

Feb.21 2017

From: [REDACTED]

[REDACTED]

L9G 2E2

[REDACTED]

To: [Robert Clacket, City of Hamilton  
Planning and Economic Development Department Attn ZAR-17-011]

Dear: Sir

We are responding to the application file # ZAR-17-011 We are longtime residents of Ancaster and specifically [REDACTED] which is our primary residence. There have been numerous applications on this property in the past 25 years that have been unsuccessful due to many reasons .ie ,drainage ,inappropriate ,uncharacteristic to name a few. This application brings many questions 1. What will the height of these homes be? 2. What style of homes will they be? 3. What type of drainage will be required? Our suggestion is that the driveway be on the northside of this said property because we feel that we will lose a great sense of property with a road in our backyard. We feel that 5 homes on this property is in our estimation too many. This property remains at 100 ft. wide x 300ft deep. We look forward to your comments. Please continue to keep us updated on ALL information regarding this property.

Regards.

[REDACTED]

[REDACTED]

**Clackett, Robert**

---

**From:** [REDACTED]  
**Sent:** February-22-17 12:11 PM  
**To:** Clackett, Robert  
**Cc:** Ferguson, Lloyd; [REDACTED]  
**Subject:** Information form

Good Morning Robert,

I am one of the properties affected by the Zoning by law Amendment Application ZAR-17-011 in regards to the property @ 121 Fiddlers Green Road. I would like to be kept informed to any and all issues or events concerning this Application. If there is a form to fill out please send me the on-line version as I am away. Hoping that this email will suffice as to my request.

Thanking you in advance, [REDACTED]

--

[REDACTED]  
[REDACTED]  
[REDACTED]

**Clackett, Robert**

---

**From:** [REDACTED]  
**Sent:** February-03-17 2:46 PM  
**To:** Clackett, Robert  
**Subject:** File: ZAR-17-011

KINDLY REDACT ALL PERSONAL INFORMATION FROM ANY PUBLIC RECORD (including email address in "From" field)

Hello Mr. Clackett,

I write in opposition of the subject Zoning By-Law Amendment application.

Being fairly new to the neighbourhood, my wife and I very much enjoy our evening exploratory walks. We see the max coverage homes being erected on mature lots and appreciate the transition here; I'm sure many of our long-time resident neighbours do not share this feeling.

Our objection is not with infill, redevelopment or densification for that matter. Rather, we are concerned by the proposal to further sever the subject lot such that the setbacks and building coverage requirements of an R5 zoning are not achievable ("site-specific" R5 you say?).

We see this as an overly gross and non-compliant development proposal beyond the City's Official Plan let alone incompatibility with the surrounding neighbourhood we so proudly tour with visiting family and friends.

We ask that Council NOT support this application.

We thank you for your time and look forward to meeting you at the Public Meeting.

Regards,

[REDACTED]

**Clackett, Robert**

---

**From:** [REDACTED]  
**Sent:** February-26-17 9:55 PM  
**To:** Clackett, Robert; Ferguson, Lloyd; Home  
**Subject:** File No. ZAR-17-011 - 121 Fiddler's Green Road

Robert Clackett, City of Hamilton  
Planning and Economic Development Department  
Development Planning, Heritage and Design – Suburban Team  
71 Main Street West, 5th Floor  
Hamilton, ON L8P 4Y5

Dear Mr. Clackett,

File No. ZAR-17-011

**RE: Notice of Complete Application and Preliminary Circulation for Application by Cricket-McGill Construction Ltd. (c/o Victor Mancini) for a Zoning By-law Amendment application for Lands Located at 121 Fiddler's Green Road, Ancaster (Ward 12)**

I am writing this letter in response to the preliminary circulation for a Zoning By-law Amendment to rezone the lands at 121 Fiddlers Green Road, Ancaster from ER-538, ER-539 and ER-540 zone to a Site Specific Residential Low Density "R5" Zone. This application is to permit 5 single family homes on the subject property, one facing the road and 4 additional homes in the backyard facing my property.

Please be advised that my husband and I oppose this rezoning and would like to go on record as doing so. We would like to be kept informed of the status of the application. Our property, with a single family dwelling abuts the south side of the subject property. The history of this site includes several previous applications for rezoning to permit various forms of higher density development. I have participated in 2 OMB hearings since 2010 and my parents (the previous home owners) also participated in efforts to oppose over intensification on subject property.

Just last year the most recent decision was from an OMB case no PL140938. In that case the landowner of subject property stated that he was opposed to the change in land use designation from Low Density Residential 3 ("LDR3") to Low Density Residential 1 ("LDR1") for the land located at 121 Fiddler's Green Road. The change from LDR3 to LDR1 for these lands was previously made on the basis of a motion brought by the local Councillor Ferguson at the June 17, 2014, Planning Committee meeting.

Of note in that OMB decision delivered by H Jackson, in the ANALYSIS AND FINDINGS:

[43] The key issue in this matter is whether the designation of the subject lands should be designated as LDR1, as provided for in OPA 24, or LDR3.

[53] In balancing the interests of all, and in consideration of the decision of Council, the Board finds that the designation of LDR1 is the appropriate designation for the subject lands. The designation of the subject lands at 121 Fiddler's Green Road as LDR3 would permit an overdevelopment of the site, is not in keeping with the character of the area and would be incompatible with the existing uses located immediately to the south. The designation of LDR3 is not consistent with the PPS and does not conform to the Growth Plan. The result would be a form of intensification that would not conform to the UHOP policies dealing with Neighbourhoods and residential intensification, whereas the LDR1 designation would conform.

There is a document on the City of Hamilton website, entitled New Homes in Ancaster's mature neighbourhoods. The purpose of the presentation was to facilitate a discussion regarding the various Zoning By-law options that are available to protect the character of the mature residential areas in Ancaster. It stated

The goal of planning is to allow for redevelopment that is sensitive to the existing and planned character of an area. The evolution of mature neighbourhoods is important and zoning regulations should address the appropriate redevelopment.

We have many serious concerns with having anything other than a single family home on this property and the OMB decisions support that same conclusion. The subject property is a narrow lot and cannot properly accommodate a roadway. We have concerns regarding the height and character of proposed buildings, the loss of all historic trees on the property, drainage, parking overflow, set-backs and the ability of emergency services to access the entire property. Not to mention it would not be appealing to have an alley at the back of our property, this is not in keeping with this type of mature residential area in Ancaster.



[REDACTED]

February 7, 2017

BY EMAIL: robert.clackett@hamilton.ca

The Corporation of the City of Hamilton  
Planning & Economic Development Department  
Development Planning, Heritage and Design-Suburban Team  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, Ontario, L8P 4Y5

Attention: Robert Clackett

Dear Sir:

Re: Your File No. ZAR-17-011  
Application for Zoning By-Law Amendment  
- 121 Fiddlers Green Road, Ancaster, Ontario

We have received your correspondence dated February 1, 2017, with respect to the above mentioned matter.

Having lived in the neighborhood for approximately 30 years, we have witnessed the dramatic increase in traffic congestion along Fiddler's Green Road, from Hwy #403 through to Wilson Street.

Adding five more units will only serve to exacerbate the situation and accordingly, we strongly object to the aforesaid Application.

We would also ask that you provide a copy of this objection to councilor Lloyd Ferguson, the councilor in Ward 12.

Lastly, we would appreciate your advising us as to the outcome of the Application.

Yours very truly,

[REDACTED]