

CITY OF HAMILTON

BY-LAW NO. 06-088

To Adopt:

Official Plan Amendment No. 123 to the Official Plan of the former City of Stoney Creek;

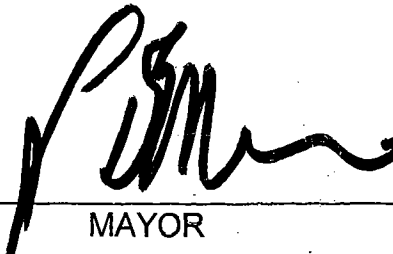
Respecting:

Lands known municipally as 359 Winona Road

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

1. Amendment No. 123 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 12th day of April, 2006



MAYOR



CLERK

Amendment No. 123**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", Secondary Plan Winona Urban Area, of the Official Plan of the former City of Stoney Creek, attached hereto, constitute Official Plan Amendment No. 123

Purpose:

The purpose of this Amendment is to redesignate the subject lands from "Low Density Residential" to "Medium Density Residential" on a Schedule "A2", Secondary Plan Winona Urban Community to permit the development of street townhouses.

Location:

The lands affected by this Amendment are known municipally as 359 Winona Road The subject lands are within the Winona Urban Community - Secondary Plan, former City of Stoney Creek.

Basis:

The intent of the Amendment is to permit the development of eight (8) street townhouse units. The basis for the redesignation is as follows:

- The proposal will result in compact form and sustainable design.
- Medium density townhouse development is consistent with and compatible to the surrounding land uses.
- The proposed development conforms to 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. 123 as shown on the attached Schedule "A" to this Amendment.
2. Schedule "A2", Secondary Plan Winona Urban Community be revised by redesignating the subject lands from "Low Density Residential" to "Medium Density Residential" and identifying the subject lands as OPA No. 123 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. 06-088, passed on the 12th day of April, 2006.

The

City of Hamilton




Mayor



Clerk

Schedule A
Amendment No.123 to the
Official Plan for the former
City of Stoney Creek

 Lands Subject to OPA 123

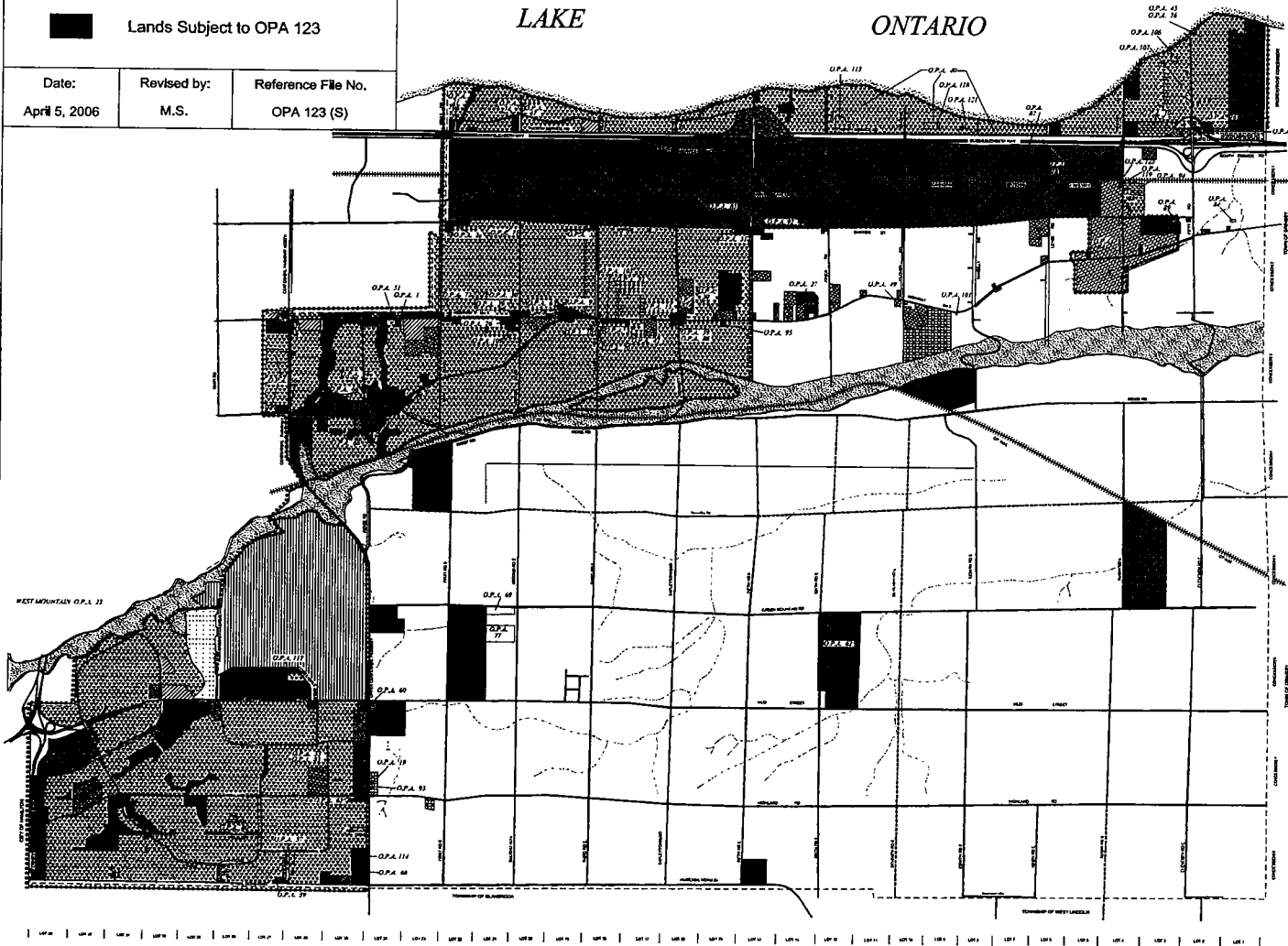
Date:
April 5, 2006

Revised by:
M.S.

Reference File No.
OPA 123 (S)

LAKE

ONTARIO
















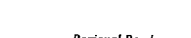














CITY OF STONEY CREEK OFFICIAL PLAN


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. 123 to the
Official Plan for the former
City of Stoney Creek

 Lands to be redesignated from
"Low Density Residential" to
"Medium Density Residential"

Date: April 5, 2006	Revised by: M.S.	Reference File No. OPA 123 (S)
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NORTH SERVICE RD

QUEEN ELIZABETH WAY

SOUTH SERVICE RD

RD
LEWIS

O.P.A. 119

O.P.A. 94

O.P.A. 123

O.P.A. 88

O.P.A. 89

BARTON ST

WINONA RD

RD
FIFTY

O.P.A. 64

No. 8

HIGHWAY






Winona South Neighbourhood


CITY OF STONEY CREEK OFFICIAL PLAN

Schedule "A2" Secondary Plan Winona Urban Community


Legend


Land Use Designations

-  Low Density Residential
-  Medium 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.



February 2006