

**Authority:** Item \_\_\_\_\_,  
Report (PED20022)  
CM:  
Ward: 12

**Bill No.**

## **CITY OF HAMILTON**

### **BY-LAW NO. 20- \_\_\_\_\_**

**To Amend Zoning By-law No. 05-200, with respect to lands located at 179, 183  
and 187 Wilson Street West, Ancaster**

**WHEREAS** Council approved Item \_\_\_\_ of Report \_\_\_\_\_ of the Planning Committee, at its meeting held on January 14, 2020;

**AND WHEREAS** this By-law conforms with the Urban Hamilton Official Plan;

**NOW THEREFORE** the Council of the City of Hamilton enacts Zoning By-law No. 05-200 as follows:

1. That Map Nos. 1280 and 1333 of Schedule "A" – Zoning Maps are amended by adding the Community Institutional (I2, 694) Zone to the lands attached as Schedule "A" to this By-law.
2. That Schedule "C": Special Exceptions is amended by adding the following new Special Exception:
  - "694. Within the lands zoned Community Institutional (I2) Zone, identified on Map Nos. 1280 and 1333 of Schedule "A" – Zoning Maps and described as 179, 183, and 189 Wilson Street West, Ancaster, the following special provisions shall apply:
    - a) In addition to Subsection 8.2.3.1 c), and notwithstanding Subsection 8.2.3.1 d), and g) the following regulations shall apply:

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|--|--|
| ii) Minimum Side Yard                      | 2 metres for a ramp or retaining wall for an underground parking area. |
| iii) Minimum Rear Yard                     | 15 metres  |
| iv) Maximum Capacity for a Retirement Home | Shall not exceed 134 residents.  |

3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of passing of this By-law in accordance with the *Planning Act*.

**PASSED** this       day of       , 2020.

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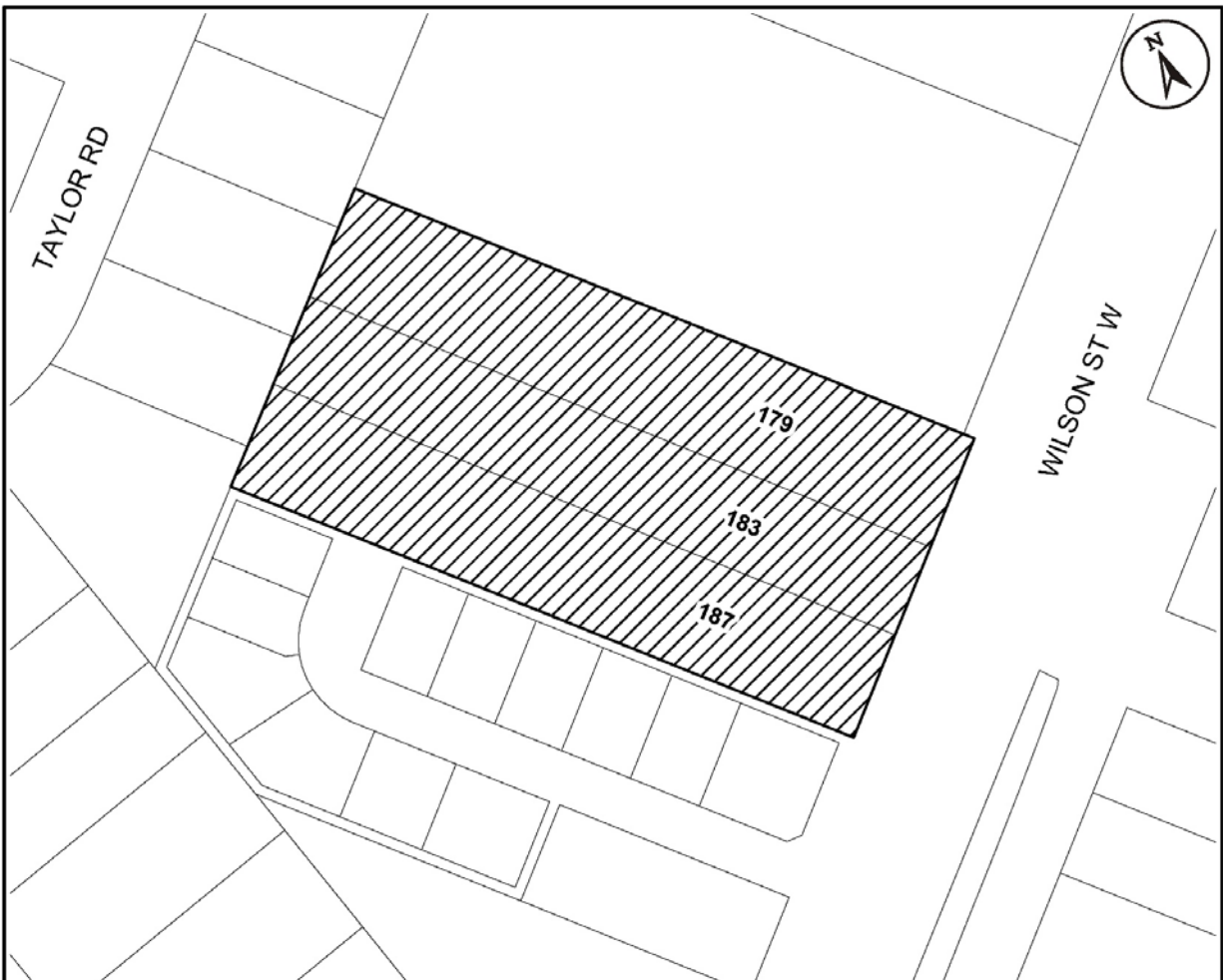
Fred Eisenberger  
Mayor

ZAC-19-040

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A. Holland  
City Clerk

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This is Schedule "A" to By-law No. 20-

Passed the ..... day of ....., 2020

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Mayor

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Clerk

## Schedule "A"

Map Forming Part of  
By-law No. 20-\_\_\_\_\_

to Amend By-law No. 87-57

### Subject Property

179, 183, 187 Wilson Street West



Change in Zoning from the Residential "R2"  
Zone to the Community Institutional (I2, 694)  
Zone

Scale:  
N.T.S.

File Name/Number:  
ZAC-19-040

Date:  
Dec. 5, 2019

Planner/Technician:  
JV/NB



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT