



4.1(xiii)

SHAPING GREAT COMMUNITIES

December 2, 2015

File No: 15136

City Clerks Office
City of Hamilton
71 Main Street West, 1st Floor
Hamilton, ON L8P 4Y5

Attention: Ms. Ida Bedioui
Legislative Co-ordinator

Re: 558 Fiddlers Green Road
City of Hamilton (Former Town of Ancaster)
Greenbelt 2005 Review
Formal Written Comments regarding Staff Report PED15078(a)

On behalf of Mr. and Mrs. Mark and Leah Rudolph, GSP Group respectfully requests the following documentation to be received by the City of Hamilton Planning Committee and deemed part of the public record relating to Staff Report PED15078(a)

558 Fiddlers Green Road is referenced as being included in the "Book Road" area A1-B within the City of Hamilton Greenbelt Boundary Review Report prepared by Dillon Consulting dated November 2015 and the City of Hamilton Staff Report PED15078(a). Area A1 is divided into three sub areas, A, B, and C. The Site is within Area B. Area A1 totals 450 gross hectares, which includes the Site which is 1.63 hectares.

The Site is referenced in Options 3, 4 and 5 in the Staff Report. Pertaining to the Site, the Staff Report is recommending Option 4, which recommends the Province to defer any decisions on potential change to the Greenbelt Plan boundaries to allow for the City to complete a municipal comprehensive review.

While the Staff Report, as printed, does not recommend the Site to be included within the Greenbelt at this time, it allows for the inclusion in the future subject to a Municipal Comprehensive Review.

The submission is to formally request Planning Committee to recommend the removal of 558 Fiddlers Green Road from inclusion within the Greenbelt, The Site has been categorized with an additional 448 hectares of land, most of which have development constraints that do not pertain to the Site.

The Site is an appropriate location for future urban expansion and assessing these lands for inclusion within the Greenbelt Boundary, as suggested by the City should not occur.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria Street South, Suite 201, Kitchener, ON N2G 4Y9 519 569 8883
162 Locke Street South, Suite 200, Hamilton, ON L8P 4A9 905 572 7477
gspgroup.ca

20
YEARS
1995 - 2015

The merits for these lands not to be included within the Greenbelt are attached as Appendix A.

Thank you.

Yours Truly,
GSP Group Inc.

A handwritten signature in cursive script, appearing to read "SK Knoll".

Sarah Knoll, BES, MCIP, RPP
Senior Planner

Attachments: Appendix A: September 17th, 2015 submission

cc: Mr. and Mrs. Rudolph, 558 Fiddlers Green Road



SHAPING GREAT COMMUNITIES

September 17, 2015

Ms. Sarah Cellini, MCIP, RPP
Policy Planner
City of Hamilton
71 Main Street West, 4th Floor
Hamilton, ON
L8P 4Y5

Attention: Ms. Sarah Cellini, MCIP, RPP
Policy Planner

Re: 558 Fiddlers Green Road
City of Hamilton (Former Town of Ancaster)
Greenbelt Plan Boundary Review

On behalf of Mr. and Mrs. Mark and Leah Rudolph, GSP Group respectfully requests the following documentation to be received by the City of Hamilton Planning Staff and reviewed in conjunction with the City's Greenbelt Plan boundary review. We request that this correspondence be included in the City Staff Recommendation Report that will be presented at the Planning Committee.

The purpose of this submission is to request consideration from the City of Hamilton to support the merits to not include the Subject Lands at 558 Fiddlers Green Road in the former Town of Ancaster within the Greenbelt Plan.

Currently the lands are not within the Greenbelt Boundary Area. The City of Hamilton, through their panels at the Open House Drop-In Sessions to review the Greenbelt Plan, included the subject lands within Area 1 – Book Road, Section B as a property to include within the Greenbelt Boundary Area. Such inclusion will require the landowners to conform to the Greenbelt Plan policies and modify their current land rights.

The subject lands are located at the southwest corner of Garner Road West and Fiddlers Green Road in the Former Town of Ancaster (now City of Hamilton). The lands have 56.7m of frontage along Garner Road West and 122.4m of frontage along Fiddlers Green Road, totaling an area of 4.02ac (1.63ha).

The lands are designated rural within the Rural Hamilton Official Plan and an area encompassing the western lot line includes lands within the Core Area of the City's Natural Heritage System.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria Street South, Suite 201, Kitchener, ON N2G 4Y9 519 569 8883
162 Locke Street South, Suite 200, Hamilton, ON L8P 4A9 905 572 7477
gspgroup.ca

20
YEARS
1995 - 2015

The owners, through their solicitor, have been actively following the recent Council approved Rural Hamilton Zoning By-Law. Within the Former Town of Ancaster Zoning By-Law No. 87-57, the subject lands contain two zones, Agricultural (A) and Rural Industrial (M5) with a site specific exception to permit only the use of fuel storage. The New Rural Zoning By-Law (currently under appeal) indicates three zones on the subject property: Rural (A2), Existing Rural Industrial (E2) with a site specific exception to also permit the use of heating fuel storage. Acknowledging the environmental feature along the western property line, the City imposed the Conservation/Hazard Land, Rural (P7) zone in this area.

I have attended, and reviewed the panels included for display at the City's Information Sessions. The City has developed "Proposed Criteria to assess Areas that Could be Considered for Addition to the Greenbelt". The following table respond to this criteria in relation to the subject lands:

Criteria Group	To be a good addition to the Greenbelt, the area should.....	558 Fiddlers Green Road, Ancaster
Protection of Agriculture	Contain Agricultural Lands Contain Specialty Crop Lands Be adjacent to established farms to protect the land in the long-term for agricultural use.	Subject land use is not agricultural and zoning allows for fuel storage. Subject land does not contain Specialty Crop lands. Adjacent land uses include Avondale Variety Store to the north abutting the urban boundary, Jerome Brothers Market and Acer Garden Centre to the east (both properties within the Airport Employment Growth District expansion lands with master plans), residential and a farm with a realtor for sale listing to the west, and residential and aggregate uses to the south.
Rural Character and Economy	Contain agricultural-related uses (e.g. farm markets, farm implement dealers, etc) or on farm diversified uses (e.g. farmers markets) Support rural character, and leverage rural amenities.	Subject land does not contain agricultural-related uses or on-farm diversified uses. Lands were used for fuel storage and zoning continues to allow it.
Environmental Protection	Contain portions of the City's Natural Heritage System, which could include portions of the existing ravine system) and protect core features and functions by connecting linkages.	A small portion of the lands along the western property boundary contain the City's Natural Heritage System. This portion has been zoned P7- Conservation/Hazard

Criteria Group	To be a good addition to the Greenbelt, the area should.....	558 Fiddlers Green Road, Ancaster
	<p>Be an extension of the Greenbelt Natural Heritage System</p> <p>Be an extension of the Greenbelt Protected Countryside</p>	<p>Land within the New Rural Zoning.</p> <p>Subject Lands are not contiguous to the Greenbelt Natural Heritage System nor the Greenbelt Protected Countryside.</p> <p>Subject lands allow for existing rural industrial uses.</p>
Cultural Heritage	Provide opportunity for protection to known municipally identified trails, parks, conservation areas, or other cultural heritage (landscapes or buildings).	Subject lands have no identified cultural heritage resources, conservation areas, or City classified parks.
Settlement Area	<p>Contain land that is constrained by the NEF 28 contour because it precludes residential and any other sensitive land use within the NEF contour</p> <p>Not contain land that is highly suitable for employment or residential uses (i.e. surrounded by existing or future employment/residential uses)</p> <p>Contain lands that are suitable for a limited amount of land uses (e.g. only employment)</p>	<p>Subject lands are not constrained by the NEF 28 contour.</p> <p>Subject lands directly abut future employment lands to the east, variety store and urban residential to the north.</p>
Infrastructure and Natural Resources	<p>Not contain existing or planned water/wastewater servicing and not provide opportunities for efficient servicing expansion.</p> <p>Not contain existing or planned connections to higher-order road networks (e.g. arterial roads)</p> <p>Not be in proximity to identified inter-regional transit corridors, mobility</p>	<p>Existing Watermain along Garner Road West frontage.</p> <p>Subject lands directly abut urban boundary and future employment land expansion to the north and east.</p> <p>Potential to connect to infrastructure serving existing residential development north of the subject lands.</p> <p>Subject lands abut two Arterial Roads (Garner Road West and Fiddlers Green</p>

Criteria Group	To be a good addition to the Greenbelt, the area should.....	558 Fiddlers Green Road, Ancaster
	<p>hubs, or other sustainable transportation networks.</p> <p>Contain aggregate mineral aggregate resources.</p>	<p>Road). Fiddlers Green Road connects directly to Highway 403.</p> <p>Subject lands abut potential rapid transit route, specifically the S Line (B.L.A.S.T.) connecting directly to the Ancaster Business Park Mobility Hub.</p>

Knowing that the majority of these lands currently have an industrial zoning and that the lands are located in an area consistent with current urban uses and/or will be designed for urban uses, we invite the City's agreement to support the merits for these lands at 558 Fiddlers Green Road to not be included within the Greenbelt Plan boundary. We respectfully request the recommendation for these lands to remain excluded from the Greenbelt Plan boundary to be included in the City's Staff Report.

Yours Truly,
GSP Group



Sarah Knoll, BES, MCIP, RPP
 Senior Planner

cc: Mr. and Mrs. Mark and Leah Rudolph
 Mr. Joe Speranzini, Scarfone Hawkins LLP