



WELCOME TO THE CITY OF HAMILTON

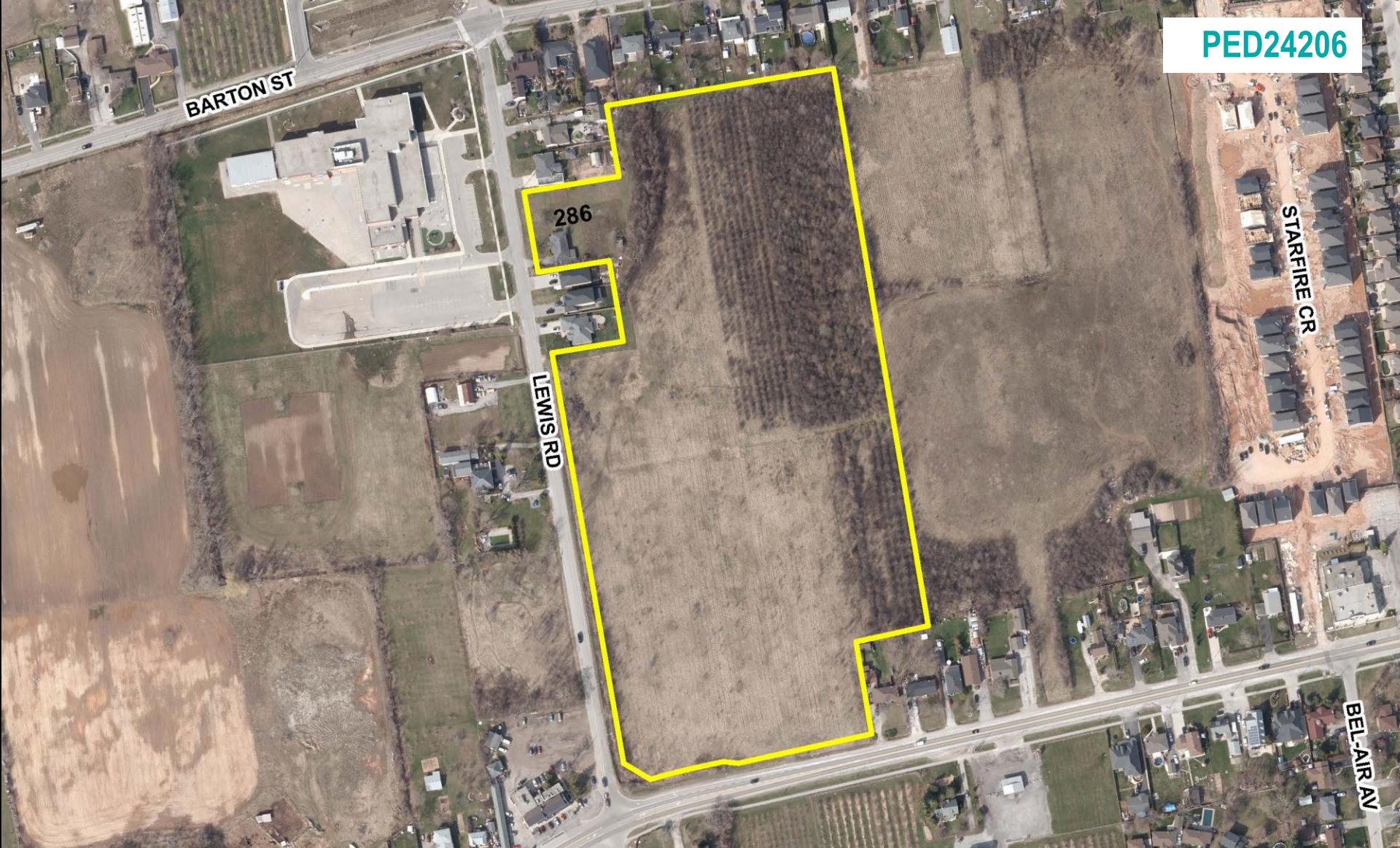
# PLANNING COMMITTEE

November 5, 2024

# **PED24206 – (ZAC-24-022 & UHOPA-24-007 & 25T-202402)**

Applications for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for Lands Located at 286 Lewis Road, Stoney Creek.

Presented by: Mark Michniak

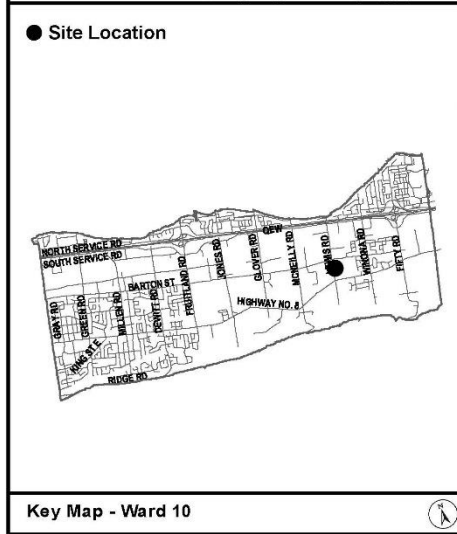
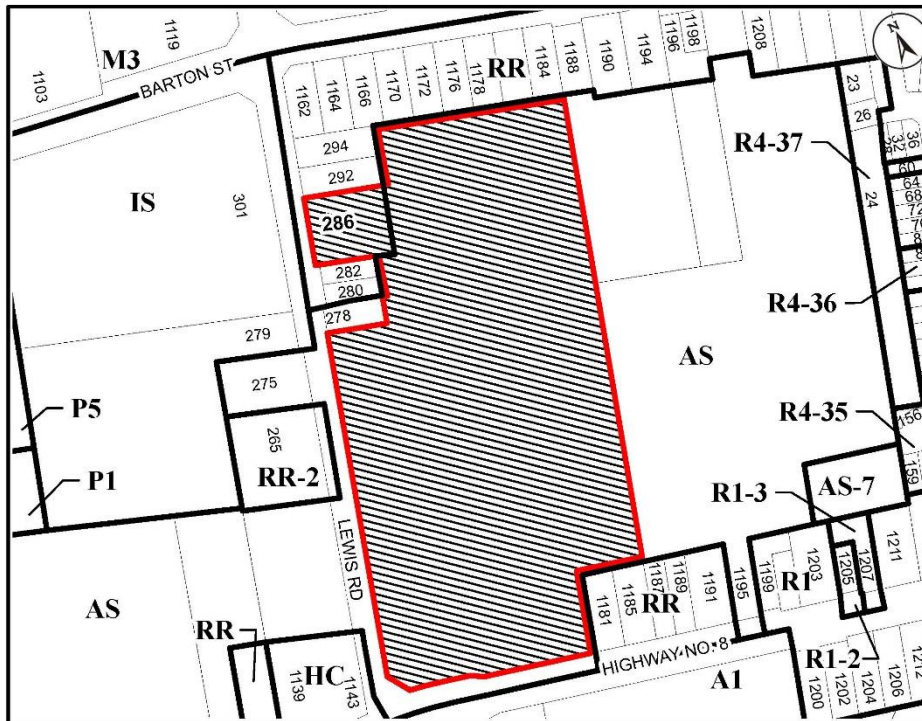




**SUBJECT PROPERTY**

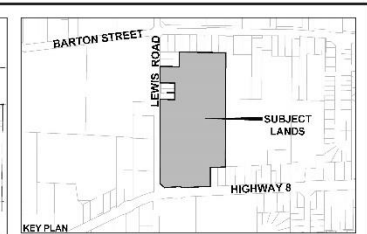
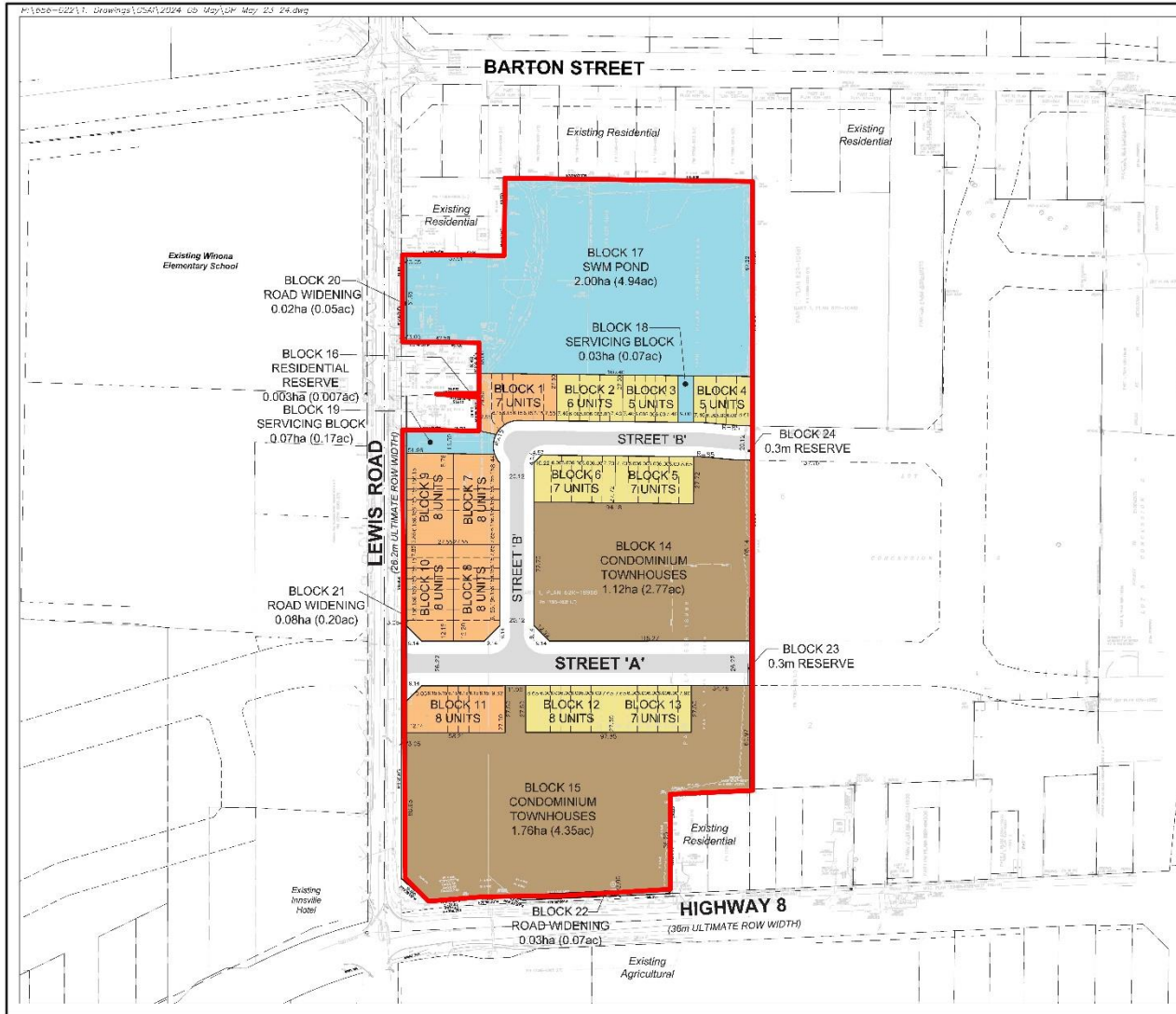


**286 Lewis Road, Hamilton**





Location Map		
 Hamilton PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		
File Name/Number: ZAC-24-022 & UHOPA-24-007 & 25T-202402		Date: August 1, 2024
Appendix "A"	Scale: N.T.S	Planner/Technician: MM/AL
Subject Property  286 Lewis Road		



**DRAFT PLAN OF SUBDIVISION  
LEWIS 286 DEVELOPMENT INC.  
CITY FILE #**

PART OF LOT 6, CONCESSION 2 SALT FLEET,  
PART 1 ON 62R18968  
CITY OF HAMILTON

**OWNERS CERTIFICATE**  
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF HAMILTON FOR APPROVAL.

SIGNED: *[Signature]* DATE: 25 June 2024  
ANDREW SEWEN A.S.O.  
LEWIS 286 DEVELOPMENT INC.

**SURVEYORS CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED: *[Signature]* DATE: 25 JUN 2024  
ROBERT MALARCA, O.L.S.  
A "P" REGISTERED SURVEYOR  
46 AVENUE STREET, SUITE 100  
KAMATHUR, ONT. L4R 1R6  
(416) 291-0294

**ADDITIONAL INFORMATION**  
UNLESS SPECIFICALLY STATED IN THE PLANING ACTS INFORMATION REQUIRED BY CLAUSES A, B, C, D, E, F, G, & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND SEWAGE SEWERS TO BE PROVIDED

**LAND USE SCHEDULE**

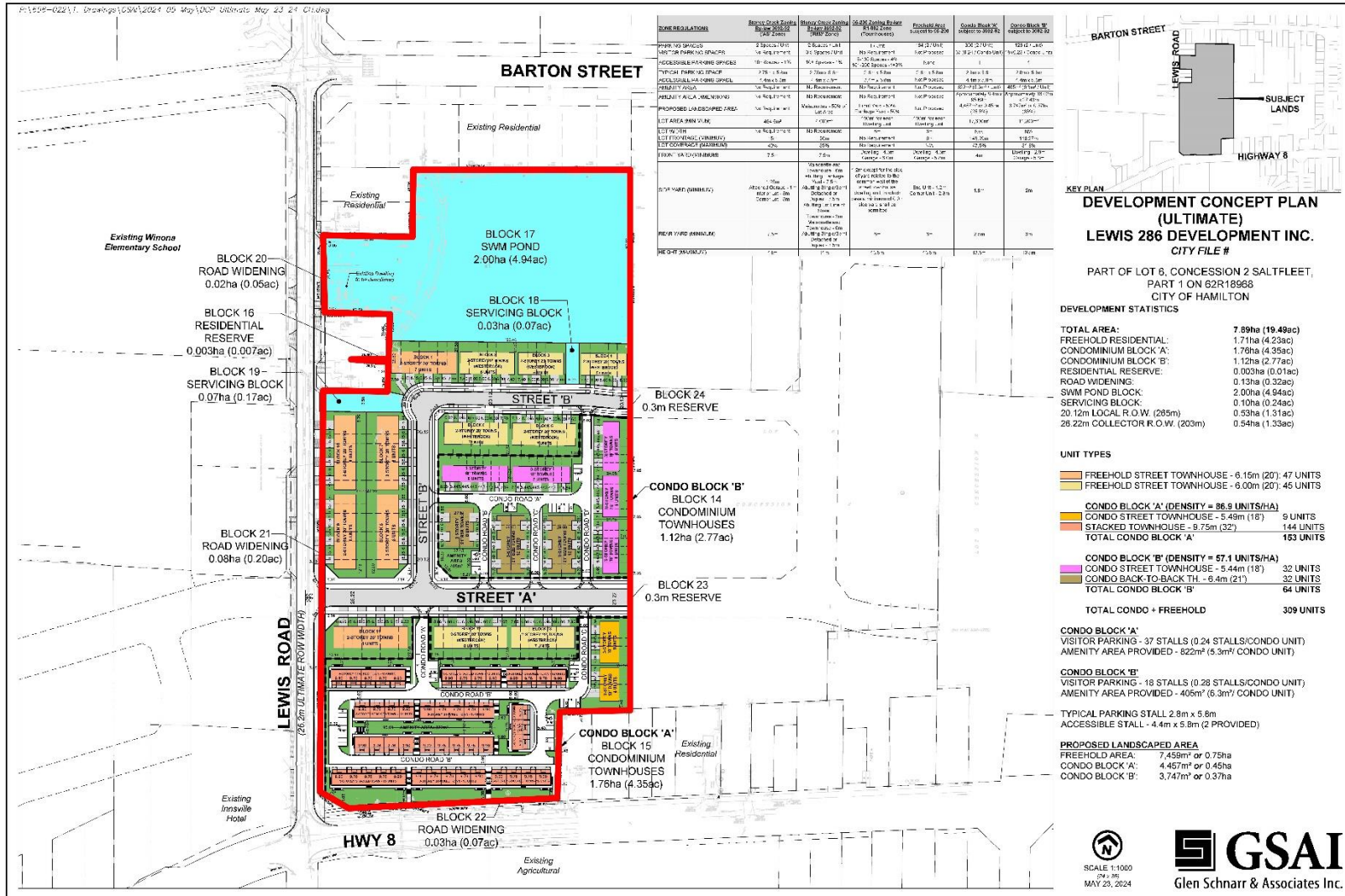
LAND USE	LOTS / BLOCKS	AREA (HA)	AREA (AC)	UNITS	DENSITY (UP/HA)
STREET "D" (1.5m) (20)	1-12	0.32	0.03	40	14.85
STREET "D" (3.0m) (10)		0.59	0.50	47	52.81
CONDOMINIUM TOWNHOUSES	14-15	2.94	7.2		
RESIDENTIAL RESERVE	18	0.003	0.01		
BLOCK 18 (3.0m) SERVICING BLOCK	1-10	2.70	5.75		
ROAD WIDENING	20-22	0.13	0.30		
0.3m RESERVE	23-24	0.06	0.00		
36.0m (30m) ROAD ROW (20m)		0.53	1.31		
SEWER COLLECTOR T.C.W. (20m)		0.04	0.09		
<b>TOTAL</b>	<b>24</b>	<b>7.89</b>	<b>19.66</b>	<b>92</b>	<b>7.68</b>

**NOTES**  
- PAVEMENT ILLUSTRATION IS DIAGRAMMATIC  
- EXISTING STRUCTURES TO BE REMOVED



SCALE 1:750  
(2" x 10")  
MAY 23, 2024







Subject Lands viewed from Highway 8 and Lewis Road

PED24206

Photo 2



Subject Lands viewed from Lewis Road





Winona Elementary School located to the west



Levi Lewis homestead at 265 Lewis Road



Lewis Road looking north



Lewis Road looking south



Highway 8 looking east



Highway 8 looking west



Adjacent lands located to the north



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE