

**Authority:** Item 2, Planning Committee Report 24-012 (PED24154)  
CM: September 11, 2024 Ward: 12

**Bill No. 159**

**CITY OF HAMILTON**  
**BY-LAW NO. 24-**

**To Amend Zoning By-law No. 05-200 with respect to lands located at  
285 and 293 Fiddler's Green Road, Ancaster**

**WHEREAS** Council approved Item 2 of Report 24-012 of the Planning Committee, at its meeting held on September 11, 2024;

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

**NOW THEREFORE** Council amends Zoning By-law No. 05-200 as follows:

1. That Schedule "A" – Zoning Maps, Map No. 1334 is amended by adding the Low Density Residential (R1, 896) Zone for the lands located at 285 and 293 Fiddler's Green Road, the extent and boundaries of which are shown on Schedule "A" to this By-law.
2. That Schedule "C": Special Exceptions is amended by adding the following new Special Exception:
  - "896. Within the lands zoned Low Density Residential (R1, 896) Zone, identified on Map No. 1334 of Schedule "A" – Zoning Maps and described as 285 and 293 Fiddler's Green Road, Ancaster, the following special provisions shall apply:
    - a) Notwithstanding Section 3 as it relates to "Front Lot Line" Section a);,
      - i) With reference to a corner lot, shall mean, at the option of the owner, either of the lot lines abutting a public street.
    - b) In addition to Section 4.3 b) and notwithstanding Section 4.8 f), and 4.35 a), the following regulations shall apply:
      - i) Parking, landscaping, waste bins and community mailboxes are permitted within the common element condominium road.
      - ii) A Molok bin, Earth bin, or other similar container shall be permitted to be erected prior to the erection of a principal building or structure on the lot.
      - iii) Minimum Landscaped Area in the Front Yard 48%
  - c) Section 5.1 b) v) shall not apply.

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- d) Notwithstanding Section 15.1.2.1 e), the Minimum Setback from a Flankage Lot Line for Vacant Land Unit 5 shall be 1.2 metres.
3. 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 provisions of the Low Density Residential (R1, 896) 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 11<sup>th</sup> day of September, 2024

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A. Horwath  
Mayor

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M. Trennum  
City Clerk

ZAC-16-006

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| <p>This is Schedule "A" to By-law No. 24-</p> <p>Passed the ..... day of ....., 2024</p> | <p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p> |
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| <p style="text-align: center;"><b>Schedule "A"</b></p> <p style="text-align: center;">Map forming Part of<br/>By-law No. 24-_____</p> <p style="text-align: center;">to Amend By-law No. 05-200<br/>Map 1334</p> | <p><b>Subject Property</b></p> <p>285 and 293 Fiddler's Green Road, Ancaster (Ward 12)</p> <p> Lands to be zoned Low Density Residential (R1, 896) Zone</p> |
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