

**Authority:** Item 1  
Planning Committee  
Report: 14-003 (PED13183)  
CM: February 26, 2014

**Bill No. 043**

**CITY OF HAMILTON**

**BY-LAW NO. 14-043**

**To Amend Zoning By-law No. 05-200, as Amended,  
Respecting Lands Located at 307 and 325 Fiddlers Green Road, (Ancaster)**

**WHEREAS** the City of Hamilton has in force several Zoning By-laws which apply to the different areas incorporated into the City by virtue of the City of Hamilton Act, 1999, S.O. 1999, Chap 14;

**AND WHEREAS** the City of Hamilton is the lawful successor to the former Municipalities identified in Section 1.7 of By-law 05-200;

**AND WHEREAS** Zoning By-law No. 05-200 was enacted on the 25<sup>th</sup> day of May, 2005;

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item 1 of Report 14-003 of the Planning Committee, at its meeting held on the 26th day of February, 2013, recommended that Zoning By-law 05-200 be amended as hereinafter provided;

**AND WHEREAS** the By-law is in conformity with the Urban Hamilton Official Plan approved August 16, 2013 in accordance with the provisions of the Planning Act.

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

1. That Map No. 1334, of Schedule "A" to Zoning By-law No. 05-200, is amended, by:
  - (a) Changing the zoning from the Community Institutional (I2) Zone to the Community Institutional (I2, 457) Zone, Modified applicable to Block "1" boundaries for the lands, the extent and boundaries, of which are shown on Schedule "A" ; and,
  - (b) Incorporating the Community Institutional (I2, 457) Zone, applicable to Block 2, boundaries for the lands, the extent and boundaries of which are

shown on Schedule "A".

2. That Section 8.2, Community Institutional (I2) Zone, of Zoning By-law No. 05-200 (Hamilton), as amended, is hereby further amended by adding the following Sub-section:

(I2, 457)

Notwithstanding any provisions to the contrary of Section 8.2.1 Permitted Uses, and Section 8.1.3, Regulations, of Section 8.1.1, Community Institutional "I2" Zone, of By-law No. 05-200 (Hamilton), the following use and special provisions shall apply to the lands zoned (I2, 457):

Permitted Use:

A Retirement Home consisting for a maximum of 80 residents.

Provisions:

In accordance with Section 8.2.3 and Section 5 of By-law 05-200 with the following special provisions:

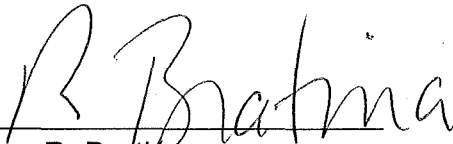
Minimum Landscaping Strip:	6.5 m. along northerly lot line with a visual barrier consisting of landscaping materials only such as trees, shrubs and hedges.
Maximum Building Coverage:	27.7%
Minimum Parking	55 spaces
Minimum Northerly Side Yard	23.9 m.
Minimum Southerly Side Yard	7.5 m.
Minimum Front Yard	18 m.
Minimum Landscaped Area	51.5%

Maximum Building Height

2 storeys

3. That the Existing Residential "ER" Zone, pertaining to Block "2" of the said lands, be removed from Map "1" of Schedule "B" of Zoning By-law No. 87-57.
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.
5. That this By-law No. 14-043 shall come into force and be deemed to have come into force, in accordance with Sub-section 34(21) of the Planning Act, either upon the date of passage of this By-law or as provided by the said Sub-section.

**PASSED** this 26th day of February, 2014.



R. Bratina  
Mayor



R. Caterini  
Clerk

ZAC-12-021



This is Schedule "A" to By-law No. 14- 043  
 Passed the 26th day of February 2014

*R. Bratina*  
 Mayor


*[Signature]*  
 Clerk


**Schedule "A"**


Map Forming Part of  
 By-law No. 14- 043

to Amend By-law No. 05-200  
 Map 1334

**Subject Property**  
 307 & 325 Fiddler's Green Road, Ancaster

 **Block 1:** Change in zoning from Community Institutional "I2" Zone to the Community Institutional (I2, 457) Zone, Modified

 **Block 2:** Lands to be zoned Community Institutional (I2, 457) Zone, Modified

Scale: N.T.S.	File Name/Number: ZAC-12-021	
Date: February 2014	Planner/Technician: KM / DB	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		