

Authority: Item 8.3, Planning Committee Minutes 25-013 (PED25225)
CM: October 8, 2025 Ward: 11
Written approval for this by-law was given by Mayoral Decision MDE-2025-16
Dated, October 8, 2025

Bill No. 185

CITY OF HAMILTON

BY-LAW NO. 25-185

**To amend Zoning By-law No. 464
with respect to lands located at
3105 Fletcher Road, Glanbrook**

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

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as the "The Corporation of the Township of Glanbrook" 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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. 464 (Glanbrook) was enacted on the 16th day of March, 1992, and approved by the Ontario Land Tribunal on the 31st day of May, 1993;

AND WHEREAS Council approved Item 8.3 of Minutes 25-013 of the Planning Committee, at its meeting held on October 8, 2025;

AND WHEREAS this By-law conforms with the Urban Hamilton Official Plan upon adoption of Official Plan Amendment No. 242;

NOW THEREFORE Council amends Zoning By-law No. 464 as follows:

1. That Section 49: ZONING SCHEDULES (MAPS), Schedule "H", is amended by adding the R4-330 Zone for the lands known as 3105 Fletcher Road, the extent and boundaries of which are shown on Schedule "A" to this By-law.

2. That Section 44: "EXCEPTIONS TO THE PROVISIONS OF THIS BY-LAW" as amended, of Zoning By-law 464 (Glanbrook), be amended by adding a new Special Exception:

"R4-330" 3105 Fletcher Road, Schedule "H"

- a) In addition to Section 4: DEFINITIONS as it relates to "Daylighting Triangle", "Lot Line, Front", and "Lot Line, Exterior Side", on those lands zoned R4-330 by this By-law, the following shall apply:
- (i) For the purpose of determining the front and exterior side lot lines, a Daylighting Triangle is deemed not to exist, provided that the minimum distance of the prescribed setbacks in the By-law, is maintained.
 - (ii) The minimum setback of any building or structure to a Daylighting Triangle or a visibility triangle shall be 0.0 metres.
- b) In addition to the provisions of Section 7.26: ENCROACHMENTS INTO YARDS, on those lands zoned "R4-330" by this By-law, the following shall apply:
- (i) Covered porches may project into any required front yard a distance of not more than 3.0 metres;
 - (ii) Bay windows, either with or without foundations, may project into any required front, rear or exterior side yards a distance of not more than 0.9 metres;
 - (iii) Stairs may project into any required front yard a distance of not more than 4.5 metres;
 - (iv) A cantilever and/or alcove either with or without foundations, may project into any required front, rear or garage side yard a distance of not more than 0.6 metres; and,
 - (v) A covered porch may encroach into any required exterior side yard a distance of not more than 1.8 metres.
- c) Notwithstanding Section 11.3 (d)(i): ADDITIONAL PERMITTED USES, on those lands zoned R4-330 by this By-law, patio decks shall be subject to the following minimum setback regulation:
- (i) 4.0 metres from any street line.
- d) Notwithstanding the provisions of Paragraphs (a), (b), (c), (d), (e) and (g) Subsection 16.2: REGULATIONS FOR USES PERMITTED IN PARAGRAPH

(a) OF SUBSECTION 16.2, on those lands zoned R4-330 by this By-law, the following shall apply:

(a) Minimum Lot Frontage	10.0 metres, except on a corner lot the minimum frontage shall be 11.2 metres.
(b) Minimum Lot Area	300.0 square metres
(c) Maximum Lot Coverage	N/A
(d) Minimum Front Yard	4.5 metres to the dwelling, except 6.0 metres to the attached garage.
(e) Minimum Side Yard	i) A minimum 0.6 metre side yard shall be provided on the garage side and minimum 1.2 metre side yard shall be provided on the non-garage side. Where a minimum side yard that is less than 1.2 metre abuts another side yard, a maximum 0.6 metre wide maintenance easement shall be registered over the adjacent side yard for maintenance purposes. A 0.6 m side yard setback shall not be permitted adjacent to another side yard setback that is less than 1.2 metres. ii) On a lot where an emergency/overland flow route shall be located or where back-to-front drainage is proposed, a minimum 2.0 metre side yard separation between buildings shall be provided and maintained along one common lot line. iii) On a corner lot, the minimum side yard abutting the flankage street shall be 2.4 metres, except that an attached garage or attached carport which fronts on the flankage street shall not be located within 6.0 metres of the flanking street line.
(f) Minimum Floor Area Per Dwelling	N/A

3. That 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 R4-330 Zone, subject to the special requirements referred to in Section No. 2 of this By-law.

4. That 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*.

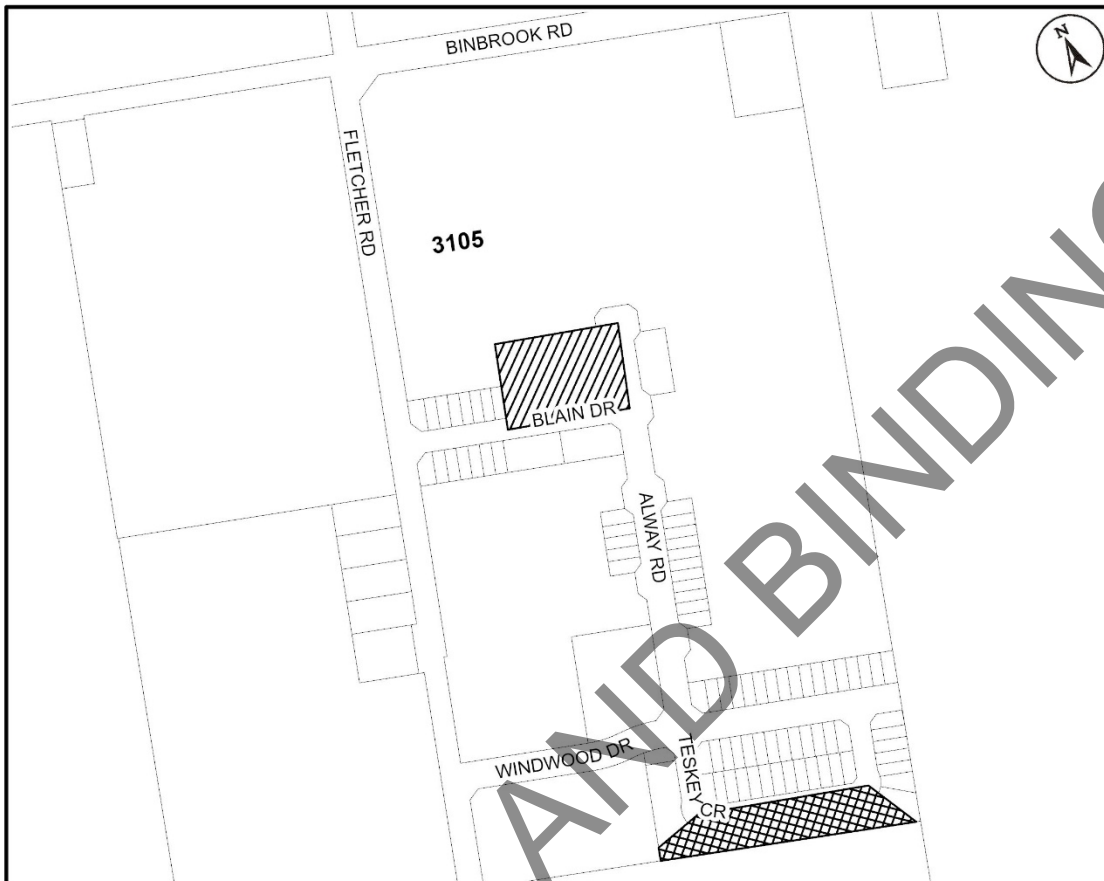
PASSED this 8th day of October, 2025

A. Horwath
Mayor

M. Trennum
City Clerk

ZAC-25-015

NOT FINAL AND BINDING



This is Schedule "A" to By-law No. 25-

Mayor

Passed the day of, 2025

Clerk

Schedule "A"

Map forming Part of
By-law No. 25-

to Amend By-law No. 464

Subject Property

3105 Fletcher Road



Lands to be added as Residential "R4-330"
Zone, Modified



Refer to By-law No. 05-200

Scale:
N.T.S

File Name/Number:
ZAC-25-015 & UHOPA-25-006

Date:
August 13, 2025

Planner/Technician:
JV/RS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT