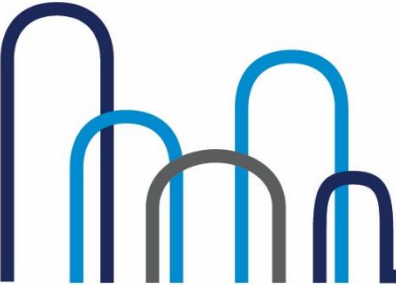


Application to Amend the Town of Ancaster - Zoning By-law No. 87-57 (ZAR-17-011), for Lands Located at 121 Fiddler's Green Road, Ancaster (PED17152)

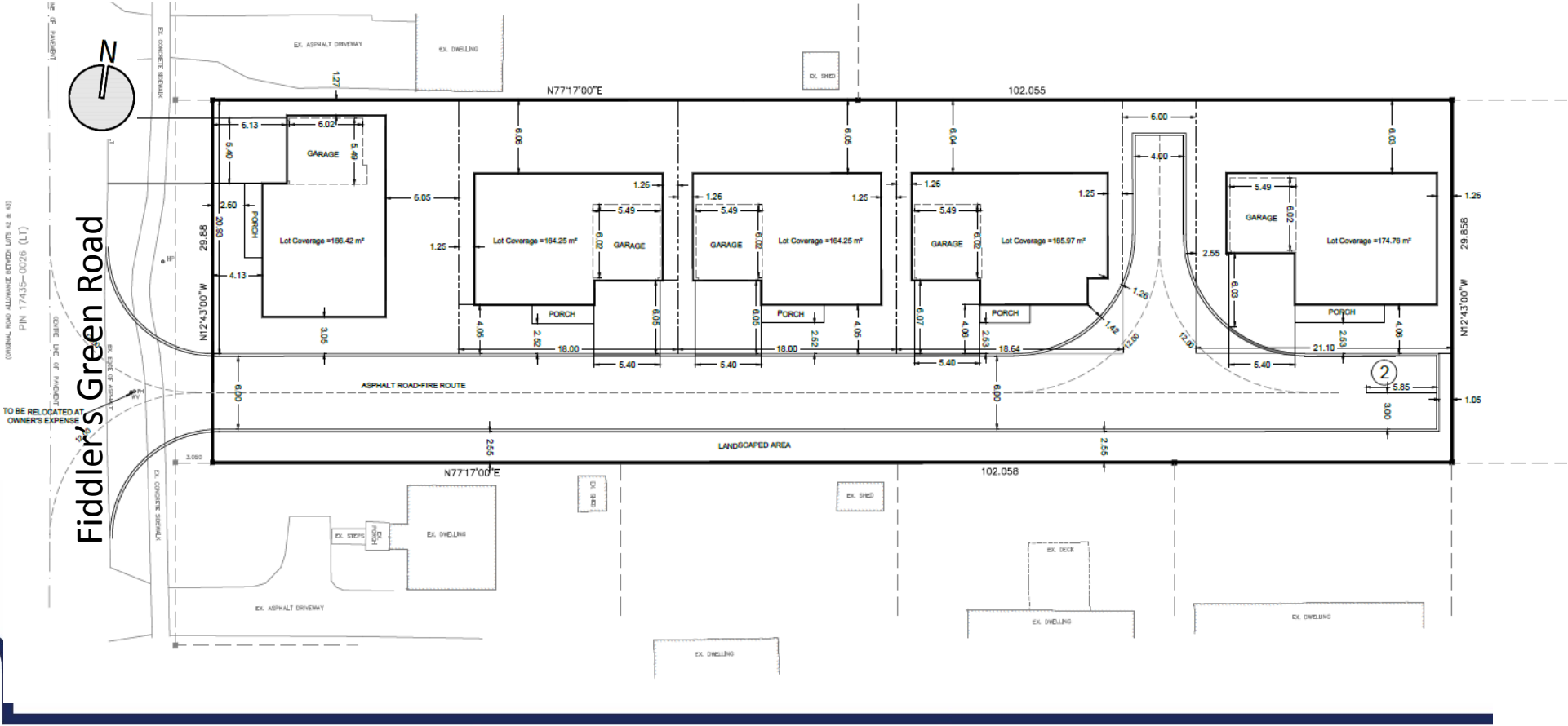
**Owner: Cricket-McGill Construction Ltd.
Estate of Mr. Victor Mancini
c/o Ms. Jane Mancini, Mr. Bob Tuttle, & Mr. David Tuttle**

Applicant: UrbanSolutions Planning & Land Development Consultants Inc.

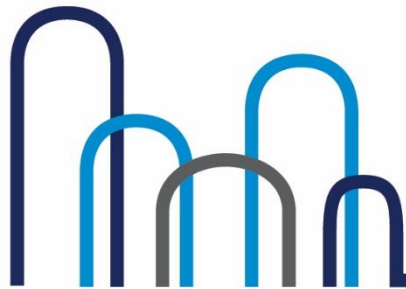
121 Fiddler's Green – Aerial View



121 Fiddler's Green - Concept Plan

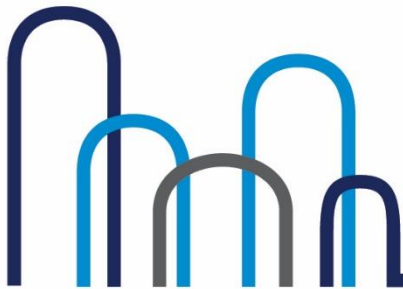


121 Fiddler's Green – Conceptual Elevations



121 Fiddler's Green – Chronology

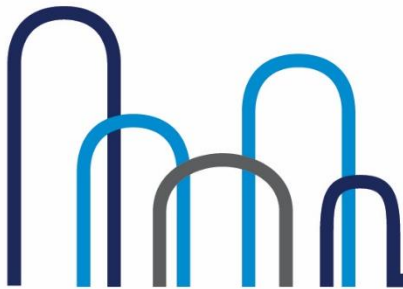
- **Ancaster Wilson Street Secondary Plan**
 - July 11, 2014 – Approval by Council
- **Ontario Municipal Board (OMB) Decision**
 - March 24, 2016 – Low Density Residential 1 – 6 units
- **Formal Consultation**
 - August 31, 2016
- **Submission of Application**
 - December 23, 2016
- **Statutory Public Meeting**
 - August 15, 2017



121 Fiddler's Green – OMB Decision

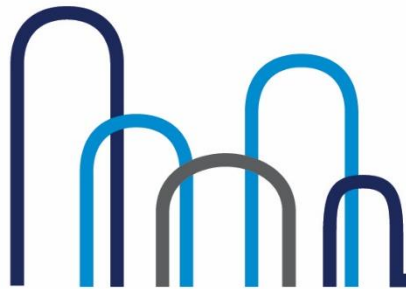
- *“In this situation, the designation of LDR1 on the subject property will permit a modest amount of intensification, from the zoning permission for three units, to permission for six units, and this would conform to the UHOP policies in relation to compatibility of future development.”*
- *“the Board finds the modest amount of intensification to six units on the subject property is consistent with the PPS as this amount of intensification can be accommodated on the subject lands and the character of the area will still be retained.”*

March 24, 2016 OMB Decision – Case No. PL14098



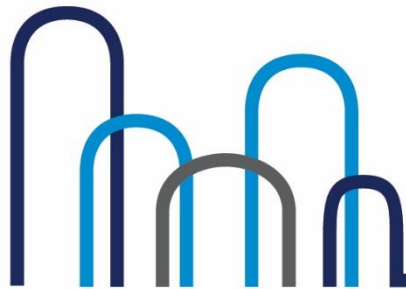
121 Fiddler's Green – Supporting Documentation

- **Concept Plan**
- **Conceptual Building Elevations**
- **Public Consultation Strategy**
- **Archaeological Assessment**
- **Landscape Plans**
- **Functional Servicing Report**
- **Urban Design Report**
- **Planning Justification Report**



121 Fiddler's Green – Considerations

- Ontario Municipal Board History
- Density
- Tree Preservation
- Stormwater Management



Thank You

