

**Authority:** Item 13, Planning and Economic  
Development Committee  
Report 05-011  
CM: May 25, 2005

**Bill No. 213**

**CITY OF HAMILTON**

**BY-LAW NO. 05-213**

**To Amend Zoning By-law No. 3692-92 (Stoney Creek), Respecting a Portion of  
Lands Located Within Draft Approved Plan of Subdivision “Trillium Estates  
(Seabreeze Estates) Phase 2” (25T-200015(R))**

**WHEREAS** the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap. 14, Sch. C. did incorporate, as of January 1, 2001, the municipality “City of Hamilton”;

**AND WHEREAS** the City of Hamilton is the successor to certain area municipalities, including the former municipality known as the “The Corporation of the City of Stoney Creek and is the successor to the former Regional Municipality, namely, “The Regional Municipality of Hamilton-Wentworth”;

**AND WHEREAS** the City of Hamilton Act, 1999, provides that the Zoning By-laws and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

**AND WHEREAS** Zoning By-law No. 3692-92 (Stoney Creek) was enacted on the 8<sup>th</sup> day of December, 1992, and approved by the Ontario Municipal Board on the 31<sup>st</sup> day of May, 1994;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Section 13 of Report 05-01 of the Planning and Economic Development Committee at its meeting held on the 25<sup>th</sup> day of May, 2005, recommended that Zoning By-law No. 3692-92 (Stoney Creek), be amended as hereinafter provided;

**AND WHEREAS** this by-law is in conformity with the Official Plan of the City of Hamilton (formerly the City of Stoney Creek Official Plan), approved by the Minister under the Planning Act on May 12, 1986, as amended by Official Plan Amendment No. 118 proposed by the Corporation of the City of Hamilton as By-law No. 05-213, but not yet approved in accordance with the provisions of the Planning Act.

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

By-law respecting Seabreeze Estates Phase 2

1. Map No. 16 of Schedule "A", appended to and forming part of By-law No. 3692-92 (Stoney Creek) is amended,
  - (a) by changing the zoning from the Multiple Residential - Holding "RM2-8(H)" Zone to the Single Residential "R3" Zone, the lands comprised of Block "1";
  - (b) by changing the zoning from the Multiple Residential - Holding "RM2-9(H)" Zone to the Single Residential "R3" Zone, the lands comprised of Block "2";
  - (c) by changing the zoning from the Multiple Residential - Holding "RM2-8(H)" Zone to the Open Space "OS" Zone, the lands comprised of Block "3";
  - (d) by changing the zoning from the Neighbourhood Development "ND" Zone to the Open Space "OS" Zone, the lands comprised of Block "4"; and,
  - (e) by changing the zoning from the Neighbourhood Development "ND" Zone to the Single Residential "R3" Zone, the lands comprised of Block "5",

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

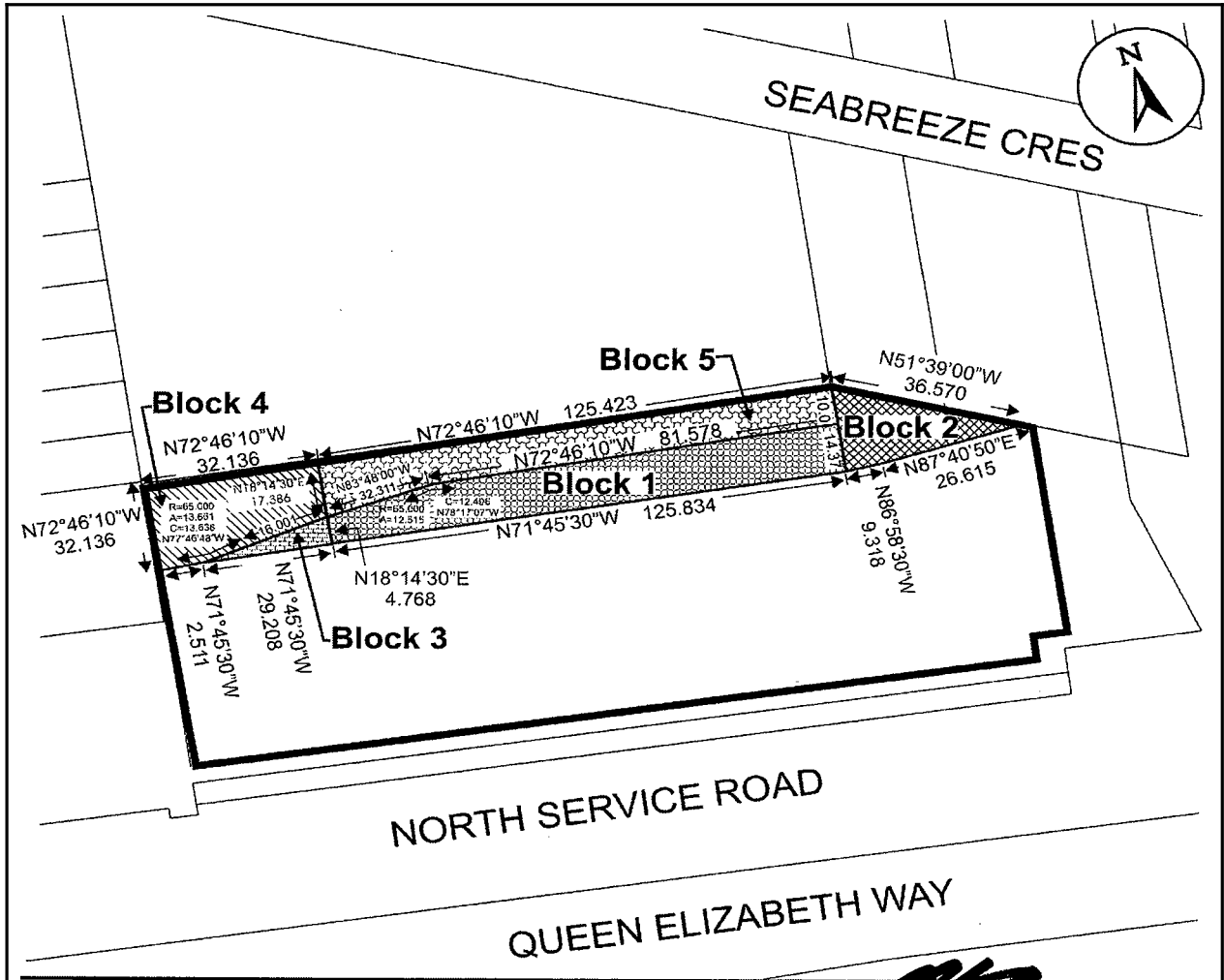
2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the Single Residential "R3" Zone provisions and the Open Space "OS" Zone provisions.
3. The Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

**PASSED and ENACTED** this 13<sup>th</sup> day of July, 2005.

  
MAYOR

  
CLERK

By-law respecting Seabreeze Estates Phase 2









This is Schedule "A" to By-Law No. 05 – 213


Passed the .....13th..... day of ..... July....., 2005


*R. Bratina*  
Clerk

# Schedule "A"

Map Forming Part of  
By-Law No. 05-213  
to Amend By-Law No 3692-92

-  **Subject Property**  
Trillium Estates (Seabreeze Estates) Ph. 2, Stoney Creek
-  Block 1 - Lands to be rezoned from the Multiple Residential-Holding "RM2-8(H)" Zone to the Single Residential "R3" Zone
-  Block 2 - Lands to be rezoned from the Multiple Residential-Holding "RM2-9(H)" Zone to the Single Residential "R3" Zone
-  Block 3 - Lands to be rezoned from the Multiple Residential-Holding "RM2-8(H)" Zone to the Open Space "OS" Zone
-  Block 4 - Lands to be rezoned from the Neighbourhood Development "ND" Zone to the Open Space "OS" Zone
-  Block 5 - Lands to be rezoned from the Neighbourhood Development "ND" Zone to the Single Residential "R3" Zone

 Planning and Economic Development Department  
Hamilton

	Scale: Not to Scale	File Name/Number: <b>ZAC-05-21</b>
	Date: June, 2005	Planner/Technician: GM/LMM

T&C File Name.