

**Authority:** Item 9, Economic Development  
and Planning Committee  
Report 07- 013 (PED07187)  
CM: July 11, 2007

**Bill No. 209**

**CITY OF HAMILTON**

**BY-LAW NO. 07-209**

**To Amend Zoning By-law No. 87-57 (Ancaster), as amended,  
Respecting Lands Located at 130 Fiddler's Green Road (Ancaster)**

**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 Town of Ancaster" 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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. 87-57 (Ancaster) was enacted on the 22<sup>nd</sup> day of June 1987, and approved by the Ontario Municipal Board on the 23<sup>rd</sup> day of January, 1989;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item 9 of Report 07-011 of the Economic Development and Planning Committee at its meeting held on the 11<sup>th</sup> day of July, 2007, recommended that Zoning By-law No. 87-57 (Ancaster), be amended as hereinafter provided;

**AND WHEREAS** this by-law is in conformity with the Official Plan of the Hamilton Planning Area (the Official Plan of the Former Town of Ancaster) in accordance with the provisions of the Planning Act.

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

1. That sheet No. B-1 of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by changing from the Existing Residential "ER" Zone to:

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- (a) the existing Residential "ER-564" Zone, for lands comprised in Block "1";
- (b) the existing Residential "ER-565" Zone, for lands comprised in Block "2";  
and,
- (c) the existing Residential "ER-566" Zone, for lands comprised in Block "3";

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

2. That Section 34: Exceptions of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by adding the following subsections:

ER-564 That notwithstanding any provisions to the contrary of Subsection 10.2 – Regulations of Section 10: Existing Residential "ER" Zone of Zoning By-law No. 87-57 (Ancaster) the following special provisions shall apply to the lands zoned "ER-564":

Regulations:

- (a) Minimum Lot Area: 610 square metres.
- (b) All other provisions of Subsection 10.2 – Regulations of Section 10: Existing Residential "ER" Zone shall apply.

ER-565 That notwithstanding any provisions to the contrary of Subsection 10.2 – Regulations of Section 10: Existing Residential "ER" Zone of Zoning By-law No. 87-57 (Ancaster) the following special provisions shall apply to the lands zoned "ER-565":

Regulations:

- (a) Minimum Lot Frontage: 6.0 metres.
- (b) Minimum Rear Yard: 1.5 metres, except 7.5 metres from the southerly rear lot line
- (c) All other provisions of Subsection 10.2 – Regulations of Section 10: Existing Residential "ER" Zone shall apply.

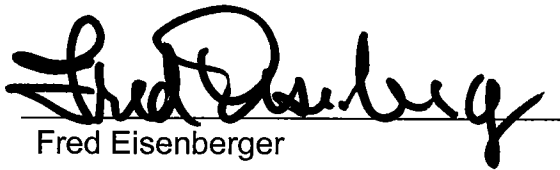
ER-566 That notwithstanding any provisions to the contrary of Subsection 10.2 – Regulations of Section 10: Existing Residential "ER" Zone of Zoning By-law No. 87-57 (Ancaster) the following special provisions shall apply to the lands zoned "ER-566":

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Regulations:

- (a) Minimum Lot Frontage: 6.0 metres.
  - (b) Minimum Rear Yard: 1.5 metres, except 7.5 metres from the southerly rear lot line
  - (c) Minimum Planting Strip:
    - (i) 1.5 metres wide, along the entire northerly lot line being the side lot line.
    - (ii) 1.5 metres wide, along the entire westerly lot line being the rear lot line.
  - (d) All other provisions of Subsection 10.2 – Regulations of Section 10: Existing Residential “ER” Zone shall apply.
3. That the amending By-law be added to Map B-1 of Ancaster Zoning By-law No. 87-57.
4. 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 11<sup>th</sup> day of July, 2007.



Fred Eisenberger  
Mayor



Kevin C. Christenson  
City Clerk

ZAR-06-31



This is Schedule "A" to By-Law No. 07— 209

Passed the 11th day of July, 2007

*[Signature]*  
Clerk  
*[Signature]*  
Mayor

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT




# Schedule "A"

Map Forming Part of  
By-law No. 07-209

to Amend By-law No. 87-57

## Subject Property

130 Fiddler's Green Road (Ancaster)

-  Block 1 - Change in zoning from the Existing Residential "ER" Zone to the Existing Residential "ER-564" Zone.
-  Block 2 - Change in zoning from the Existing Residential "ER" Zone to the Existing Residential "ER-565" Zone.
-  Block 3 - Change in zoning from the Existing Residential "ER" Zone to the Existing Residential "ER-566" Zone.

Scale:  
Not to Scale

File Name/Number:  
ZAR-06-31



Date:

Planner/Technician: