

Bill No. 249

CITY OF HAMILTON

BY-LAW NO. 05-249

To Adopt:

Official Plan Amendment No. 119 to the former City of Stoney Creek Official Plan;

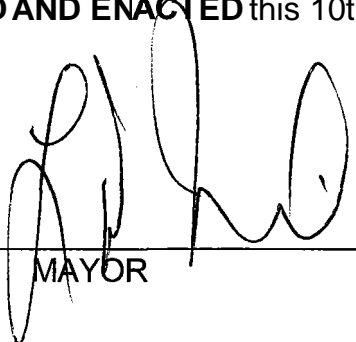
Respecting:

Lands known municipally as 359 Winona Road

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

1. Amendment No. 119 to the Official Plan of the former City of Stoney Creek Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED AND ENACTED this 10th day of August, 2005



MAYOR



CLERK

Amendment No. 119
to the
Official Plan for the former City of Stoney Creek

The following text together with Schedule "A", General Land Use Plan and Schedule "B", Winona Urban Community Secondary Plan, of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. 119.

Purpose:

The purpose of this Amendment is to redesignate the subject lands from "General Commercial" to "Low Density Residential" on Schedule "A2", Winona Urban Community Secondary Plan, to permit the development of six lots for single family dwellings on the subject lands.

Location:

The lands affected by this Amendment are municipally known as 359 Winona Road and are Part of Lot 5, Concession 1, with an area of 3769.20 square metres, within the Winona Urban Community Planning District, former City of Stoney Creek.

Basis:

The intent of the Amendment is to permit the development of six lots for single family dwellings. The basis for permitting this Amendment is as follows:

- The redesignation of the subject lands to "Low Density Residential" on the Winona Urban Community Secondary Plan will allow for a residential development that is consistent with and compatible with surrounding land uses;
- The proposed development conforms with the existing Official Plan Policies for the Winona Urban Community Planning District.
- The proposed amendment is an appropriate infill development that can be adequately accommodated within existing municipal services.

Actual Changes:

1. Schedule "A" General Land Use Plan, be revised by identifying the subject lands as OPA No. 119 as shown on the attached Schedule "A" to this Amendment.
2. Schedule "A2" Winona Urban Community Secondary Plan be revised by redesignating the subject lands from "General Commercial" to "Low Density Residential" and by identifying the subject lands as OPA No. 119 as shown on the attached Schedule "B" to this Amendment.

Implementation:

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

This is Schedule "1" to By-law No. 05-249, passed on the 10th day of August, 2005

**The
City of Hamilton**




Mayor



Clerk

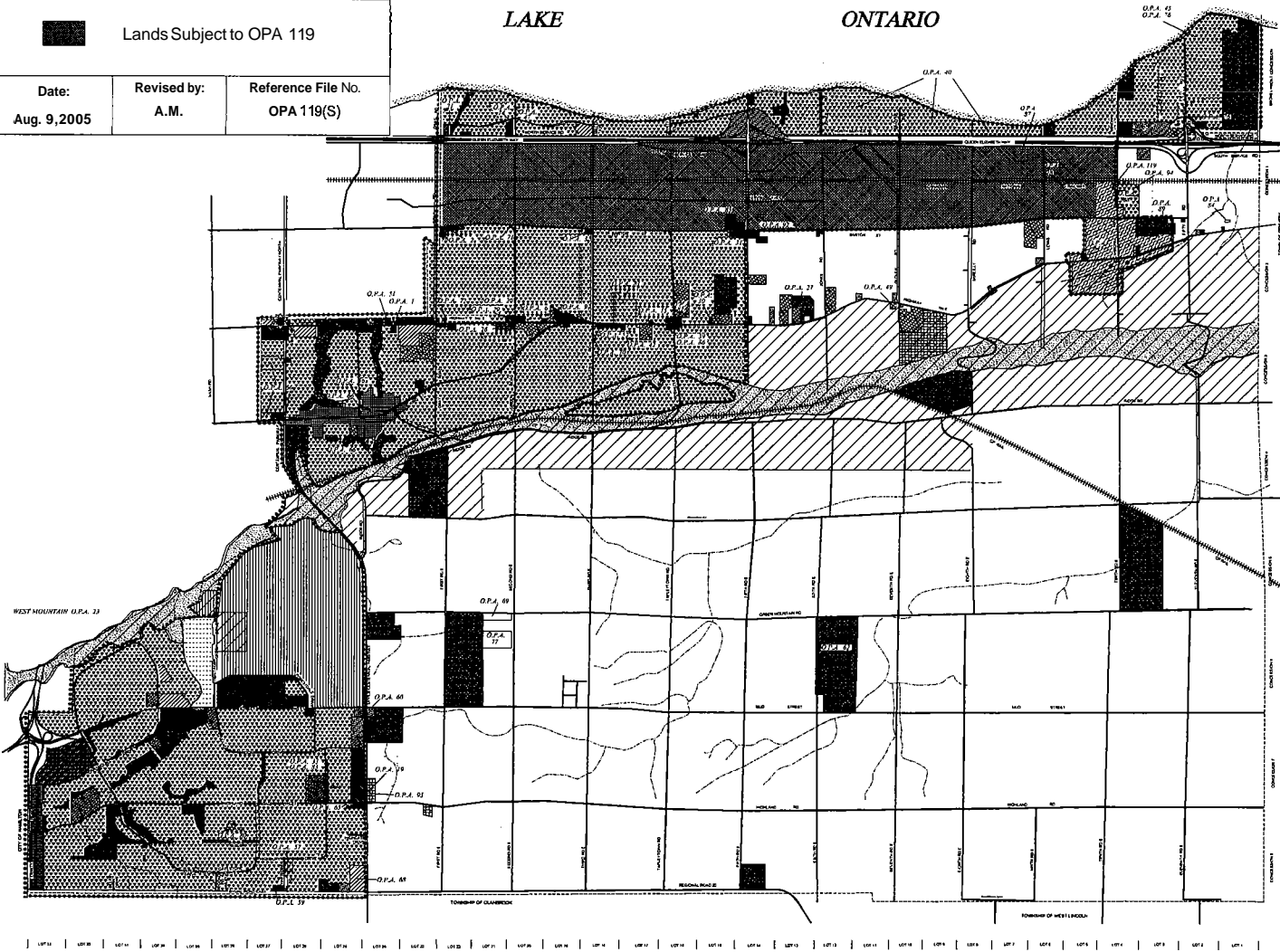
Schedule A
Amendment No. 119 to the
Official Plan for the former
City of Stoney Creek

 Lands Subject to OPA 119

Date: Aug. 9, 2005
Revised by: A.M.
Reference File No. OPA 119(S)

LAKE

ONTARIO































CITY OF STONEY CREEK OFFICIAL PLAN

Schedule "A" General Land Use Plan

Legend

Land Use Designations

- | | | | |
|---|----------------------------|---|--|
|  | Residential |  | Medium Density Residential |
|  | Central Area |  | Special Policy Area 'A' |
|  | Shopping Centres |  | Special Policy Area 'B' |
|  | General Commercial |  | Special Policy Area 'C'
(West Mountain Core Area) |
|  | Highway Commercial |  | Municipal Boundary |
|  | Service Commercial |  | Business Improvement Area
(B.I.A.) |
|  | Industrial - Business Park |  | Provincial Highway |
|  | Institutional |  | Regional Road |
|  | Winona Urban Community |  | Municipal Road |
|  | Open Space |  | Railway |
|  | Escarpment Natural Area |  | Water Course |
|  | Agricultural |  | Urban Policy Area |
|  | Rural Industrial |  | O.P.A. Official Plan Amendment |
|  | Rural Lakeshore |  | Sub-Regional Centre |



Schedule B
Amendment No. 119 to the
Official Plan for the former
City of Stoney Creek

Lands to be redesignated from
 "General Commercial" to
 "Low Density Residential"





Date: Aug. 9, 2005	Revised by: A.M.	Reference File No. OPA 119(S)
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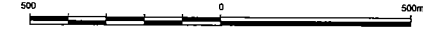
CITY OF STONEY CREEK OFFICIAL PLAN

Schedule "A2" Secondary Plan Winona Urban Community

Legend

Land Use Designations

-  *Low Density Residential*
-  *General Commercial*
-  *Elementary School*
-  *Open Space - Community Park*



— District Boundary

- - - Winona Centre Boundary

— Collector Road

— Arterial Road

* Land use designations apply only to the lands within the Winona Urban Community District Boundary.



UPDATED OCTOBER, 2004

NORTH SERVICE RD

QUEEN ELIZABETHWAY

SOUTH SERVICE RD

RD
LEWIS

O.P.A. 119

O.P.A. 88

O.P.A. 89

BARTON ST

WINONA

RD
FIFTY

O.P.A. 64

No 8

HIGHWAY

Winona South Neighbourhood