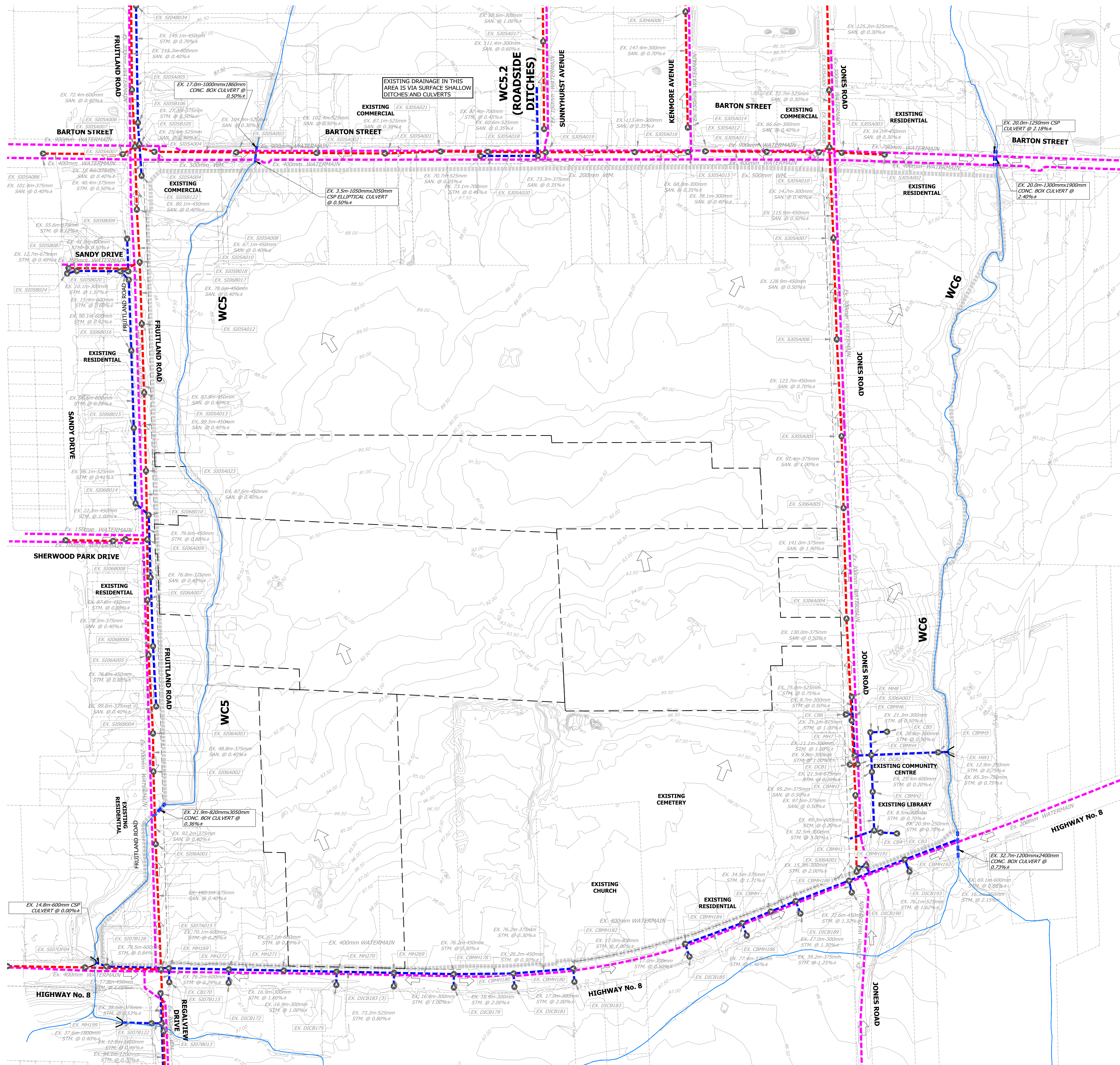
**COMMUNITY SURFACE WORKS**

PROJECT No.	DATE	SCALE	DWG No.
20-263	JUNE 2025	1:5000	<b>FIG 6</b>









**BENCHMARK**  
MONUMENT # 07220020001  
ROUND IRON BAR WITH BRASS CAP LOCATED IN STONEY CREEK 9m NORTH OF CENTRELINE OF BARTON STREET 5m WEST OF CENTRELINE OF SUNNYHURST AVENUE AND 4m EAST OF CENTRELINE OF DRIVEWAY TO HOUSE NO. 713.  
ELEVATION: 87.489m CGVD-1928:1978.

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**FRUITLAND WINONA BLOCK 1**  
CITY OF HAMILTON

**EXISTING CONDITIONS PLAN**

PROJECT No.	DATE	SCALE	DWG No.
20-263	JUNE 2025	1:2500	EXC-1